AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, July 19, 2021
7:00 PM

To learn more about participating in or watching the meetings, visit www.chaskamn.com. Any questions about how to participate should be directed to the Chaska Communication Department at communications@chaskamn.com or (952) 448-9200

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
    - 5.A. Mid Year Carver County Highlights - Commissioner Udermann & Commissioner Degler
    - 5.B. Tour de Tonka - Jenny Bodurka's
6. Consent Items
    - 6.A. Adopt Resolution 2021-45, Accepting Gifts and Donations
    - 6.B. Adopt Resolution 2021-46, Approving the Lot Split for the Holasek Property at 4245 Big Woods Boulevard/DR Horton/PC #2021-13
    - 6.C. Adopt Resolution 2021-47, Approving the Final Plat for Chaska Bluffs 2nd/DDK Construction/PC #2021-14
    - 6.D. Adopt Resolution 2021-48, Resolution Authorizing the Execution of a First Amendment to the Redevelopment Agreement for the Chaska Creek Industrial Project and an Assignment of Said Redevelopment Agreement
7. Action Items

7.A. Chaska Creek Center Site Assessment Agreements

8. Bills

8.A. ACCOUNTS PAYABLE COUNCIL ROSTER 7-19-2021

9. Other Business

9.A. City Administrator's Report

9.A.i. Biweekly July 19, 2021

9.B. Other Reports

9.B.i. Council Update on Downtown Highway 41 Project

9.B.ii. Financial Reports as of 5/31/21

10. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

# Carver County

## 2021 MID-YEAR HIGHLIGHTS



### HIGHWAY 212 PROJECT

Broke ground on Highway 212 segment between Highway 36 in Cologne and Highway 11/Jonathan Carver Parkway in Carver. That work is well underway.

### SUPPORT DURING UNCERTAIN TIMES

Our crisis team continued to see clients face to face in the community and hospitals throughout the pandemic while the County's other mental health providers quickly changed to teletherapy. This came against a nationwide backdrop of an unprecedented increase in the number of children and teenagers experiencing a serious mental health crisis.

### LOW COVID-19 FATILITY RATES

Thanks to our multiple partners from Cities to school districts to health-care providers to pharmacies, the County has one of the lowest fatality rates associated with COVID-19 in the State of Minnesota.

### HELPING VETERANS DURING PANDEMIC

During the pandemic, Veteran Services assisted more than 80 veteran/military families financially impacted by COVID-19 with more than $120,000 in local grant payments. This included veterans and families receiving supplemental benefits such as non-profit funds, health and human services benefits, and more.

### CONNECTIVITY

CarverLink was awarded an ongoing 5-year contract with all Carver County schools to provide fiber connectivity and bandwidth

### LAKE WACONIA REGIONAL PARK

The park reopened, along with Coney Island and the new DNR water access



**$25M**

Allocation towards Highway 212 Project from State Legislature, fully funding the entire project.

**9**

Consecutive years named Minnesota's Healthiest county

**988**

Received grant as one of four statewide call centers for "988" National Suicide Prevention Lifeline, launching July 2022

# Carver County

## 2021 MID-YEAR HIGHLIGHTS

### XXX POUNDS OF CARDBOARD

Our Environmental Services enacted safety protocols and service delivery changes while processing unprecedented amounts of cardboard.



### LIBRARY SHIFT PROGRAMS, SERVICES

The library moved to virtual programming, communication and various service models, including curbside pickup, computers by appointment, mobile printing pickup, Grab & Go, and more. A gradual reopening of our physical facilities now sees all branches reopened for in-person services.

### LICENSE CENTERS OFFER MORE ONLINE

The license and service centers started recovering from a massive service backlog caused by the pandemic in early 2021, bringing forward more online services, a virtual lobby to ease crowding in the physical facilities where customers are summoned via text message, as well as using its drive-through window service when possible.

### CO-RESPONDER POSITION THRIVES

The new co-responder position, shared between the Sheriff's Office and HHS, has proven immensely beneficial, as the assistance given helps patrol services in clearing scenes and with assessment.

### BODY-WORN CAMERAS COMING

The Sheriff's Office developed a body-worn camera program to help maintain a high level of transparency and accountability between the Sheriff's Office and citizenry. Deployment should occur by the end of 2021.

### PANDEMIC RESPONSE

Public Health led the County's efforts in addressing housing challenges, homelessness, food security and essential services during the pandemic, helping support our most vulnerable residents during uncertain times. Much of 2021's focus is on vaccines, partnering with heatlh-care providers, pharmacies and schools to ensure anyone who wants the vaccine can receive it.




**$65K**

Non-levy dollars used to purchase e-books for library to serve residents and partner agencies.

**33,000**

Transactions processed at both License Center locations

**300+**

Parks is on track to offer more than 300 opportunities in the 2021 calendar year, across all seasons and activity types.


Tour de Tonka
XVI

# A Little Tour de Tonka Trivia…

Our TDT Bike Dude is in it's _____ adaptation.

A.2nd

B.3rd

C.4th



2006-2012



2013-2018



2019-2020



2021 ⟶

# 2021 Major Sponsors












































# Registration History

| Year | Rider Total |
|---|---|
| 2006 | 818 |
| 2007 | 1,204 |
| 2008 | 1,881 |
| 2009 | 2,134 |
| 2010 | 2,425 |
| 2011 | 2,448 |
| 2012 | 2,738 |
| 2013 | 2,896 |
| 2014 | 3,137 |
| 2015 | 3,479 |
| 2016 | 3,540 |
| 2017 | 3,463 |
| 2018 (weather cancellation) | 3,125 |
| 2019 | 3,371 |
| 2020 | 298 (virtual) |

# Registration History

| Distance | Total Riders Since 2006 |
|---|---|
| Virtual | 298 |
| 16-28 | 8,150 |
| 30-40 | 5,995 |
| 42-57 | 7,358 |
| 61-80 | 5,220 |
| 100 | 5,788 |
| **Grand Total** | **32,809** |

# 2021 Ride Distances

## 16 – 30 – 36 – 42 – 62 – 71 – 100 Miles









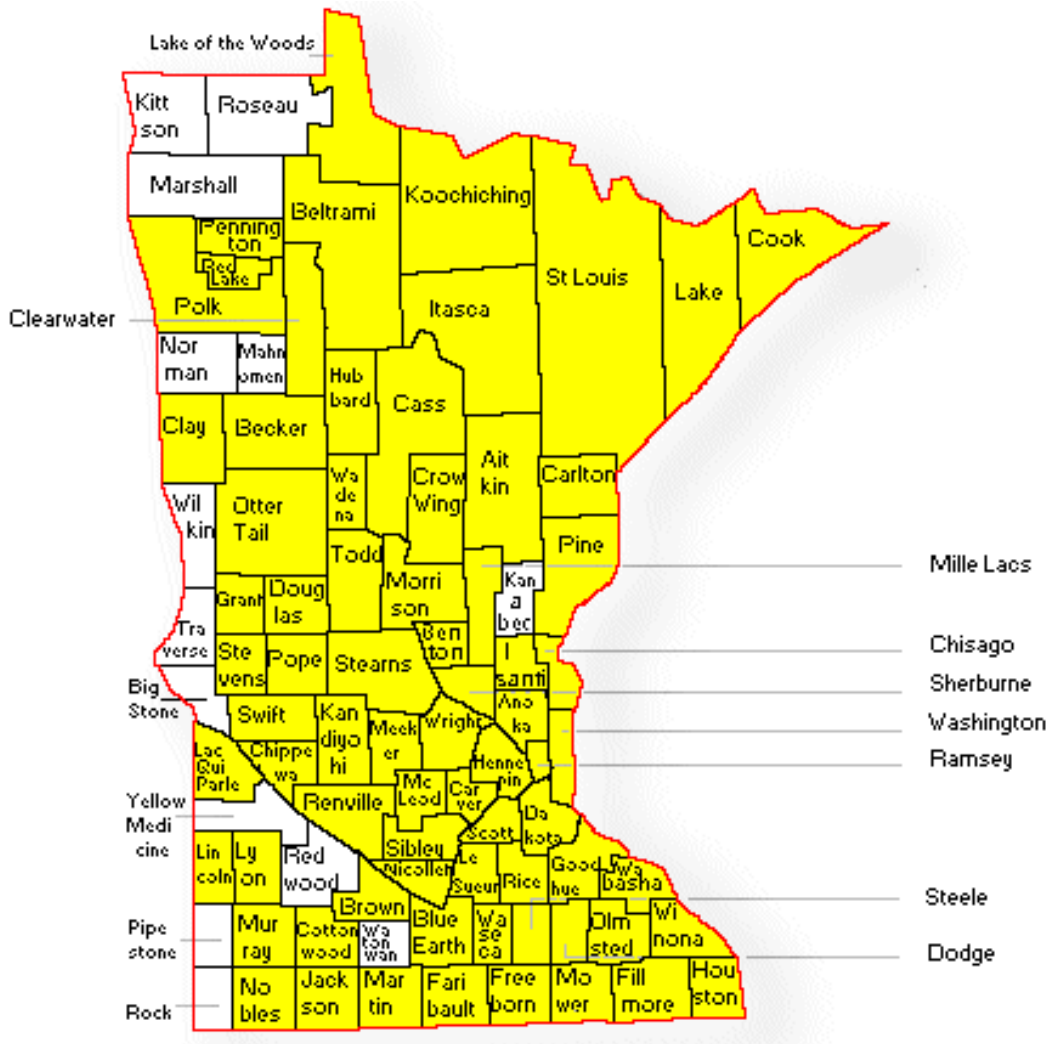




# 1ST Day Registrations

| Year | 1st Day Registrations |
|---|---|
| 2017 | 56 |
| 2018 | 75 |
| 2019 | 66 |
| 2020 | 31 |
| 2021 | 101 |

# MN Counties (2006-2020)



# Riders from the U.S. (2006-2020)




**Top Participating States Outside of MN:**

**Wisconsin** **Iowa** **Illinois**

# 2021 Cities Traveled Through

Chanhassen
Chaska
Deephaven
Delano
Eden Prairie
Excelsior
Greenwood
Independence
Lester Prairie
Long Lake
Minnetonka
Mound
Navarre
New Germany
Orono
Shorewood
Spring Park
Tonka Bay
Waconia
Watertown
Wayzata

# 2021 Rider Shirt






# 2021 Rider Jersey





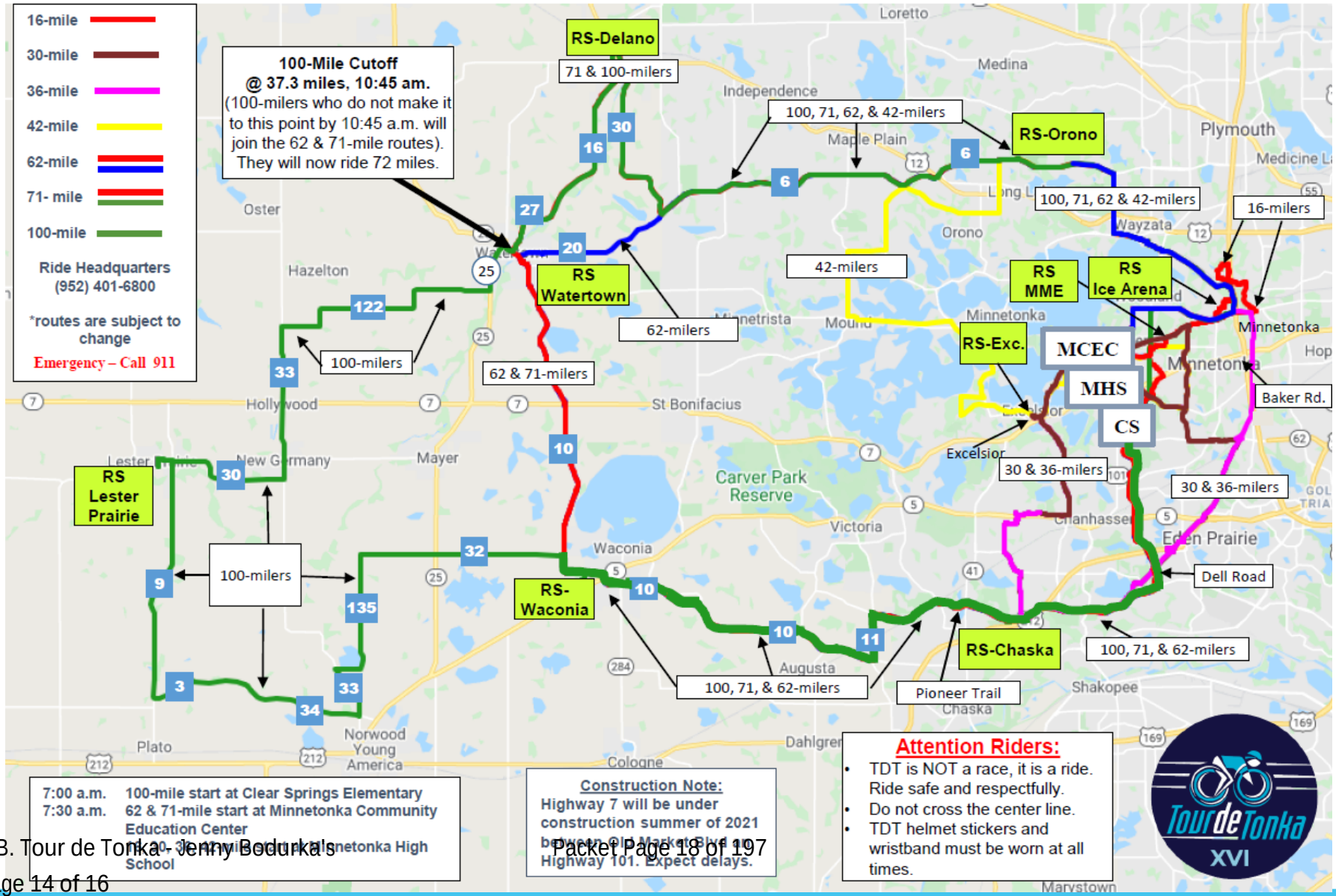

# Volunteer for TDT

To register or volunteer
go to:
www.tourdetonka.org
(952) 401-6800






# 2021 Tour de Tonka All Rides



# Remembering Jerry Greene

"Jerry loved nature and the outdoors. Biking was his passion for over 20 years, riding many times in the Tour de Tonka through age 84."

*This appeared in his May 2 obituary.*



# Saturday, August 7, 2021
# See you there!



# REQUEST FOR ACTION
# CHASKA CITY COUNCIL
# 7/19/2021

**Subject: Accepting Gifts and Donations**

Reviewed By: Kelly Grinnell, Finance Manager

Prepared By: Erin Barnum, Accounting Supervisor

---

The City receives various donations or gifts throughout the year. Pursuant to M.S. 465.03 all such gifts must be acknowledged and accepted by a resolution approved by a two-thirds majority of the City Council. Staff have drafted the attached proposed resolution that lists all monetary and nonmonetary gifts received by the City during the second quarter of 2021. Staff recommends approval of the resolution to acknowledge acceptance of each gift as listed.

**CITY COUNCIL ACTION REQUESTED**

Motion to adopt Resolution No. 2021-45 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2021 through June 30, 2021.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

**DATE** 7/19/2021 **RESOLUTION NO.** 2021-45

**MOTION BY COUNCILMEMBER** _____ **SECOND BY COUNCILMEMBER** _____

---

**A RESOLUTION ACKNOWLEDGING AND ACCEPTING GIFTS TO THE CITY OF CHASKA RECEIVED DURING THE PERIOD OF April 01, 2021 THROUGH June 30, 2021 (PURSUANT TO M.S. 465.03)**

---

**WHEREAS,** the City of Chaska, City Council, pursuant to M.S. 465.03, may accept a grant or device of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor; and

**WHEREAS,** nothing herein shall authorize such acceptance or use for religious or sectarian purposes; and

**WHEREAS,** every such acceptance shall be by resolution of the City of Chaska, City Council, adopted by a two-thirds majority of its members, expressing such terms in full.

**NOW, THEREFORE, BE IT RESOLVED,** that the City of Chaska City Council hereby acknowledges and accepts the following gifts to Chaska that have been received during the period of APRIL 01, 2021 through JUNE 30, 2021:

- Dennis Gaarder $1,000 – Police Department
- Assured Partners $500 – Parks & Recreation Activities
- Old National Bank $500 – Fire & Ice Festival
- Old National Bank $500 – Summer Concert Series
- Electrical Production Services, Inc $1,000 – Parks & Recreation Activities
- Integer $2,500 – Parks & Recreation Activities
- Swagelok Minnesota $500 – Movies in the Park

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of July 2021.

_____
Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

# REQUEST FOR ACTION
# CHASKA CITY COUNCIL
# 07/19/2021

**Subject:** **Lot Split for Holasek Property at 4245 Big Woods Boulevard**

**Applicant:** DR Horton

**Location:** 4245 Big Woods Boulevard

**Case Number:** P.C. No. 2021-13

**Synopsis:** The applicant is requesting approval of a Lot Split for 4245 Big Woods Boulevard

**Prepared By**: Elizabeth Hanson

**Staff Recommendation:** Motion to adopt Resolution approving the request

---

**Request**

The applicant, DR Horton, is requesting a lot split on the property owned by the Holasek family at 4245 Big Woods Boulevard. The property at 4245 Big Woods Boulevard is a non-contiguous parcel (ie. physically disconnected). The parcel was disconnected when the Right-of-Way (ROW for the south extension of Savanna Way was platted a couple years ago. The property is still one parcel per tax records.

The request to split the parcel will not change any physical dimensions or characteristics that exist today. The lot split approval will allow for the formal splitting of the lot to be two separate parcels. Parcel A will ultimately be sold off to DR Horton, and Parcel B will be retained by the Holasek family. The ROW adjacent to the property is also split in two sections; one (Parcel C) for the portion adjacent to the property being retained by the Holasek's, and one (Parcel D) for the portion adjacent to what DR Horton is purchasing.

**Background**

The Holasek property (east side of Savanna Way ROW only) is currently being evaluated by DR Horton for development purposes. It should be noted that the lot split is only being approved to facilitate the future closing on the land. The developer will still be required to go through the proper approvals (ie. Concept Plan, Preliminary Plat/Rezoning, Final Plat), and that the Developer will still pay all costs and fees associated with re-platting.

**Analysis**

The proposed lot is located in the Open (O) zoning district. Splitting the parcel will not render the parcels in violation of the Zoning Ordinance.

**CITY COUNCIL ACTION REQUESTED**

Motion to adopt Resolution No. 2021-46, approving the Lot Split on 4245 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Certificate of Survey, prepared by Westwood, dated June 7, 2021 and revised July 15, 2021

**CITY OF CHASKA**
**CARVER COUNTY, MINNESOTA**

**RESOLUTION**

**DATE JULY 19, 2021 RESOLUTION NO. 2021-46**

**MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER**

---

**Resolution approving the Lot Split for 4245 Big Woods Boulevard/DR Horton/P.C. No. 2021-13**

---

WHEREAS, the applicant, DR Horton, is requesting a lot split on the property owned by the Holasek family at 4245 Big Woods Boulevard; and

WHEREAS, the property at 4245 Big Woods Boulevard is a non-contiguous parcel; and

WHEREAS, the lot split approval will allow for the formal splitting of the lot to be two separate parcels; and

WHEREAS, Parcel A will ultimately be sold off to DR Horton, and Parcel B will be retained by the Holasek family; and

WHEREAS, the Right-of-Way (ROW) adjacent to the property is split in two sections; one (Parcel C) for the portion adjacent to the property being retained by the Holasek's, and one (Parcel D) for the portion adjacent to what DR Horton is purchasing; and

WHEREAS, it should be noted that the lot split is only being approved to facilitate the future closing on the land; and

WHEREAS, the developer will still be required to go through the proper approvals (ie. Concept Plan, Preliminary Plat/Rezoning, Final Plat), and that the Developer will still pay all costs and fees associated with re-platting; and

WHEREAS, The proposed lot is located in the Open (O) zoning district, and splitting the parcel will not render the parcels in violation of the Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Lot Split for 4245 Big Woods Boulevard (PC#2021-13), subject to the aforementioned stipulations and the following conditions:

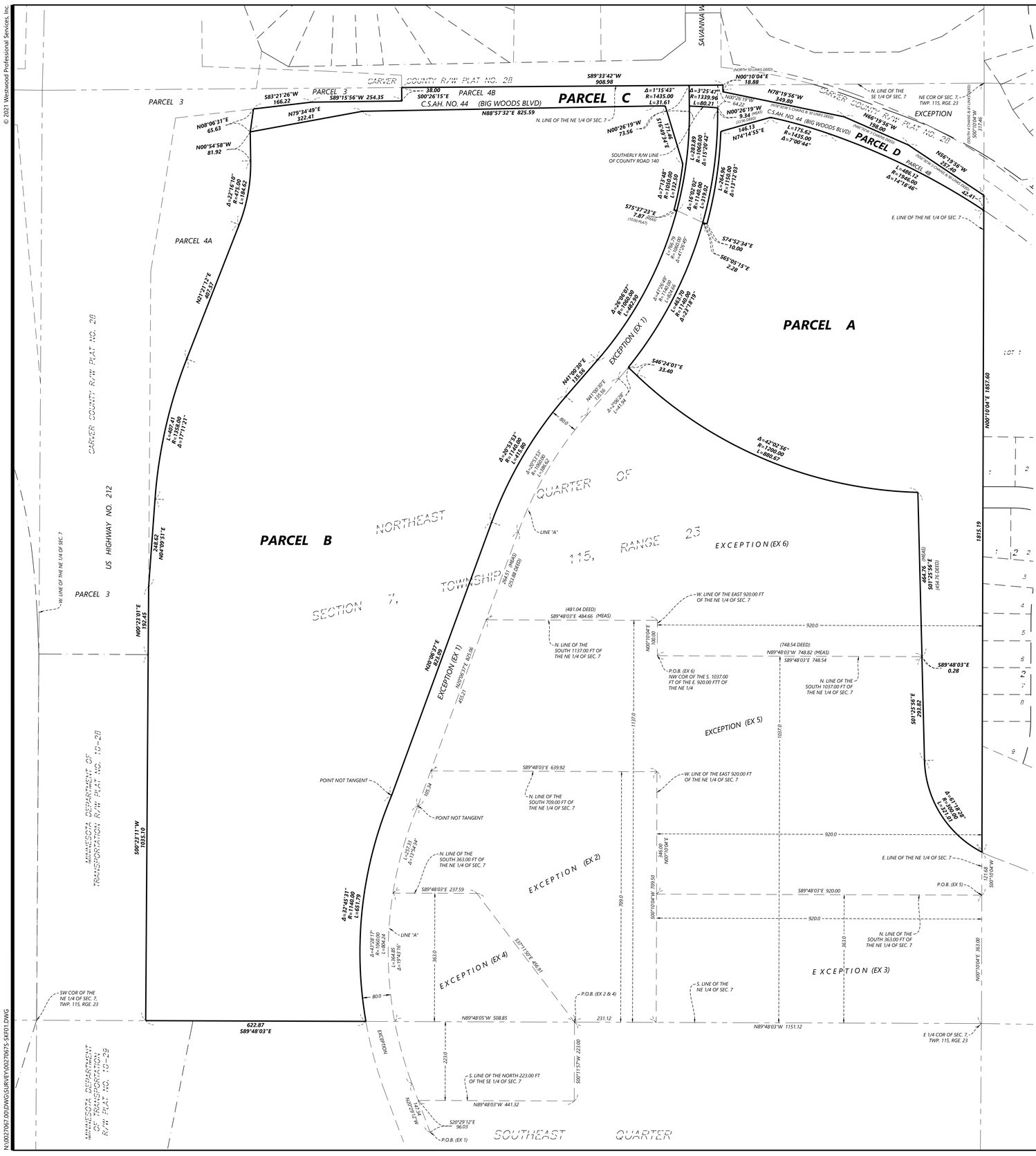
1. Approvals shall be based on the following graphic exhibits:
    a. Certificate of Survey, prepared by Westwood, dated June 7, 2021 and revised July 15, 2021

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of July, 2021.

Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

© 2021 Westwood Professional Services, Inc


PARCEL A
PARCEL B
PARCEL C
PARCEL D
PARCEL 3
PARCEL 4A
PARCEL 4B
EXCEPTION (EX 1)
EXCEPTION (EX 2)
EXCEPTION (EX 3)
EXCEPTION (EX 4)
EXCEPTION (EX 5)
EXCEPTION (EX 6)
CARVER COUNTY R/W PLAT NO. 28
CARVER COUNTY R/W PLAT NO. 212
MINNESOTA DEPARTMENT OF TRANSPORTATION R/W PLAT NO. 10-26
SAVANNAH
(BIG WOODS BLVD)
C.S.AH. NO. 44
SOUTHERLY R/W LINE OF COUNTY ROAD 140
N. LINE OF THE NE 1/4 OF SEC. 7
E. LINE OF THE NE 1/4 OF SEC. 7
W. LINE OF THE EAST 920.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 1137.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 709.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 363.00 FT OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NORTH 223.00 FT OF THE SE 1/4 OF SEC. 7
TOWNSHIP 115, RANGE 23
SECTION 7
NORTHEAST QUARTER OF
SOUTHEAST QUARTER OF
LINE "A"
POINT NOT TANGENT
P.O.B. (EX 6) NW COR OF THE S. 1037.00 FT OF THE E. 920.00 FTT OF THE NE 1/4
P.O.B. (EX 2 & 4)
P.O.B. (EX 1)
P.O.B. (EX 5)
SW COR OF THE NE 1/4 OF SEC. 7, TWP. 115, RGE. 23
E 1/4 COR OF SEC. 7, - TWP. 115, RGE. 23
NE COR OF SEC. 7, - TWP. 115, RGE. 23
S89°33'42"W 908.98
N00°10'04"E 18.88
N78°19'56"W 349.80
N66°19'56"W 129.00
N56°19'56"W 22.40
S89°48'03"E 484.66 (MEAS)
N89°48'03"W 748.82 (MEAS)
S89°48'03"E 748.54
S89°48'03"E 639.92
S89°48'03"E 237.59
S89°48'03"E 920.00
N89°48'03"W 508.85
N89°48'03"W 1151.12
S89°48'03"E 622.87
S89°48'03"E 0.28
S01°25'56"E 253.82
S01°25'56"E 464.76 (MEAS) (454.76 DEED)
S00°11'57"W 223.00
S20°29'12"E 96.03
N20°29'12"W 94.74
N00°10'04"E 1857.60
N00°10'04"E 1815.19
N00°10'04"E 363.00
920.0
1037.0
1137.0
709.0
363.0
223.0
80.0
231.12
127.68
105.34
346.00
N. LINE OF THE SOUTH 363.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 709.00 FT OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NORTH 223.00 FT OF THE SE 1/4 OF SEC. 7
W. LINE OF THE EAST 920.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 1137.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 1037.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 709.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 363.00 FT OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NE 1/4 OF SEC. 7
E. LINE OF THE NE 1/4 OF SEC. 7
P.O.B. (EX 5)
S. LINE OF THE NORTH 223.00 FT OF THE SE 1/4 OF SEC. 7
S. LINE OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 1037.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 363.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 709.00 FT OF THE NE 1/4 OF SEC. 7
N. LINE OF THE SOUTH 1137.00 FT OF THE NE 1/4 OF SEC. 7
W. LINE OF THE EAST 920.00 FT OF THE NE 1/4 OF SEC. 7
S. LINE OF THE NE 1/4 OF SEC. 7
E. LINE OF THE NE 1/4 OF SEC. 7
P.O.B. (EX 6)
P.O.B. (EX 2 & 4)
P.O.B. (EX 1)
P.O.B. (EX 5)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT

# REQUEST FOR ACTION
# CHASKA CITY COUNCIL
## 07/19/2021

**Subject:** **Chaska Bluffs 2nd – Final Plat**

Applicant: DDK Construction, Inc.

Location: North of County Road 44, north and east of the Harvest, west of Creek Road

Case No.: 2021-14

Synopsis: Applicant seeks to obtain approval of a concept plan for a 17-lot detached single family development on approximately 8 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

---

**BACKGROUND**

In April 2016, the concept plan for the Traditions Phase II Development and the Klingelhutz land off of Harrow Cove were approved. In June and September of 2016, the Preliminary Plats and Rezoning were approved for the Traditions portion; final plats were approved for Club West 4th and Club West 6th Additions in late 2016 and early 2017 which encompassed the construction of a portion of Millstone Drive and the stubs for Deere Trail and Harrow Cove.

In December of 2017, the Preliminary Plat and Rezoning for Chaska Bluffs was approved, which is the area extending off of Harrow Cove. In March of 2018, the Final Plat for Chaska Bluffs was approved.

In February of 2020, the Concept Plan for Chaska Bluffs 2nd was approved. And in January 2021 the Preliminary Plat and Rezoning was approved.

**Project Goals**

The applicant has provided the following goals for the development:

- Create 17 high value lots that take advantage of the unique setting and provide for a location for high end single family
- sites Preserve and utilize, as an amenity, the wooded bluff
- Comply with the 2016 master plan for the area
- Create an opportunity for custom home construction
- Assure that the site can be served by City sanitary sewer without the need for a lift station

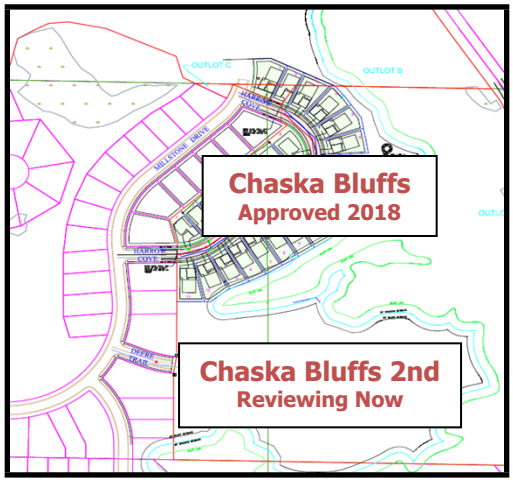
**UPDATES SINCE PRELIMINARY PLAN**

Stormwater Ponding; the final plan reflects a slightly new stormwater pond layout. The Preliminary Plan showed the inclusion of only one pond (one on the south side). The Concept Plan showed two ponds (one on the north and south), and this final plan reflects a similar

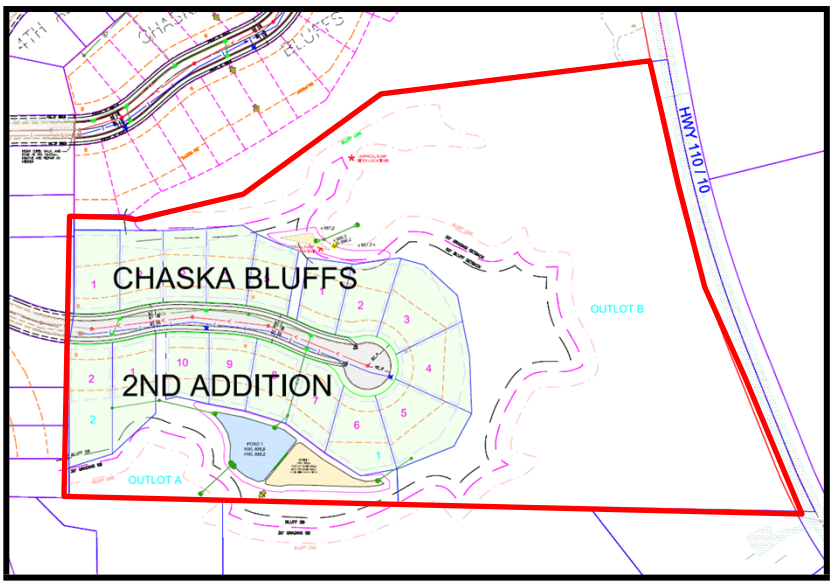
layout. The northerly pond has been changed to be an infiltration basin, which is located in an area that is severely compromised from existing erosion. The infiltration basin will help control the drainage in this area and mitigate the erosion issues present. Both maintenance accesses to each pond (north and south) will be in a City-owned outlot.

**CURRENT PROPOSAL**

The final plan proposal for 17 lots for detached single-family are on approximately 22-acres of property is located north of County Road 44 and north and east of the existing Club West/Harvest neighborhood on Deere Trail. 22 acres is the total acreage of the project site, however, approximately only 8 acres are proposed to be developed/disturbed. The remaining acreage is proposed to be preserved in its natural state and dedicated to the City. Below is a map showing the orientation of Chaska Bluffs and Chaska Bluffs 2nd.




Below is a map showing the layout of the proposed Chaska Bluffs 2nd development; the red outline is the project area (~22 acres total). The green area is the proposed developed area (~6 acres), the rest is ponding (~2 acres), and wooded areas (~14 acres) proposed to be dedicated to the City.



**Adjacent properties**
The site is bound on the north by Chaska Bluffs and wooded bluff area, the east by a wooded bluff area and Creek Road, to the west by Traditions (The Harvest) development, and the south by wooded bluff area.

**Existing Conditions**
The project area is approximately 22 acres and located east of the Harvest neighborhood midway between Highway 212 to the west and downtown Chaska to the east and confined by Creek Road to the north and east. Deere Trail will be the sole point of entry into the development.

Approximately 4 of the 22 acres have been used as an active agricultural use and thus is open land. The remaining 18 acres consist of ravines and woodland areas with steep slopes located along the northern, southern and eastern boundaries of the property. 14 acres are encompassed by 18% wooded steep slope, which means it will be preserved by ordinance. Approximately 8 of the 22 acres are proposed for development.

Wetlands have not been identified on the site yet, however, the developer will be required to provide a wetland report at their preliminary submittal.

Utilities are available to serve the site.

**Land Use**
The applicant is proposing 17 detached single family lots that are generally 85-100 feet wide. This is a little different with the existing neighborhoods to the north and west, which range from 60 feet wide lots (Chaska Bluffs; detached villas) to 65-70 foot wide lots (The Harvest). The acreage of the proposed lots range from 0.25 acres all the way up to 0.5 acres for the lots on the east side abutting the bluffs and wooded areas.

The area in question has been rezoned to Planned Residential Development (PRD-78). This is consistent with the SW Chaska Plan's guidance for this area.

**Layout**
The initial access to the property will be from Deere Trail to the west from the adjacent Club West/Harvest neighborhood. Deere Trail will be extended easterly and terminate into a cul de sac. Access to the main roadway system will be provided to the west of the site via Savanna Way. The layout of the local streets would then continue throughout the development to access the 17 lots.

Ravines and wooded steep bluffs exist on the north, south and east ends of the property, which in turn, provides a natural edge to the site. The layout of the development essentially follows and abuts these natural edges, with the exception of the east side which is pulled back a ways from the bluff edge to preserve an area of trees.

**Transportation/ROW/Construction Traffic**
Deere Trail is planned to be extended easterly to provide access to the 17 lots; approximately 665 feet in length. The developer has noted that the addition of 17 lots should not create a negative impact on the existing infrastructure or traffic.

Right of Way (ROW) widths will have to be consistent with City standards and approved by the City Engineer.

Construction traffic will be required to come off Savanna Way from the west. The travel path through the existing Harvest development will have to be coordinated and approved by the City Engineer as well.

**Setbacks**
A 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes. All lots have been revised so that they do not encroach into the 30 foot no grade/no mow setback. This makes it easier for the City and property owner to discern what can and cannot be done within their own property lines. A 30 foot front yard setback, 30 foot rear yard setback, and 10 foot house/7 foot garage side yard setback will be required for each lot.

**Architecture**
One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". The type of housing proposed are larger, custom-home lots. This type of housing was chosen as a way to provide more housing diversity to the area, as well as be more sensitive to the natural character of the site. This type of housing has only been offered in one other area in SW Chaska off of Red Cedar Way, and there are only 7 lots provided.

At this time it is anticipated that DDK Construction will be the prime builder for these lots. However, the developer has noted that there could be possibility in selling some lots to other custom builders. They propose that these lots will all be custom build.

These homes will have to meet the City's anti-monotony regulations (Section 9.24) as it relates to design, materials, window trim, etc.

**Open Space/Trails/Sidewalks**
The small neighborhood will include pond maintenance access on the south side of the site. This pond access will also allow residents to have access to the bluff areas that surround the development. Trails are not proposed as a part of this development.

Sidewalks are provided on both sides of the streets per City policy.

**Tree Preservation & Landscaping**
Approximately 18 (14 of which are 18% wooded steep slope) acres of the site is wooded; the remaining 4 acres is open land as it was previously used for agricultural purposes. Only 8 acres are proposed to be developed, which includes the 4 acres of agricultural land and 4 of the wooded land uninhibited by 18% wooded steep slope. The applicant provided a tree survey in

their preliminary submittal showing the significant trees on site, which are trees of 12 inch caliper or more.

Boulevard trees will also be required along the street of this development. The boulevard area is between the street curb and sidewalk.

*Staff Analysis/Recommendation*
The tree plan and tree inventory provided indicates that some of the trees are planned to be removed as a part of this project. Staff analyzed the tree inventory during the preliminary and it was concluded that approximately 58 significant trees (12 inch caliper or more) will be removed as a part of this development. The majority of those trees are cottonwoods, box elders, and aspens. 12 of those are oaks, which average at 15 inch calipers. The developer has pulled the development back from the easterly edge of the bluff line to preserve a large area of trees that were otherwise not protected by ordinance; there are approximately 85 saved trees in this area. This area includes a majority of red oaks (44 of them). In staff's opinion the developer has provided a plan that prioritizes the more significant areas of the site, which will be along the perimeter of the site and in the rear of the lots. There are no trees planned to be preserved in the front or side yards of these lots as there were no unique clusters identified in such areas.

The preserved trees fall outside the proposed property lines of the lots. The developer plans to dedicate the bluff areas to the City, as well as the preserved wooded areas outside of the proposed lots (Outlot B).

**Dump Areas**
As noted during the Concept Plan and Preliminary Plan there are two dump areas that have been found in the bluffs. This is not uncommon in the natural areas of the City but when they are found and attached with a development then they are required to be cleaned up. The developer has stated in their narrative that these areas will be corrected. A remediation plan was submitted for the preliminary plan, which concludes that these areas have not and will not contaminate the natural area. The developer will be required to clean these dump areas prior to a grading permit being released.

**Wooded Steep Slope**
The site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer. This portion of property, since it is proposed to become City owned, will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair. The final plans show the inclusion of an infiltration basin, which will help mitigate the issues present. The developer will need to continue working with the City on the proper treatment of this area.

**Stormwater**
Two stormwater areas are proposed within the development; one larger pond on the south side and one infiltration basin on the north. Maintenance access is proposed to this pond through the side yards of Lot 10, Block 2 and Lot 1, Block 3. This maintenance access is within the same outlot that encompasses the pond, which was required by staff in the concept plan.

Stormwater ponding will be required to meet City, Carver County WMO, and any other applicable agency standards.

**Utilities**
Sewer and water utilities are available near the western limits of the site off of Deere Trail. Minor extensions will need to be provided to service the proposed neighborhood.

**Development Costs (Infrastructure Improvements)**
The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Parks
- Interchange (Zone of Influence)

Prior to final platting, the developer will need to work with Staff to determine which of these are applicable and what those fees will be. It should be noted that no parks are proposed as a part of this development, and therefore, park fees will be collected as opposed to land dedication.

**Final Plat**
The request this evening is for final plat of 17 single-family lots. There are two outlots proposed and their disposition is as follows:

- Outlot A: stormwater pond to be owned by the City of Chaska
- Outlot B: wooded steep slopes and tree preservation to be owned by the City of Chaska

**PLANNING COMMISSION ACTION TAKEN 07/14/2021:**
Motion to recommend to City Council approval of the Chaska Bluffs 2nd Final Plat for a 17-lot subdivision on the Klingelhutz property in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    b. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    c. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    d. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    e. Final Storm Sewer Plan (pgs 4-5A), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    f. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    g. Final Grading Plan – Rear Draintile Berm, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    h. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021

i. Topsoil Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
j. City Detail Plates (pgs 9-11), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
k. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
l. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020

2. Adherence with the City Engineer's Memo dated July 8, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey dated December 30, 2020.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed.
16. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
17. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
18. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

**CITY COUNCIL ACTION REQUESTED**

**Motion to adopt Resolution No. 2021-47, approving the Final Plat for Chaska Bluffs 2nd Addition (PC#2021-14).**

**CITY OF CHASKA**
**CARVER COUNTY, MINNESOTA**

**RESOLUTION**

**DATE 07/19/2021 RESOLUTION NO. 2021-47**

**MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER**

**Resolution approving the Final Plat for Chaska Bluffs 2nd/DDK Construction/PC #2021-14**

WHEREAS, the final plan proposal for 17 lots for detached single-family are on approximately 22-acres of property is located north of County Road 44 and north and east of the existing Club West/Harvest neighborhood on Deere Trail; and

WHEREAS, 22 acres is the total acreage of the project site, however, approximately only 8 acres are proposed to be developed/disturbed; and

WHEREAS, the applicant is proposing 17 detached single family lots that are generally 85-100 feet wide; and

WHEREAS, a 50 foot building and 30 foot no grade/no mow setback will apply to lots that abut wooded steep slopes; and

WHEREAS, sidewalks are provided on both sides of the streets per City policy; and

WHEREAS, boulevard trees will also be required every 50 feet along the street of this development, and the boulevard area is between the street curb and sidewalk; and

WHEREAS, staff analyzed the tree inventory during the preliminary and it was concluded that approximately 58 significant trees (12 inch caliper or more) will be removed as a part of this development; and

WHEREAS, the developer has pulled the development back from the easterly edge of the bluff line to preserve a large area of trees that were otherwise not protected by ordinance; there are approximately 85 saved trees in this area; and

WHEREAS, the developer plans to dedicate the bluff areas to the City, as well as the preserved wooded areas outside of the proposed lots (Outlot B); and

WHEREAS, as noted during the Concept Plan and Preliminary Plan there are two dump areas that have been found in the bluffs; and

WHEREAS, the developer will be required to clean these dump areas prior to a grading permit being released; and

WHEREAS, the site plan has identified an area on the north side of the property where erosion has occurred over the years and a repair is planned to secure and protect the area which falls within the steep slope buffer; and

WHEREAS, this portion of property, since it is proposed to become City owned, will need to be further evaluated with the final construction plans with the developer and the project engineer to determine the appropriate repair; and

WHEREAS, the developer will need to continue working with the City on the proper treatment of this area; and

WHEREAS, the request this evening involves final plat of the site for 17 single-family lots; and

WHEREAS, disposition of Outlots are as follows:

- Outlot A: stormwater pond to be owned by the City of Chaska
- Outlot B: wooded steep slopes and tree preservation to be owned by the City of Chaska

WHEREAS, on July 14, 2021 the Planning Commission recommended approval to the City Council of the Final Plat for Chaska Bluffs 2nd Addition (PC#2021-14); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves Final Plat for Chaska Bluffs 2nd Addition (PC#2021-14), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Phase I Environmental Assessment (pgs 1-105), prepared by Vieau Associates, Inc., dated June 4, 2018
    b. Title Sheet, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    c. Final Street Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    d. Final Sewer and Watermain Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    e. Final Storm Sewer Plan (pgs 4-5A), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    f. Final Grading Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    g. Final Grading Plan – Rear Draintile Berm, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    h. Final Erosion Control Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    i. Topsoil Plan, prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    j. City Detail Plates (pgs 9-11), prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and prepared by Sathre-Bergquist, Inc., dated December 1, 2020 and revised June 28, 2021
    k. Chaska Bluffs 2nd Addition Tree Survey, prepared by Sathre-Bergquist, Inc., dated December 30, 2020
    l. Final Landscape Plan, prepared by Sathre-Bergquist, Inc., dated December 31, 2020
2. Adherence with the City Engineer's Memo dated July 8, 2021.
3. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of sidewalks on both sides of all local streets.
7. Provision that all dump areas are cleaned up prior to release of a grading permit.
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.

9. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
10. Preservation of trees as noted in the Tree Survey dated December 30, 2020.
11. LP Smartside to be used on front elevations.
12. 4-inch window trim to be used on all windows.
13. All construction traffic to be directed and adhere to the new collector road Savanna Way and be directed through the existing neighborhood by a designated route approved by the City Engineer.
14. Utility connections to each lot to adhere to City standards and be approved by the City Engineer.
15. Provision that erosion repairs in the wooded steep slope delineations and its buffer to be coordinated and approved by the City Engineer prior to any work being completed.
16. Provision of a storm water management plan meeting City, Carver County WMO and any other applicable agency standards.
17. Provision to adhere to the City's Anti-Monotony regulations in Section 9.28 of the zoning ordinance.
18. Setbacks for Chaska Bluffs 2nd shall be as follows:
    a. Front: 30 feet
    b. Side: 10 feet house/7 feet garage
    c. Rear: 30 feet

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of July, 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

# City of Chaska
# Memorandum

**To:** **Planning Commission**
**From:** **Matt Clark, City Engineer**
**Date:** **July 8, 2021**
**Subject:** **Chaska Bluffs Phase 2 Final Plat**

Street and Utility improvements are consistent with the layout considered with the concept plan and preliminary plan. Construction access will need to be directed and adhere to the new City collector road Savanna Way. Staff is recommending the Developer engage in discussions with the HOA and neighborhood of how construction access will be restricted for all development and home building construction activities.

A change from the preliminary plan now considers two stormwater ponds/areas that will satisfy the development; one larger pond on the south side and one smaller basin on the north side. The site plans have been reviewed and now address the erosion concerns and drainage repairs that were identified over the property to secure and protect the area which falls within the steep slope buffer. Grading is planned to occur over the entire site and like all developments, a storm water management plan is required and will need to meet the Cities, Carver County WMO, and other applicable agency requirements.


ONE CITY HALL PLAZA/CHASKA, MN 55318-1962/PH: (952) 448-2851/ FX: (952) 448-9300

# CHASKA BLUFFS 2ND ADDITION

| PLAT FILE NO. |
| --- |
| C.R. DOC. NO. |

KNOW ALL PERSONS BY THESE PRESENTS: That DDK Construction, Inc., a Minnesota Corporation, fee owner of the following described property situated in the State of Minnesota, County of Carver, to wit:

Outlot A, CHASKA BLUFFS, Carver County, Minnesota.

Has caused the same to be surveyed and platted as CHASKA BLUFFS 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements, as created herewith.

In witness whereof said DDK Construction, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2021.

DDK Construction, Inc.

_____
Durene D. Klingelhutz, President

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Durene D. Klingelhutz, President of DDK Construction, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____ My Commission Expires:_____
Notary Public, _____ County, Minnesota Notary Printed Name

SURVEYOR'S CERTIFICATE

I Daniel L. Schmidt, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly licensed land surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01,Subdivision 3 existing as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 2021.

_____
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Daniel L. Schmidt, Professional Land Surveyor, Minnesota License No. 26147.

_____ _____ My Commission Expires:_____
Notary Public, _____ County, Minnesota Notary Printed Name

**CHASKA, MINNESOTA**

This plat of CHASKA BLUFFS 2ND ADDITION was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 2021, and is in compliance with the provisions of Minnesota Statues Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA

By: _____, Mayor By: _____, City Clerk

**COUNTY SURVEYOR,**
Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 2021.

Brian Praske, Carver County Surveyor

By: _____

**COUNTY AUDITOR**
Carver County, Minnesota,

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2021.

Crystal Campos, County Auditor

By: _____

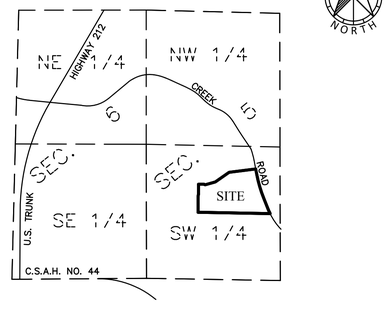
**COUNTY RECORDER**
Carver County, Minnesota

I hereby certify that this plat of CHASKA BLUFFS 2ND ADDITION was filed this _____ day of _____, 2021, at ___o'clock__. M. as Document No._____.

Kaaren Lewis, County Recorder

By: _____

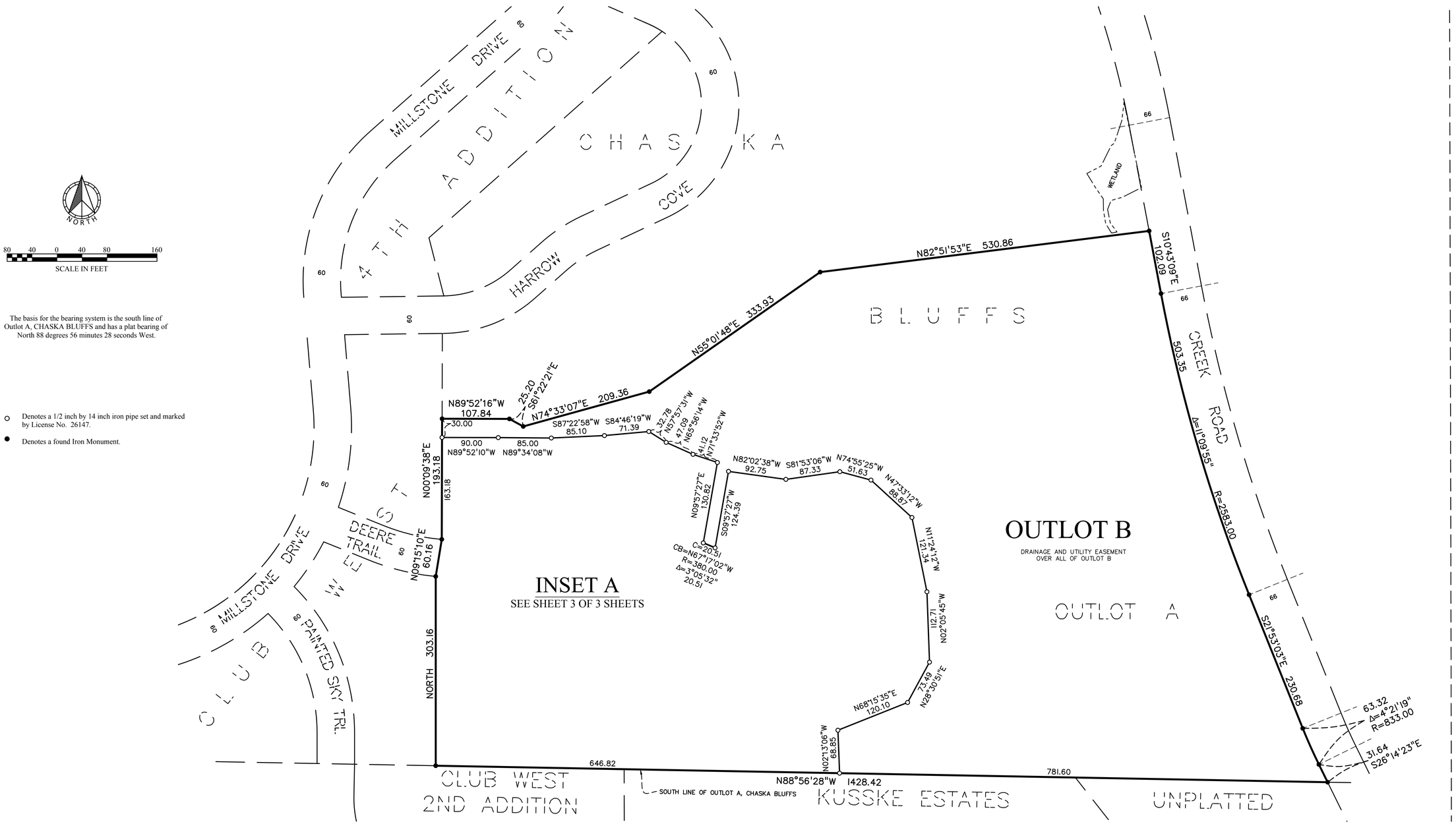
VICINITY MAP
SECTION 5 & 6, T.115, R.23
NOT TO SCALE




SATHRE-BERGQUIST, INC.

# CHASKA BLUFFS 2ND ADDITION

| PLAT FILE NO. |
| --- |
| C.R. DOC. NO. |




SATHRE-BERGQUIST, INC.

# CHASKA BLUFFS 2ND ADDITION

| PLAT FILE NO. |
| --- |
| C.R. DOC. NO. |

NORTH

50 25 0 25 50 100

SCALE IN FEET

The basis for the bearing system is the south line of Outlot A, CHASKA BLUFFS and has a plat bearing of North 88 degrees 56 minutes 28 seconds West.

○ Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.

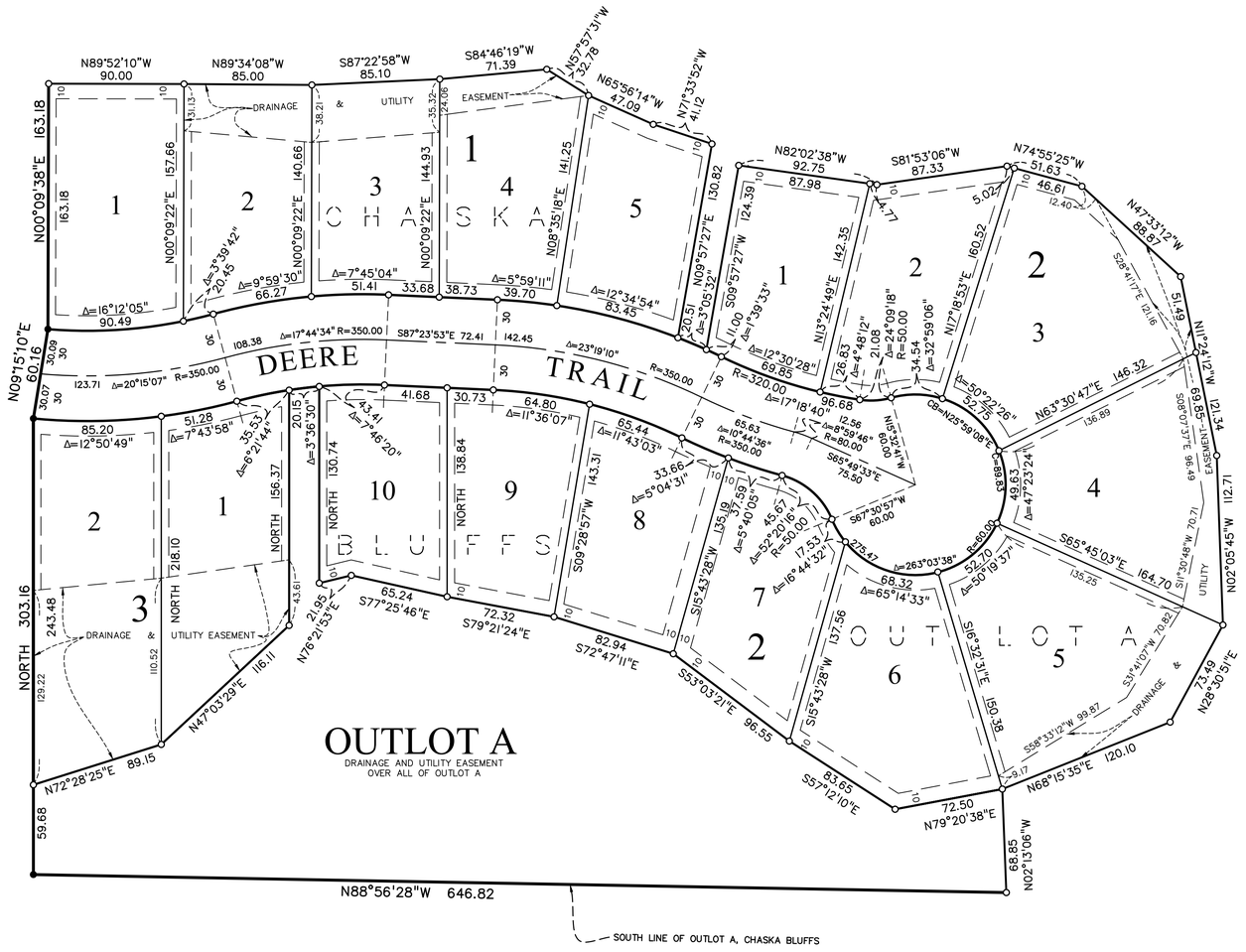
● Denotes a found Iron Monument.

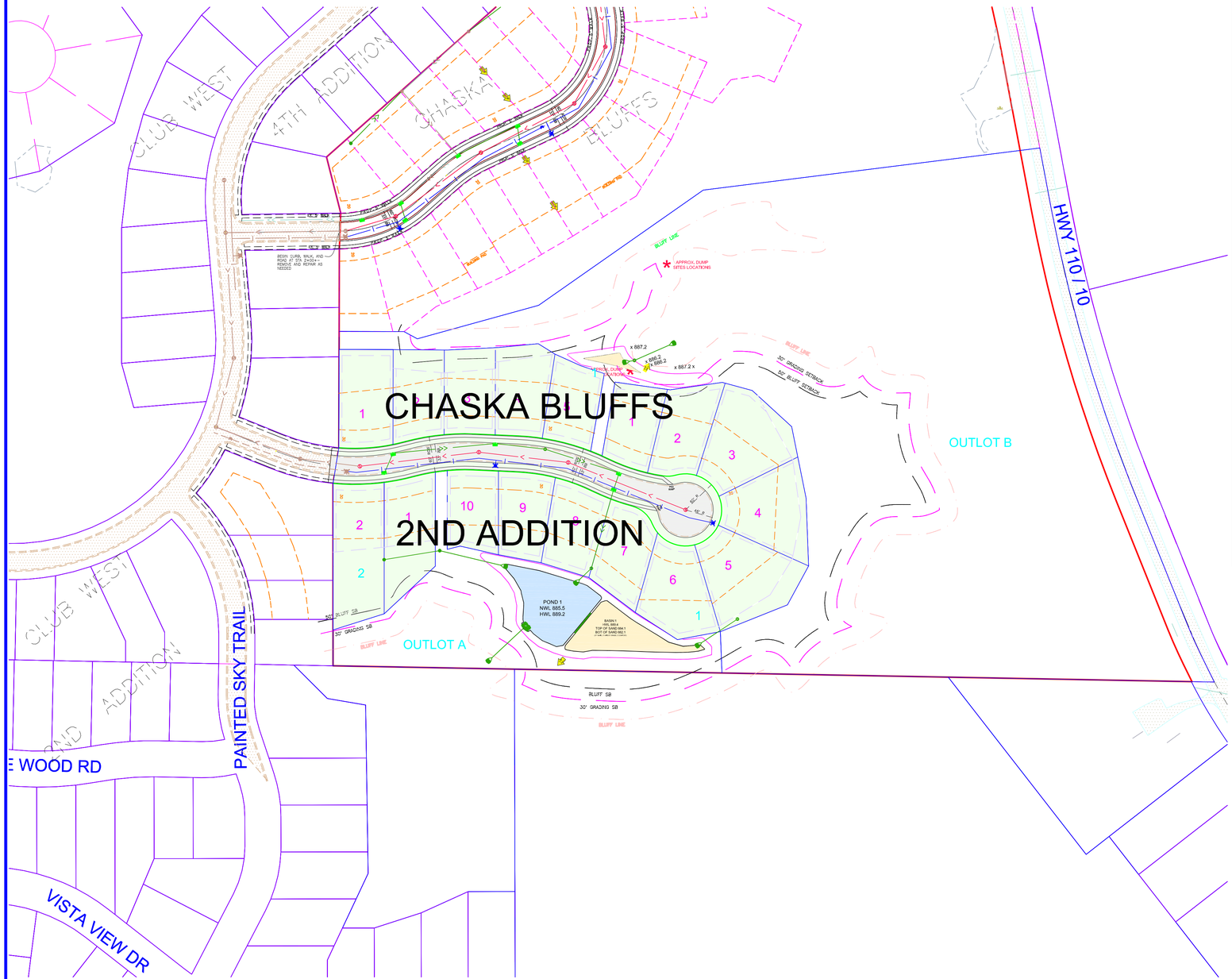
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



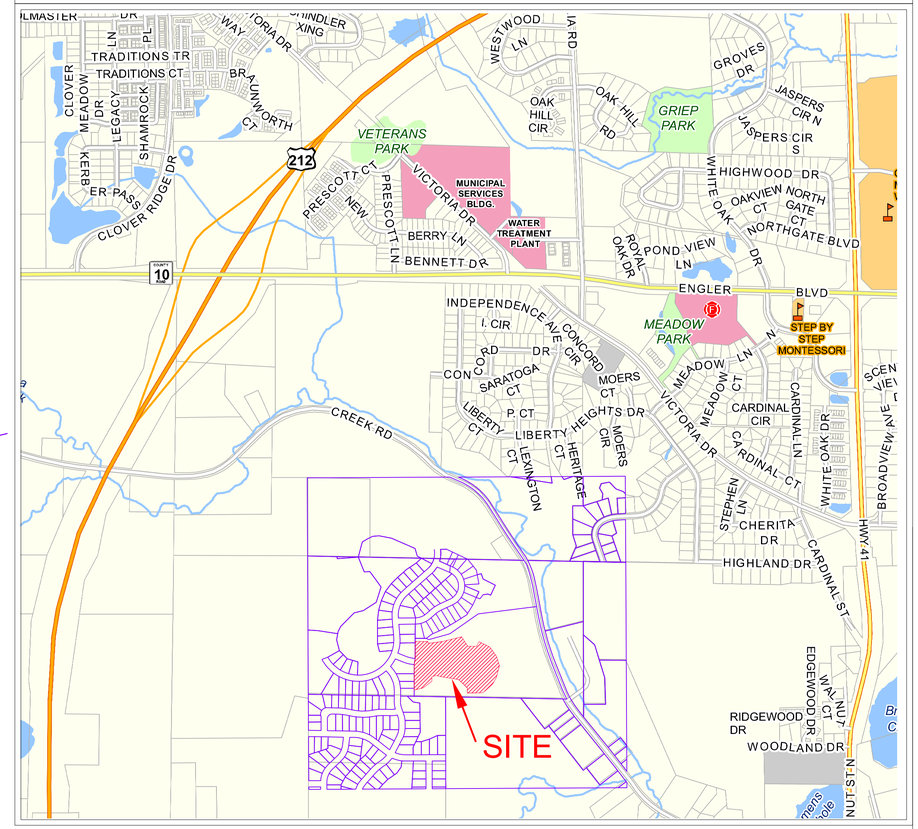

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

## INSET A


DEERE TRAIL
OUTLOT A
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
SOUTH LINE OF OUTLOT A, CHASKA BLUFFS
N88°56'28"W 646.82
NORTH 303.16
N00°09'38"E 163.18
N09°15'10"E 60.16
N72°28'25"E 89.15
N47°05'29"E 116.11
N76°21'54"E 21.95
S77°25'46"E 65.24
S79°21'24"E 72.32
S72°47'11"E 82.94
S53°03'21"E 96.55
S57°12'10"E 83.65
N79°20'38"E 72.50
N02°13'06"W 68.85
N28°30'51"E 73.49
N68°15'35"E 120.10
N02°05'45"W 112.71
N11°41'12"W 121.34
N63°30'47"E 146.32
S65°45'03"E 164.70
N47°33'12"W 88.87
N74°55'25"W 51.63
S81°53'06"W 87.33
N82°02'38"W 92.75
N71°33'52"W 41.12
N65°56'14"W 47.09
N57°57'31"W 12.78
S84°46'19"W 71.39
S87°22'58"W 85.10
N89°34'08"W 85.00
N89°52'10"W 90.00
DRAINAGE
UTILITY & EASEMENT
DRAINAGE & UTILITY EASEMENT
Δ=17°44'34" R=350.00
Δ=23°19'10" R=350.00
Δ=16°12'05" 90.49
Δ=9°59'30" 66.27
Δ=7°45'04" 51.41
Δ=5°59'11" 39.70
Δ=12°34'54" 83.45
Δ=12°30'28" 69.85
Δ=17°18'40" 96.68
Δ=12°50'49" 85.20
Δ=7°43'58" 51.28
Δ=6°21'44" 35.53
Δ=7°46'20" 43.41
Δ=3°36'30" 20.15
Δ=11°36'07" 64.80
Δ=11°43'03" 65.44
Δ=5°04'31" 33.66
Δ=5°40'05" 37.59
Δ=52°20'16" R=50.00 45.67
Δ=16°44'32" 17.53
Δ=263°03'38" R=60.00 275.47
Δ=65°14'33" 68.32
Δ=50°19'37" 52.70
Δ=47°23'24" 49.63
Δ=50°39'26" 52.75
Δ=4°48'12" 26.63
Δ=24°09'18" R=50.00 21.08
Δ=32°59'06" 34.54
Δ=3°05'32" 20.51
Δ=3°39'42" 10.45
Δ=12°12'49" 108.38
Δ=20°15'07" R=350.00 123.71
Δ=10°44'36" R=350.00 65.63
R=80.00 12.56
R=320.00
R=50.00
CB=N25°59'08"E
S85°49'33"E 78.80
S87°30'57"W 60.00
S09°28'57"W 143.31
S09°57'27"W 124.39
N09°57'27"E 130.82
N08°35'18"E 141.25
N00°09'22"E 144.93
N00°09'22"E 140.66
N00°09'22"E 157.66
N00°09'22"E 156.37
N00°09'22"E 130.74
N00°09'22"E 138.84
N13°24'49"E 142.35
N11°39'33"E 11.00
N17°18'53"E 160.52
S16°32'31"E 150.38
S15°43'28"W 135.19
S15°43'28"W 137.56
S26°41'17"E 121.16
S38°07'37"E 96.64
S31°41'07"W 70.82
S58°33'12"W 99.87
S28°30'48"W 70.71
S09°39'33"W
N16°22'41"W 60.00
N13°24'49"E
N17°18'53"E
S16°32'31"E
S15°43'28"W
S31°41'07"W
S58°33'12"W
S28°30'48"W
S09°39'33"W
N16°22'41"W




# LOCATION MAP




NORTH

## SITE DATA

LOT STANDARDS

EXISITING ZONING: O - Open Development

PROPOSED ZONING: R-1

SINGLE FAMILY LOTS
MIN. FRONT SETBACK = 30'
MIN. SIDE YARD SETBACK = 10.0' / 10.0'
REAR YARD SETBACK = 20' DUE TO BLUFF SETBACK

LOT COUNT
2ND ADDITION - 17

100 50 0 50 100 200
SCALE IN FEET

## SHEET INDEX TABLE


| SHEET | Description |
|---|---|
| 1 | Title Sheet |
| 2 | Final Street Plan |
| 3 | Final Sewer and Watermain Plan |
| 4,5 | Final Storm Plan |
| 6 | Final Grading Plan |
| 7 | Final Erosion Control Plan |
| 8 | Topsoil Plan |
| 9-11 | City Details |


EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.


## PREPARED BY

ENGINEER
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY
WAYZATA, MINNESOTA 55391

PHONE: (952) 476-6000
FAX: (952) 476-0104

CONTACT : DANIEL L. SCHMIDT
EMAIL: SCHMIDT@SATHRE.COM

## PREPARED FOR

DEVELOPER
DDK CONSTRUCTION, INC.
2970 Chaska Blvd.
CHASKA, MN 55318

CONTACT: DAVE POKORNEY

PHONE: (612) 703-5709
EMAIL: DAVEPOKORNEY@GMAIL.COM


| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |


USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.


I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---

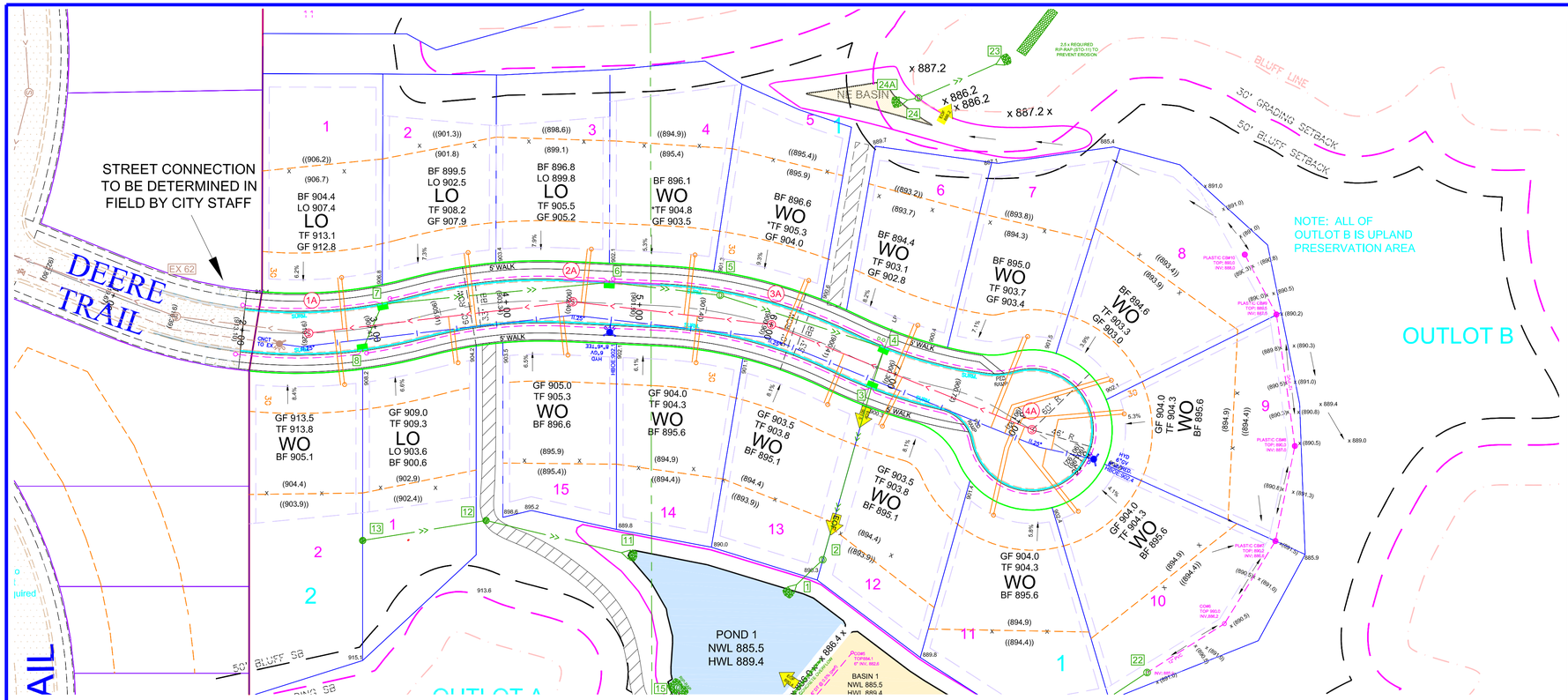
CHASKA, MINNESOTA

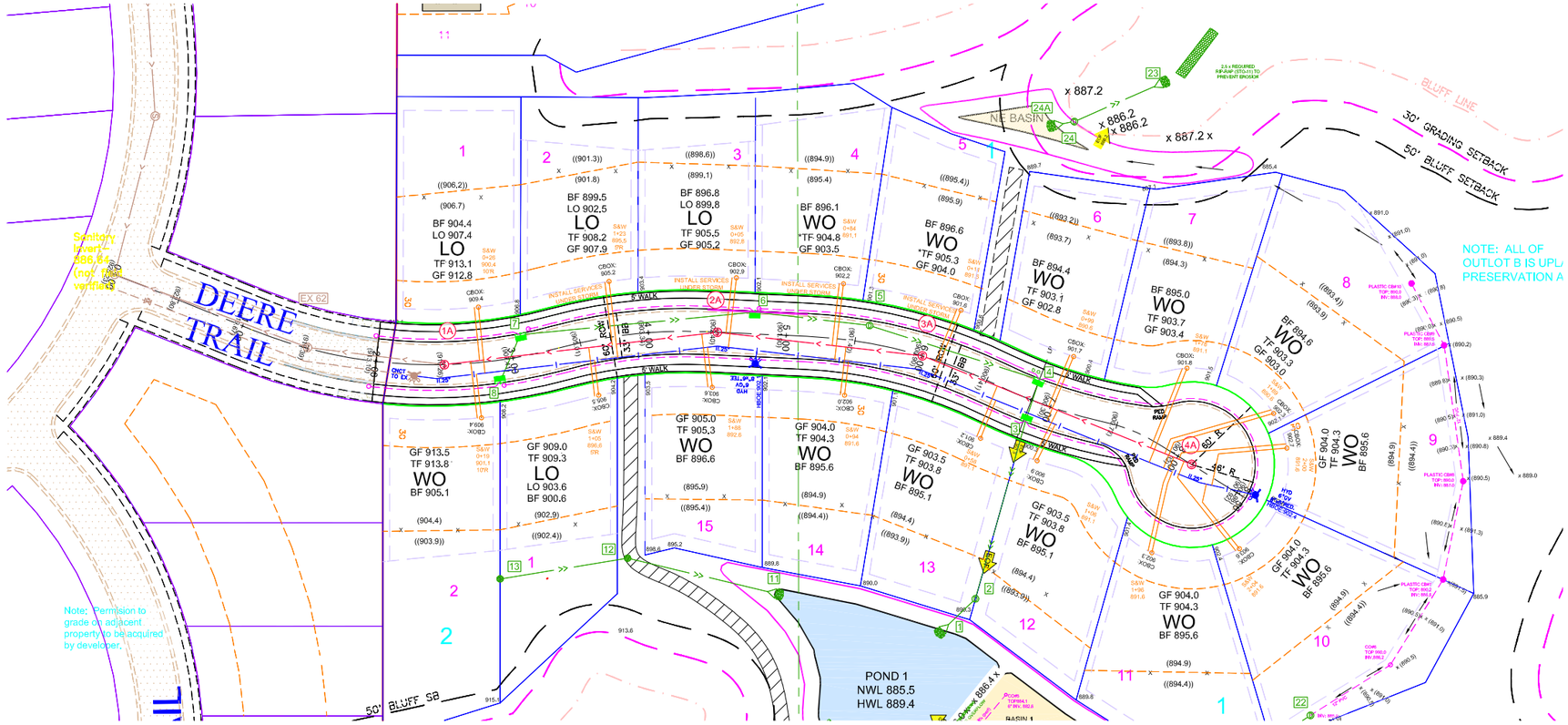
TITLE SHEET
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

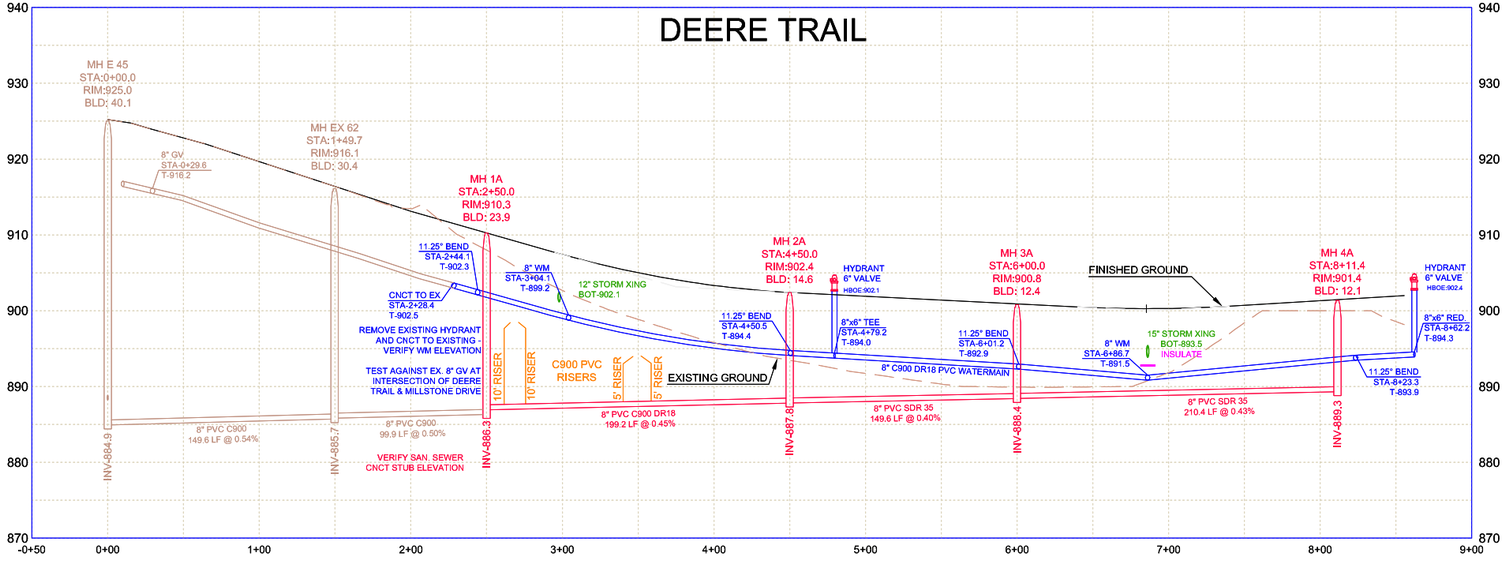
FILE NO.
19000-072-200

1
11

19000-072, CHASKA BLUFFS


STREET CONNECTION TO BE DETERMINED IN FIELD BY CITY STAFF
DEERE TRAIL
EX 62
NE BASIN
24A
24
23
x 887.2
x 886.2
x 886.2
x 887.2 x
2.6 x REQUIRED RIP-RAP (STO-11) TO PREVENT EROSION
BLUFF LINE
30' GRADING SETBACK
50' BLUFF SETBACK
NOTE: ALL OF OUTLOT B IS UPLAND PRESERVATION AREA
OUTLOT B
OUTLOT A
POND 1
NWL 885.5
HWL 889.4
BASIN 1
NWL 885.5
HWL 889.4
BF 904.4
LO 907.4
LO
TF 913.1
GF 912.8
BF 899.5
LO 902.5
LO
TF 908.2
GF 907.9
BF 896.8
LO 899.8
LO
TF 905.5
GF 905.2
BF 896.1
WO
*TF 904.8
GF 903.5
BF 896.6
WO
*TF 905.3
GF 904.0
BF 894.4
WO
TF 903.1
GF 902.8
BF 895.0
WO
TF 903.7
GF 903.4
BF 804.6
WO
TF 903.3
GF 903.0
GF 913.5
TF 913.8
WO
BF 905.1
GF 909.0
TF 909.3
LO
LO 903.6
BF 900.6
GF 905.0
TF 905.3
WO
BF 896.6
GF 904.0
TF 904.3
WO
BF 895.6
GF 903.5
TF 903.8
WO
BF 895.1
GF 903.5
TF 903.8
WO
BF 895.1
GF 904.0
TF 904.3
WO
BF 895.6
GF 904.0
TF 904.3
WO
BF 895.6
GF 904.0
TF 904.3
WO
BF 895.6
5' WALK
POND
EX 10" DIP
EX 12" DIP
12" DIP
10" DIP
8" DIP
6" DIP
SAN
STM
WTR
CURB
GUTTER
INV
TOP
PLASTIC CBMH
TOP: 895.0
INV: 886.0
PLASTIC CBMH
TOP: 895.0
INV: 887.5
PLASTIC CBMH
TOP: 895.0
INV: 887.5
CONC MH
TOP: 895.0
INV: 886.2
CONC MH
TOP: 894.1
8" INV: 882.6
CONC MH
TOP: 895.0
INV: 882.4
#10 WO
#10 WO
#10 WO




SANITARY SEWER AND WATERMAIN NOTES:

1. ALL SANITARY SEWER SERVICES SHALL BE SCHEDULE 40.
2. REFER TO DETAIL SHEETS TO SEE STRUCTURE DETAILS.
3. AFTER FILTRATION BASINS ARE EXCAVATED DO NOT DRIVE ON OR STORE MATERIALS IN THAT AREA.
4. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
5. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
6. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
7. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RESTRAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED. SEE DETAIL.
8. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
9. ALL SEWER AND WATER SERVICES ARE EXTENDED 10 FEET BEYOND THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT.
11. THE CITY OF CHASKA'S CURRENT "ENGINEERING GUIDELINES" AND "SPECIFICATIONS" SHALL GOVERN.
12. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).

POLY WRAP ALL HYDRANT BARRELS
ii) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.

13. ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR25).
14. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTON POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
15. THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
16. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
17. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
18. ALL BELOW GRADE BOLTS SHALL BE INSTALLED AS PER CITY OF CHASKA DETAIL PLATES.
19. RESTRAIN VERTICAL BENDS WITH STAINLESS STEEL TIE RODS PER CITY SPECIFICATION.
20. WATER SERVICES SHALL BE 1" IPS POLYETHYLENE PIPE, SANITARY SERVICES SHALL BE 4" SCH 40 PVC.
21. ALL MANHOLE EXTERIORS SHALL BE COATED WITH BITUMINOUS AS PER CITY DETAIL PLATE.
22. REMOVE STUB HYDRANTS AND PLACE NEAR STREET. CITY OF CHASKA WILL PICK UP.

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--

CHASKA, MINNESOTA

# FINAL SEWER AND WATERMAIN PLAN

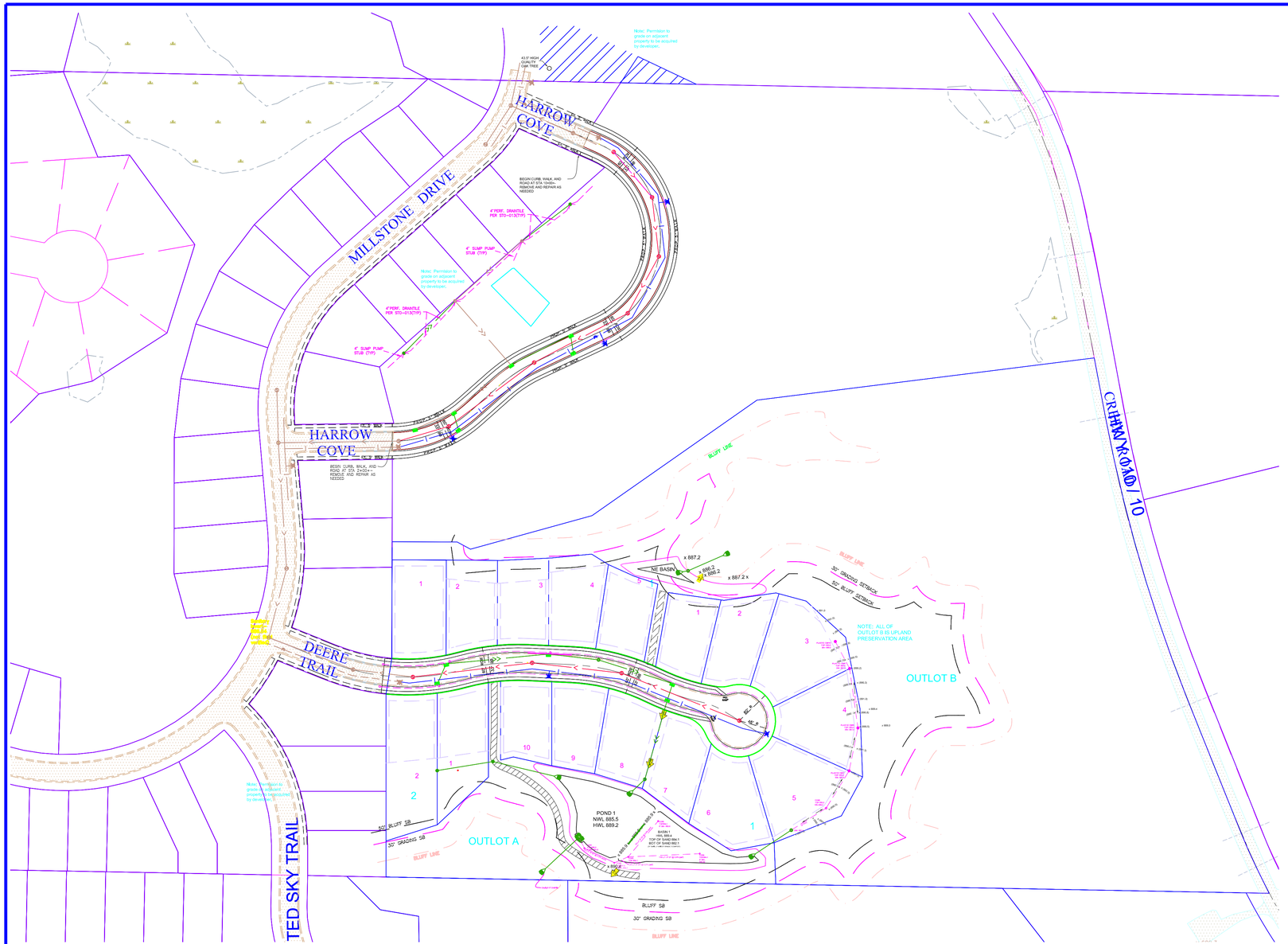
CHASKA BLUFFS 2ND ADDITION

DDK CONSTRUCTION, INC.

FILE NO. 19000-072-200

3 / 11

19000-072, CHASKA BLUFFS




## STORM NETWORK NOTES:

1. 4" RIGID PVC PERFORATED DRAINTILE SHALL BE INSTALLED ONE FOOT BEHIND THE BACK OF THE CURB. SEE CITY OF CHASKA DETAIL PLATE FOR BEDDING REQUIREMENTS.
2. TIE THE LAST 3 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL). SEE CITY OF CHASKA DETAIL PLATE.
3. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS. SEE CITY OF CHASKA DETAIL PLATE.
4. TIE ALL PIPE JOINTS BETWEEN STORM SEWER CONTROL STRUCTURES AND APRONS AND CULVERT APRONS.
5. TIE ALL JOINTS BETWEEN STRUCTURES AND FLARED END SECTIONS.
6. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
7. GRANULAR MATERIAL SHALL BE PLACED UNDER STORM SEWER PIPE OR STRUCTURES THAT ARE LESS THAN 48" BELOW FINISHED GRADE AND EXTEND TO AT LEAST 48" BELOW FINISHED GRADE.
8. RIP-RAP FOR STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CHASKA DETAIL PLATE.
9. ALL ADJUSTING RINGS TO BE CONCRETE.
10. ALL EXISTING STORM SEWER PIPES NOT BEING REMOVED MUST FUNCTION AFTER ROADWORK HAS BEEN COMPLETED.
11. ALL JOINTS COMING INTO AND OUT OF OUTLET CONTROL STRUCTURES SHALL BE TIED.
12. CATCH BASINS E213, E214, AND E216 ARE EXISTING WITH ROUND TOP SLABS AND WILL NEED TO BE REPLACED WITH 2X3'S.
13. MAXIMUM OF 12" OF ADJUSTMENT RINGS.
14. WEIR WALL TO BE POURED IN PLACE.

| STRUCTURE TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| STRUCTURE NAME | TYPE | DIAMETER | RIM | BUILD | INV | CASTING | NOTES |
| 2 | STMH | 4' | 892.4 | 4.6' | 887.8 | R1642 | |
| 3 | CBMH | 4' | 899.5 | 8.7' | 890.8 | R3067 | 3' SUMP W/ SAFL BAFFLE |
| 4 | CBMH | 4' | 899.5 | 5.3' | 894.2 | R3067 | DRIVE-OVER CASTING |
| 5 | STMH | 4' | 900.7 | 5.3' | 895.4 | R1642 | |
| 6 | CBMH | 4' | 901.3 | 5.3' | 896.0 | R3067 | |
| 7 | CBMH | 4' | 906.2 | 5.4' | 900.8 | R3067 | |
| 8 | CB | 2'x3' | 907.3 | 5.8' | 901.5 | R3067 | |
| 12 | CBMH | 4' | 899.1 | 8.0' | 891.1 | R4232 | |
| 13 | CB | 27" | 902.3 | 4.0' | 898.3 | R4232 | |
| 22 | CBMH | 4' | 890.0 | 4.1' | 885.9 | R4232 | |
| 24 | CBMH | 4' | 884.8 | 4.8' | 880.0 | R4232 | |

| FES TABLE | | | | |
|---|---|---|---|---|
| Structure Name | TYPE | SIZE (IN.) | INV | C.Y. RIP RAP |
| 1 | FES | 18 | 885.5 | 4 CUBIC YDS. |
| 11 | FES | 15 | 885.5 | 4 CUBIC YDS. |
| 14 | FES | 12 | 880.8 | 4 CUBIC YDS. |
| 21 | FES | 12 | 885.5 | 4 CUBIC YDS. |
| 23 | FES | 15 | 871.0 | 10 CUBIC YDS. |
| 24A | FES | 15 | 881.0 | 4 CUBIC YDS. |

| OUTLET STRUCTURE TABLE | | | |
|---|---|---|---|
| Structure Name | TYPE | INV | DETAIL |
| 15 | OCS | 881.20 | SEE STRUCTURE DETAIL |

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

100 50 0 50 100 200
SCALE IN FEET

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---

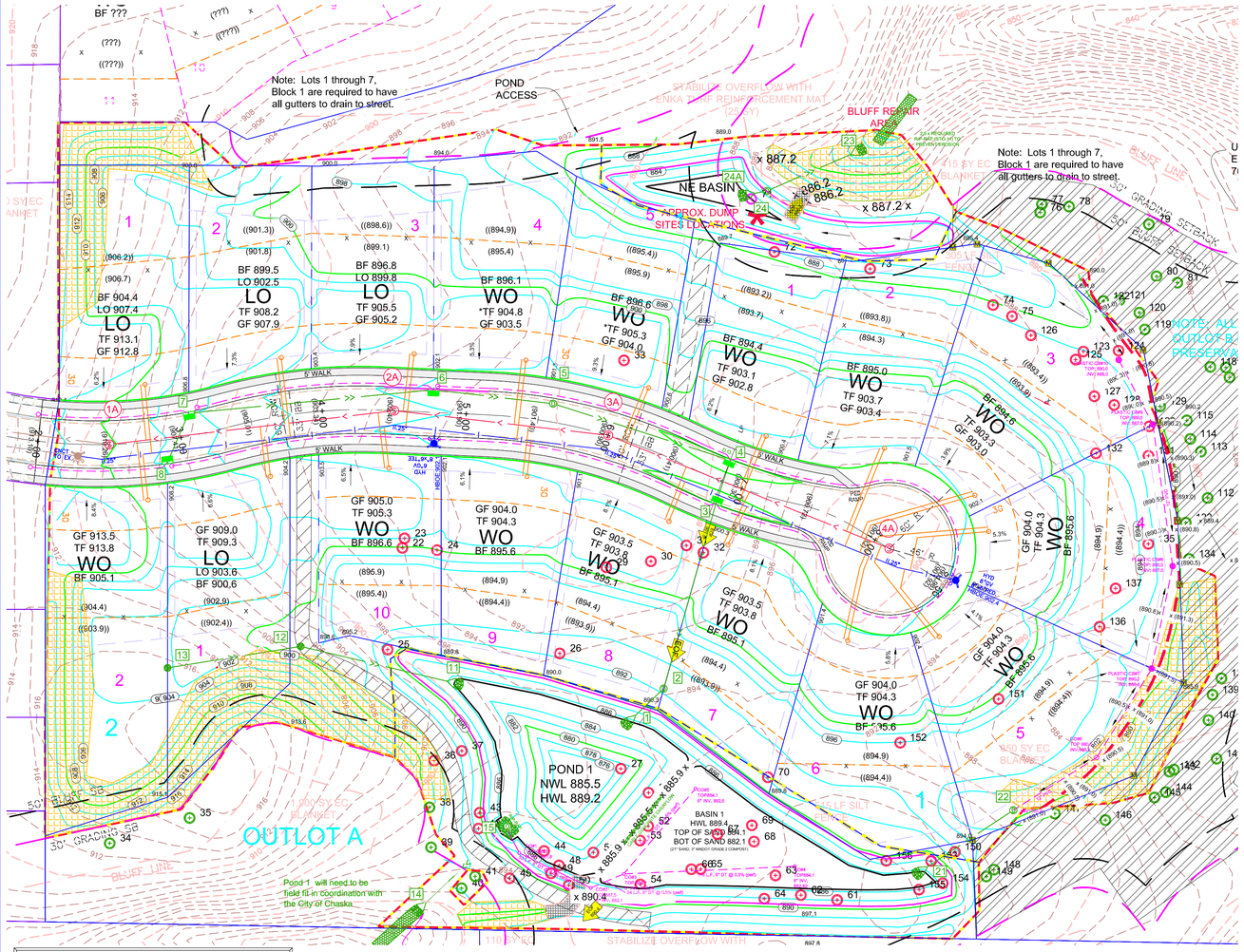
CHASKA, MINNESOTA

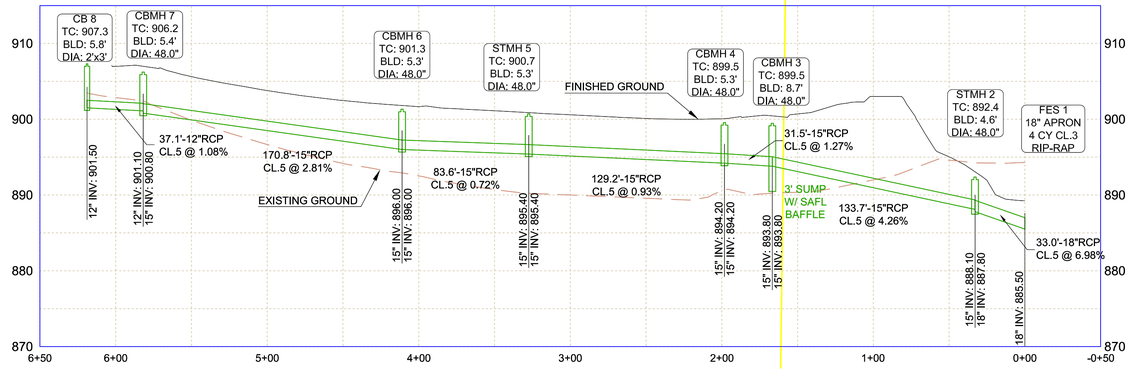
# FINAL STORM SEWER PLAN
## CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

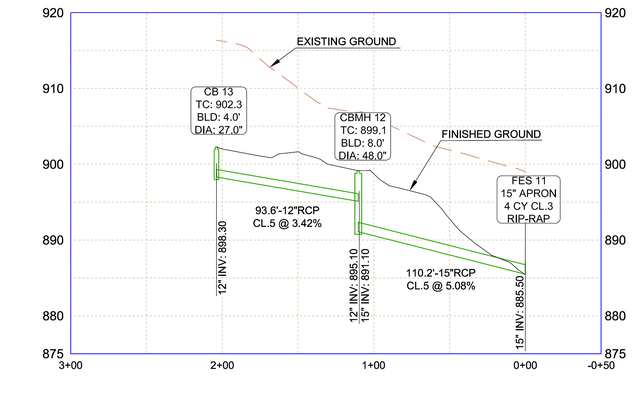
FILE NO.
19000-072-200

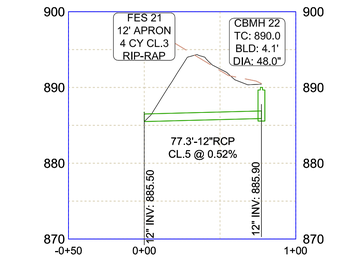
4
11

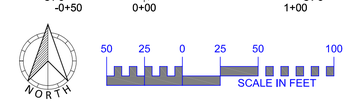
19000-072; CHASKA BLUFFS



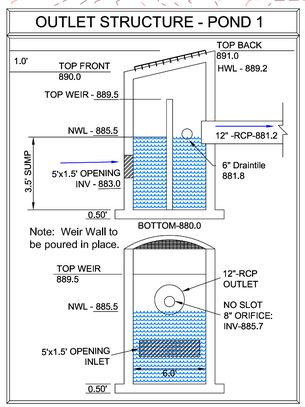



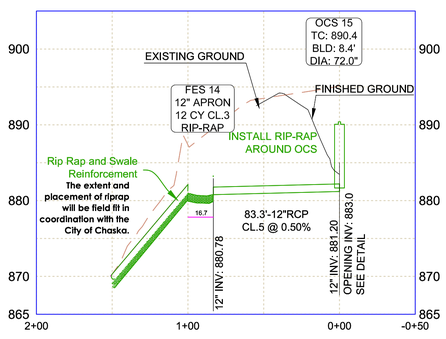



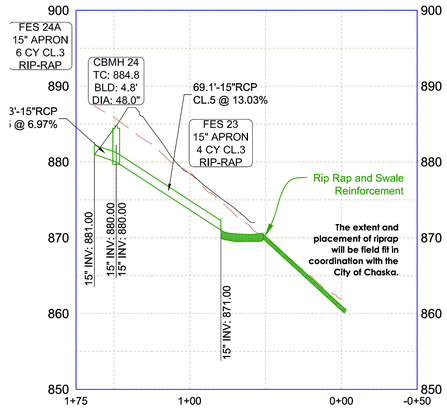




## OUTLET STRUCTURE - POND 1




EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

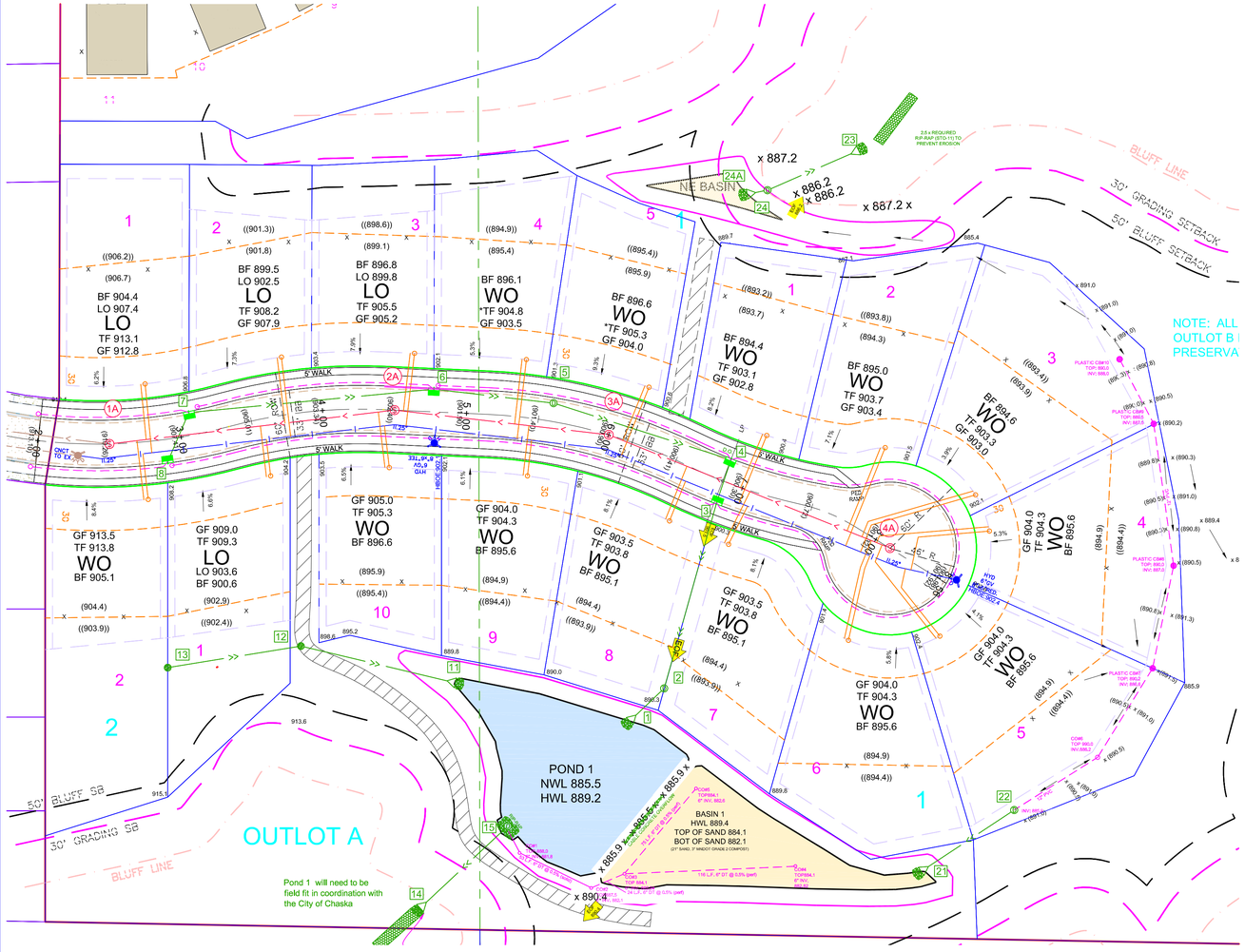
CITY PROJECT NO.
---

CHASKA, MINNESOTA

# FINAL STORM SEWER PLAN
## CHASKA BLUFFS 2ND ADDITION
## DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200

5
11




## Riprap Findings

**Based on the flow data, the minimum riprap sizing per the MnDOT Drainage Manual is 12" Class II Riprap. The project is proposing a minimum of Class III Riprap (18"). With the modeled 100-year flows leaving both the Northeast Basin and Pond 1 less than 6 fps, and with shear stresses less than 2.2 psf, 12" Class II Riprap could be recommended. However, given the sensitivity of the ravines and their steepness, 18" Class III Riprap is being proposed.**

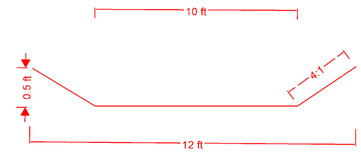
APRON 14

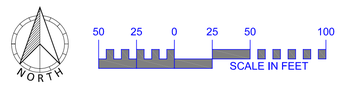
| | |
|---|---|
| Bottom Width (ft) | 10.0 |
| Side slope (H:V) | 4 |
| Roughness | 0.035 |
| Channel Slope (%) | 24.0 |
| Flow (cfs) | 3.0 |
| Velocity (fps) | 3.8 |
| Shear Stress (psf) | 1.2 |
| D50 (ft) | 1.5 |

APRON 23

| | |
|---|---|
| Bottom Width (ft) | 10.0 |
| Side slope (H:V) | 4 |
| Roughness | 0.035 |
| Channel Slope (%) | 20.0 |
| Flow (cfs) | 10.5 |
| Velocity (fps) | 5.8 |
| Shear Stress (psf) | 2.1 |
| D50 (ft) | 1.5 |

Riprap Detail



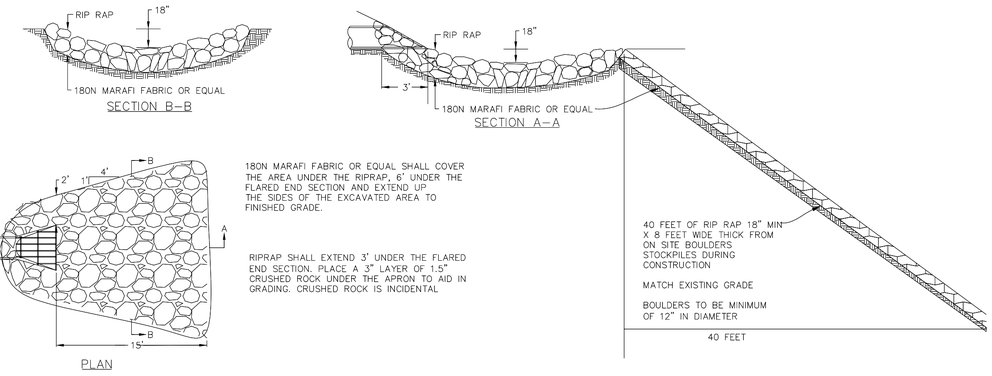




### 6.2.2 Riprap Apron

For major culverts riprap must be designed individually for each site. For minor culverts (equivalent diameter ≤ 48"), the riprap apron detailed in Standard Plates 3133 and 3134 will generally be adequate. For outlet velocities less than or equal to 6 fps, check shear stress to determine if vegetation will be adequate. If vegetation is used consider temporary erosion control during and immediately following construction until vegetation becomes established. Use the following guidelines:

| Outlet Velocity, $V_o$ | Riprap Specifications | Filter Specifications |
|---|---|---|
| $0 < V_o \leq 6$ fps | Riprap or stable vegetation | |
| $6 < V_o \leq 8$ fps | 12" Class II riprap | 6" granular or geotextile filter |
| $8 < V_o \leq 10$ fps | 18" Class III riprap | 9" granular or geotextile filter |
| $10 < V_o \leq 12$ fps | 24" Class IV riprap | 12" granular or geotextile filter |

## FLARED END SECTION RIP RAP DETAIL




EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---

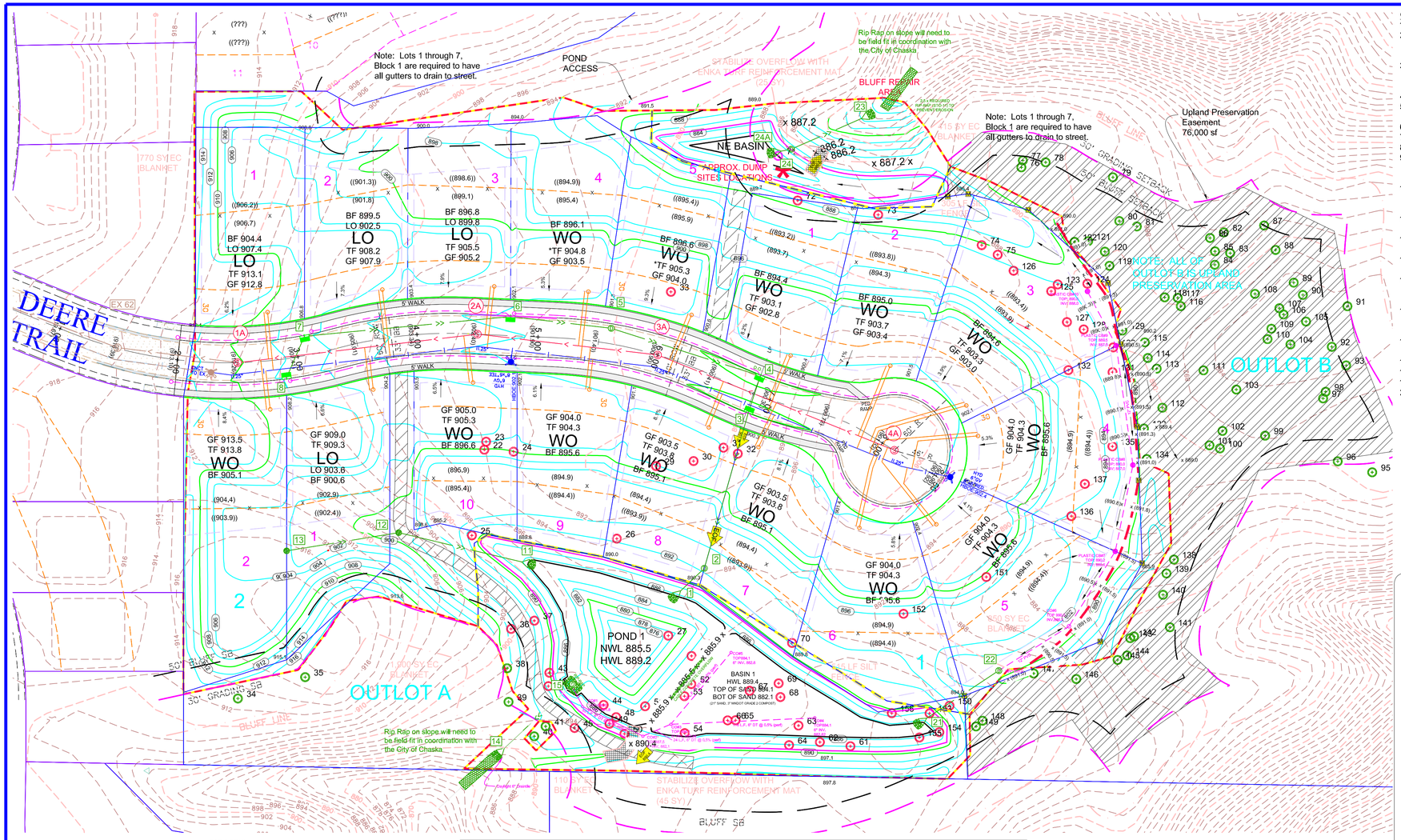
CHASKA, MINNESOTA

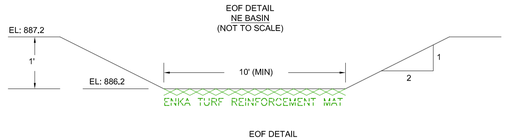
FINAL STORM SEWER PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

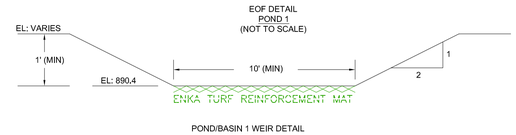
FILE NO.
19000-072-200

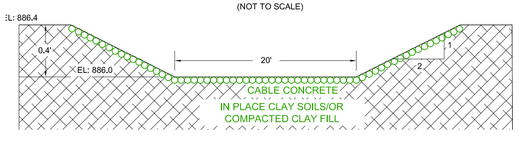
5A
11

19000-072; CHASKA BLUFFS



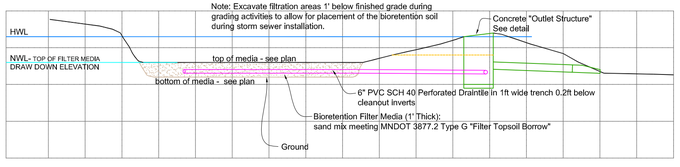



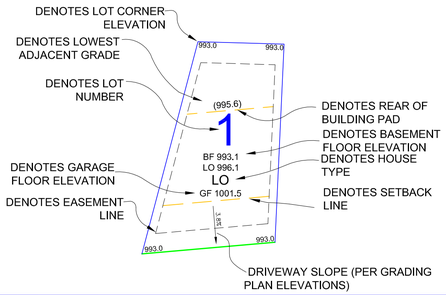

**BIOFILTRATION BASIN NOTES:**

1. Initial excavation of the basin shall be dug 1' below the finished final grade.
2. The biofiltraion soil within the filtration basins will be installed after the storm sewer outlet control structure is installed.
3. To prevent soil compaction, heavy equipment shall not be allowed within the basins at any time.
4. The bottom of the filtration basin shall be tilled a minimum of 12" prior to placing the biofiltration soil.
5. Relatively light equipment with tracks shall be used to excavate the filtration basins
6. Immediately upon completion of grading the filtration basins, silt fence shall be installed per the plan to establish perimeter control.
8. The biofiltration soil within the shelves will be 1' deep with a 6" draintile at the base of the biofiltration soil.
9. The biofiltration soil shall be compost / sand mix meeting MNDOT 3877.2 Type G "Filter Topsoil Borrow".
10. Biofiltration plant seed mixture should be MNDOT seed Mix 33-261 and shall be stabilized with MNDOT Erosion Control Blanket, Category 4 (wood fiber). Seed mixture shall be applied at a rate of 35 lbs/ac based on 100% live seed.
11. Minnesota Mulch & Soil can supply and deliver this soil premixed. (651) 330-0299
12. Maximum 45° bend allowed in draintile
13. Install cleanouts at all pipe ends
14. Cleanout risers shall be left 2ft above grade.
15. Draintile shall be 3 hole, 120° perforation pattern, no sock.

TYPICAL BIOFILTRATION BASIN DETAIL




TYPICAL LOT DETAIL




GENERAL NOTES:

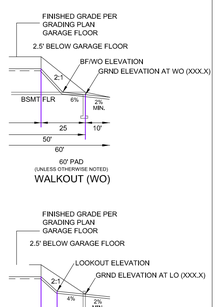
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL FAIR CLOTH SKIMMER IN EACH POND (2) WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE FAIR CLOTH SKIMMER WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF CHASKA DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALTHOUGH NO REATAINING WALLS ARE CURRENTLY PLANNED ON THIS SITE, ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT IF THEY ARE ADDED.
12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. BUILDING PADS ARE 60' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
17. REMOVE ALL OLD FENCE LINES & DUMPSITE DEBRIS ON PROPERTY.
18. FIELD VERIFY ANY DEAD TREES NEAR PERIMETER THAT MAY NEED TO BE TAKEN.
19. STOCKPILE ALL BOULDERS 12" AND LARGER TO BE USED IN REINFORCING THE STORM SEWER APRONS IN THE RAVINES.
20. LOTS 1 THROUGH 5, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2 ARE ALL CUSTOM HOMES. THEY ARE ALL REQUIRED TO BRING THE ROOF DRAINS TO THE FRONT YARD AND DRAIN TO THE STORM WATER SYSTEM (POND 1).

NORTH

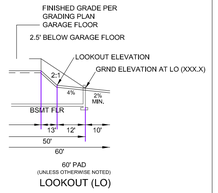
60' PAD/85' WIDE
2.5' HOLDDOWN
9' POURED WALL
.6' DROP TO REAR GRND ELEV.

50 25 0 25 50 100
SCALE IN FEET

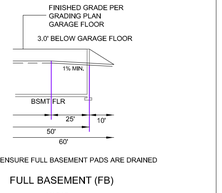
HOLDDOWN DETAILS




WALKOUT (WO)




LOOKOUT (LO)




ENSURE FULL BASEMENT PADS ARE DRAINED

FULL BASEMENT (FB)

60' PAD
(UNLESS OTHERWISE NOTED)

NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL, SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 9' POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

RESTORATION NOTES

RESTORATION - 8.0 ACRES

A. RESTORE ALL PERVIOUS AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED DISTURBED UPLAND PRESERVATION AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
E. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECFICATIONS.
F. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
G. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
H. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
I. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
J. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
K. SILT FENCE, BEFORE GRADING - 2,775 LF
AFTER GRADING - 820 LF
L. WOODFIBER BLANKET - 3,935 SY

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS ST-22 & ST-23 TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. INFILTRATION BASIN TO BE 8" SAND & 3" MNDOT GRADE 2 COMPOST.
9. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

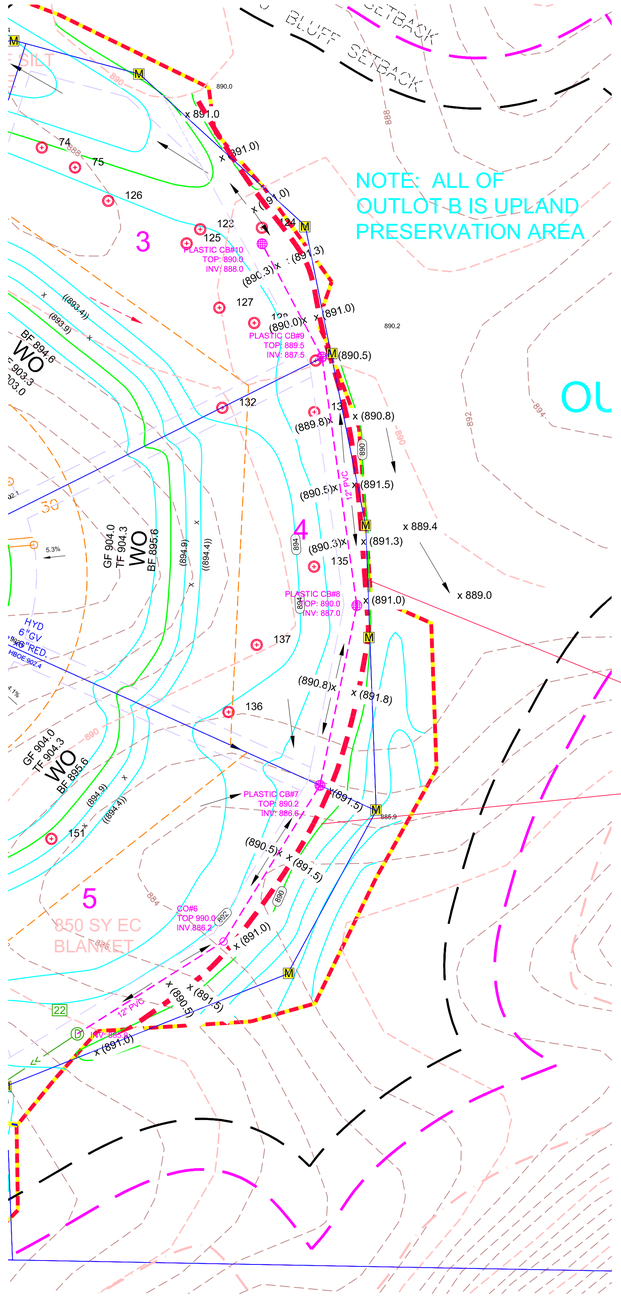
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---
CHASKA, MINNESOTA

FINAL GRADING PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
6
11

19000-072; CHASKA BLUFFS




1'

Grade 1' High with 1' top Berm to direct water to CB'S

1'

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---

CHASKA, MINNESOTA

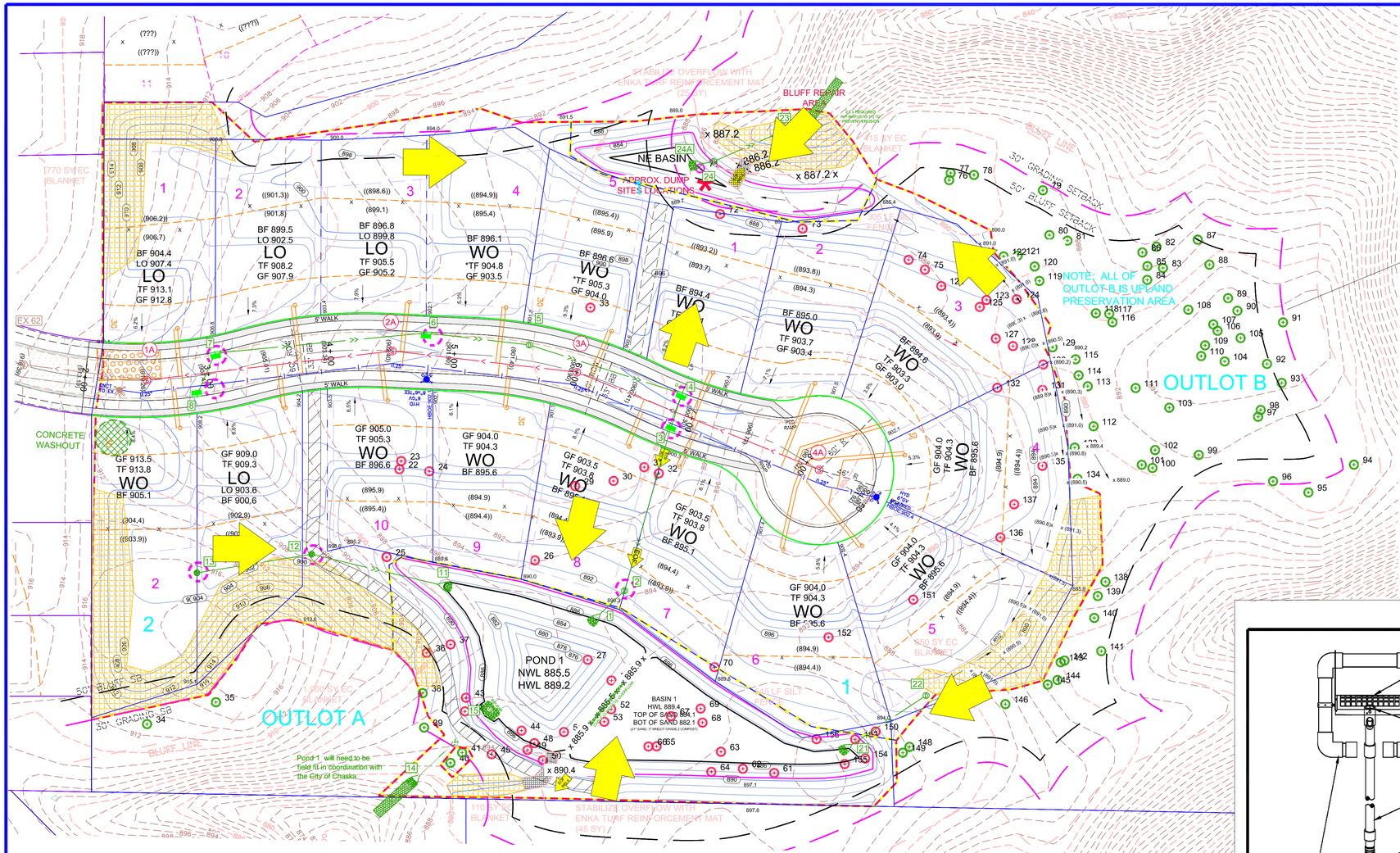
# FINAL GRADING PLAN -REAR DRAINTILE BERM

CHASKA BLUFFS 2ND ADDITION

DDK CONSTRUCTION, INC.

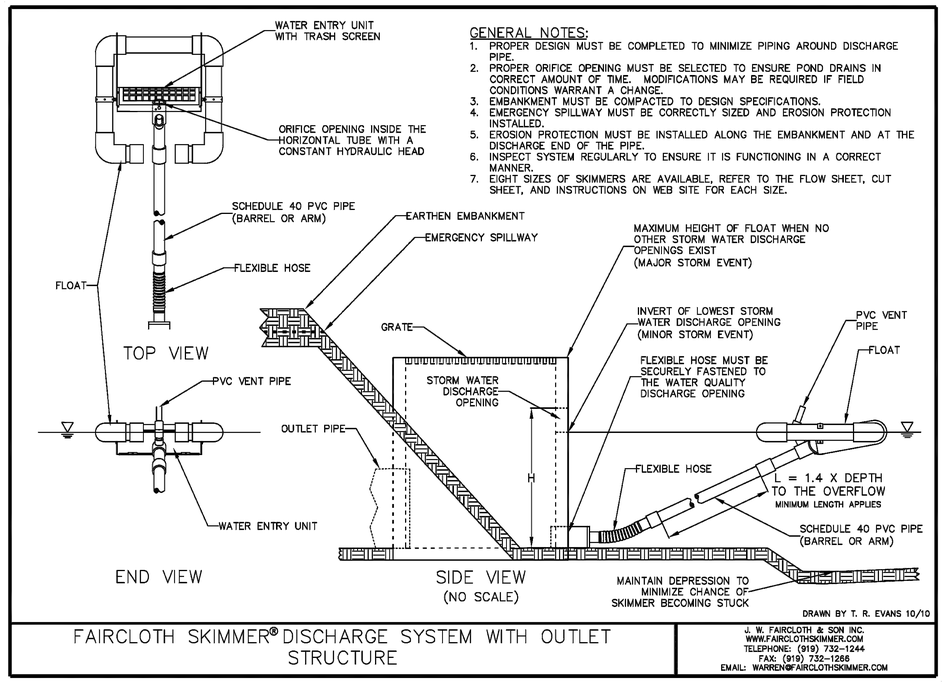
FILE NO.
19000-072-200

6A
11




ROCK ENTRANCE BERM
SILT FENCE
POST GRADING SILT FENCE
BIO-ROLL
ROCK DITCH CHECK
CONCRETE WASHOUT
INLET PROTECTION
EROSION BLANKET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.




GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1286
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---

CHASKA, MINNESOTA

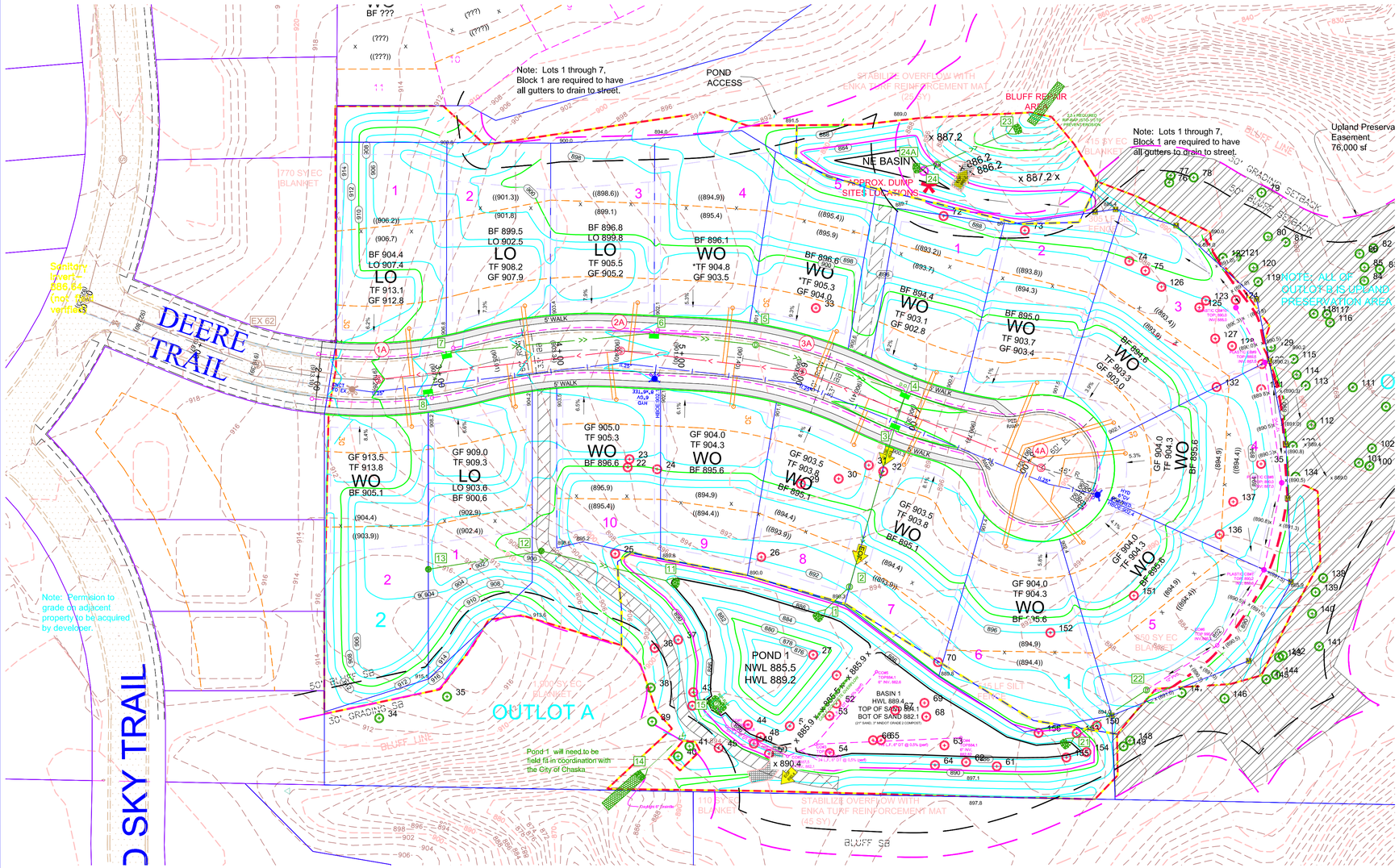
# FINAL EROSION CONTROL PLAN

## CHASKA BLUFFS 2ND ADDITION

DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200

7
11




RESTORATION NOTES
RESTORATION - 8.0 ACRES
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL. THE TOPSOIL DEPTH WILL BE VERIFIED BY CARVER COUNTY SOIL AND WATER AFTER HOME CONSTRUCTION IS COMPLETE.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED). SEE MNDOT SPECFICATIONS.
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
J. SILT FENCE, BEFORE GRADING - 2,775 LF
AFTER GRADING - 820 LF
K. WOODFIBER BLANKET - 3,935 SY

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

## 1. Carver County Topsoil Standard

It is our intent to meet the following requirements. If existing on site soils do not meet this requirement we plan to meet with Chip Hentges on site to prepare a plan that is acceptable to the CCWMO.

| Requirement | Range | Test Method |
|---|---|---|
| Material Passing the ¾ in [19 mm] | 100 % | ASTM D 422 |
| Material passing No 4 in [4.75 mm] | ≥ 85% - | |
| Clay | 5% – 30% | ASTM D 422 |
| Silt | 5% - 35% | ASTM D 422 |
| Sand | 38% - 75% | ASTM D 422 |
| Organic matter | 3% – 15% | ASTM D 2974 |
| pH | 6.1 – 7.5 | ASTM G 51 |

Compaction 1,400 kilopascals (kPa) / 200 pounds per square inch (psi) in the upper 12 inches of soil,
or
-bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil

2. Estimated quantity of topsoil available on site - Numerous stockpiles existing in mining area on site. If the previously graded area is short of topsoil, borrow will be available. 6" was spread over entire graded area during previous grading.

3. Quantity of topsoil needed to restore green space areas (6" of Topsoil, 20% shrinkage)

| | |
|---|---|
| Block 1 | 1,000 c.y. |
| Block 2 | 700 c.y. |
| Block 3 | 2,000 c.y. |
| Block 4 | 600 c.y. |
| Block 5 | 850 c.y. |
| Block 6 | 2,500 c.y. |

Total 7,650 c.y.

4. Estimated depth of topsoil available on site - 6"

5. Description of equipment to be used to strip topsoil - Dozer, Backhoe, and/or trucks

6. Temporary methods of erosion and sediment control for topsoil stockpile - Seed and Mulch.

7. Permanent methods of erosion control for topsoil stockpile if stockpile will remain in place for longer than 6 months - If topsoil to remain in place longer than 6 months, contractor shall establish permanent methods of erosion control.

8. Topsoil Re-application Procedures- Topsoil to be respread by home construction.

9. Method for decompacting subsoil prior to reapplication shall be ripped to a depth of 9".

10. Method for re-applying stockpiled topsoil-
a. Topsoil to be striped and stockpiled prior to home construction
b. After home construction, topsoil to be respread and decompacted
c. Topsoil to be measure prior to placement of sod. If less than 6" then additional topsoil to be imported from stockpile in mining area.
d. Topsoil borrow to be tested for compaction, Ph, and organic matter.

11. Construction Schedule and Phasing.
Start - June 15, 2021
Finish - November 30, 2023
Home Construction Start - September 1, 2021
Home Construction Finish- October 31, 2023

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DRAWN BY | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| MJV | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| CHECKED BY | 09 | DLS | 06/17/2021 | CITY COMMENT REVISIONS |
| DLS | 10 | DLS | 06/23/2021 | WMO COMMENTS |
| DATE | 11 | DLS | 06/28/2021 | WMO,STANTEC, CITY COMMENTS |
| 12/01/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 12/01/20 Lic. No. 26147

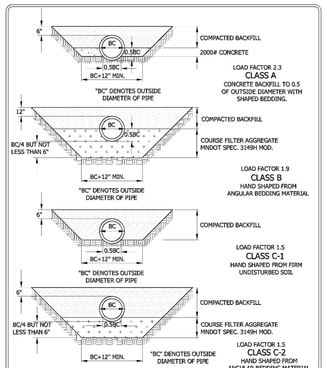
ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
---
CHASKA, MINNESOTA

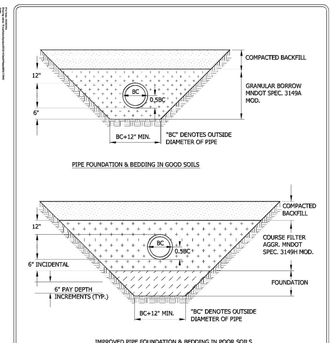
TOPSOIL PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
8
11

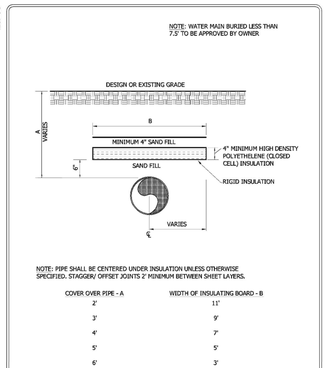
19000-072; CHASKA BLUFFS




| Stantec | BEDDING METHODS FOR RCP OR DIP<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2001<br>PLATE NO. GEN-6 |
|---|---|---|

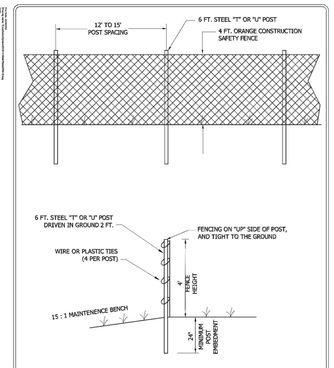



| Stantec | BEDDING METHODS FOR PVC<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2008<br>PLATE NO. GEN-7 |
|---|---|---|

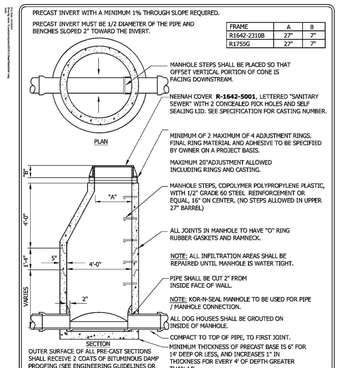



| COVER OVER PIPE - A | WIDTH OF INSULATING BOARD - B |
|---|---|
| 2' | 11' |
| 3' | 9' |
| 4' | 7' |
| 5' | 5' |
| 6' | 3' |

| Stantec | INSULATION DETAIL<br>CHASKA, MINNESOTA | LAST REVISION: APRIL 2016<br>PLATE NO. GEN-8 |
|---|---|---|

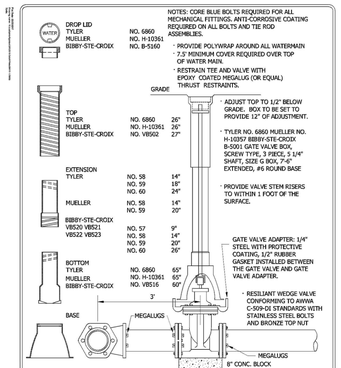



| Stantec | ORANGE CONSTRUCTION SAFETY FENCE<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2001<br>PLATE NO. GEN-10 |
|---|---|---|

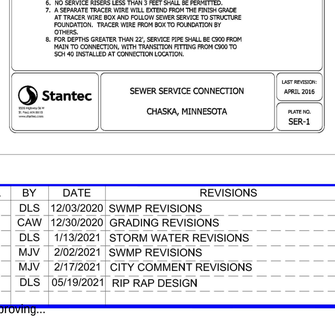



| FRAME | A | B |
|---|---|---|
| R1642-2310B | 27" | 7" |
| R1755G | 27" | 7" |

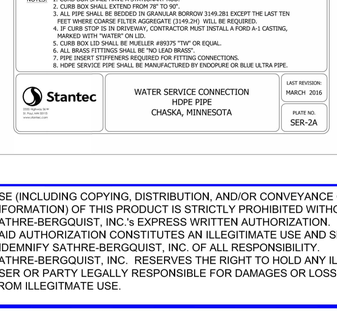
| Stantec | SANITARY SEWER MANHOLE<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2017<br>PLATE NO. SAN-1 |
|---|---|---|




| Stantec | GATE VALVE AND BOX INSTALLATION<br>CHASKA, MINNESOTA | LAST REVISION: March 2017<br>PLATE NO. WAT-1 |
|---|---|---|

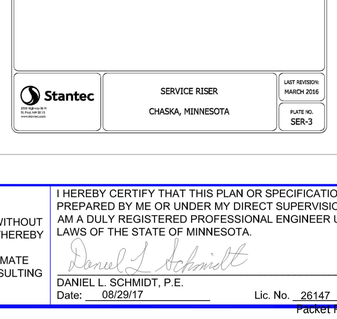



| Stantec | VALVE AND HYDRANT INSTALLATION<br>CHASKA, MINNESOTA | LAST REVISION: March 2017<br>PLATE NO. WAT-2 |
|---|---|---|

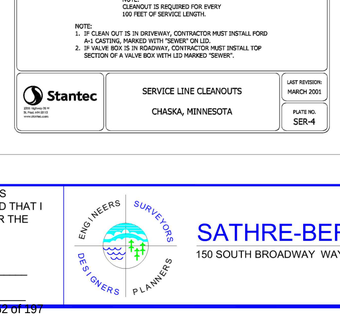



| BUTTRESS DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| PIPE SIZE | 22 1/2° BEND | | 45° BEND | | 90° BEND | |
| | $B_1$ | $D_1$ | $B_2$ | $D_2$ | $B_3$ | $D_3$ |
| 6" | 1'-5" | 1'-5" | 1'-5" | 1'-5" | 2'-1" | 1'-9" |
| 8" | 1'-5" | 1'-5" | 2'-1" | 1'-6" | 2'-8" | 2'-0" |
| 12" | 1'-10" | 1'-10" | 3'-4" | 2'-0" | 4'-9" | 2'-6" |
| 16" | 3'-0" | 2'-0" | 3'-10" | 3'-0" | 6'-2" | 3'-6" |
| 20" | 3'-6" | 2'-8" | 5'-6" | 3'-4" | 8'-4" | 4'-0" |
| 24" | 4'-4" | 3'-0" | 6'-10" | 3'-10" | 9'-8" | 5'-0" |
| 30" | - | - | 9'-3" | 6'-0" | 17'-0" | 6'-0" |

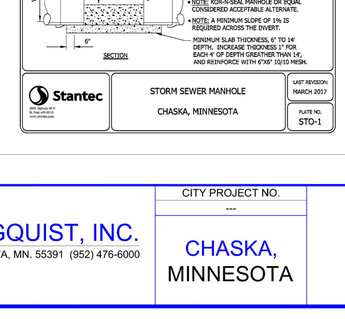
| Stantec | CONCRETE THRUST BLOCKING<br>CHASKA, MINNESOTA | LAST REVISION: APRIL 2005<br>PLATE NO. WAT-4 |
|---|---|---|



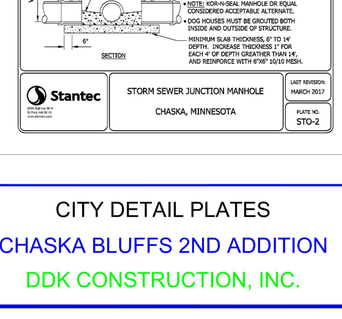

| Stantec | WATER MAIN LOWERING WITH INSULATION DETAIL<br>CHASKA, MINNESOTA | LAST REVISION: APRIL 2004<br>PLATE NO. WAT-6 |
|---|---|---|



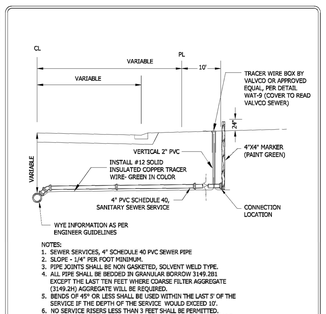

| Stantec | TYPICAL WATER MAIN INSTALLATION<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2008<br>PLATE NO. WAT-7 |
|---|---|---|




| Stantec | TRACER WIRE FOR PVC WATER MAIN<br>CHASKA, MN | LAST REVISION: APRIL 2008<br>PLATE NO. WAT-10 |
|---|---|---|

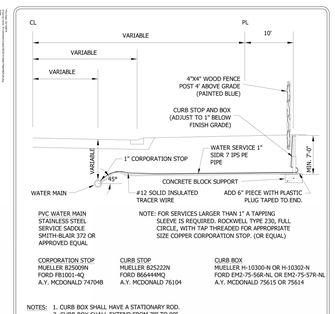



| Stantec | DIP TO C900 WATERMAIN TRANSITION FOR TRACER WIRE<br>CHASKA, MINNESOTA | LAST REVISION: MAY 2016<br>PLATE NO. WAT-9 |
|---|---|---|




NOTES:
1. SEWER SERVICES, 4" SCHEDULE 40 PVC SEWER PIPE
2. SLOPE - 1/4" PER FOOT MINIMUM.
3. PIPE JOINTS SHALL BE NON GASKETED, SOLVENT WELD TYPE.
4. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) AGGREGATE WILL BE REQUIRED.
5. BENDS OF 45° OR LESS SHALL BE USED WITHIN THE LAST 5' OF THE SERVICE IF THE DEPTH OF THE SERVICE WOULD EXCEED 10'.
6. NO SERVICE RISERS LESS THAN 3 FEET SHALL BE PERMITTED.
7. A SEPARATE TRACER WIRE WILL EXTEND FROM THE FINISH GRADE AT TRACER WIRE BOX AND FOLLOW SEWER SERVICE TO STRUCTURE FOUNDATION. TRACER WIRE FROM BOX TO FOUNDATION BY OTHERS.
8. FOR DEPTHS GREATER THAN 22', SERVICE PIPE SHALL BE C900 FROM MAIN TO CONNECTION, WITH TRANSITION FITTING FROM C900 TO SCH 40 INSTALLED AT CONNECTION LOCATION.

| Stantec | SEWER SERVICE CONNECTION<br>CHASKA, MINNESOTA | LAST REVISION: APRIL 2016<br>PLATE NO. SER-1 |
|---|---|---|



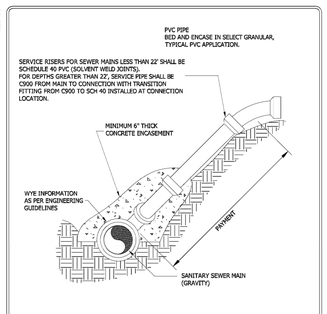

PVC WATER MAIN STAINLESS STEEL SERVICE SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL

NOTE: FOR SERVICES LARGER THAN 1" A TAPPING SLEEVE IS REQUIRED. ROCKWELL TYPE 230, FULL CIRCLE, WITH TAP THREADED FOR APPROPRIATE SIZE COPPER CORPORATION STOP. (OR EQUAL)

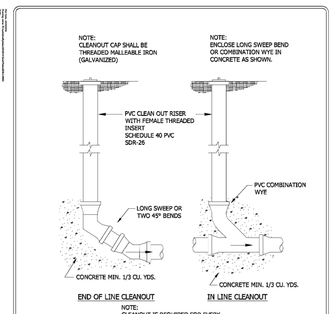
| CORPORATION STOP | CURB STOP | CURB BOX |
|---|---|---|
| MUELLER B25009N<br>FORD FB1001-4Q<br>A.Y. MCDONALD 74709B | MUELLER B25222N<br>FORD B66444WQ<br>A.Y. MCDONALD 76104 | MUELLER H-10300-N OR H-10302-N<br>FORD EH2-75-S66-NL OR EH2-75-S7R-NL<br>A.Y. MCDONALD 75615 OR 75614 |

NOTES:
1. CURB BOX SHALL HAVE A STATIONARY ROD.
2. CURB BOX SHALL EXTEND FROM 78" TO 90".
3. ALL PIPE SHALL BE BEDDED IN GRANULAR BORROW 3149.2B1 EXCEPT THE LAST TEN FEET WHERE COARSE FILTER AGGREGATE (3149.2H) WILL BE REQUIRED.
4. IF CURB STOP IS IN DRIVEWAY, CONTRACTOR MUST INSTALL A FORD A-1 CASTING, MARKED WITH "WATER" ON LID.
5. CURB BOX LID SHALL BE MUELLER #89375 "TW" OR EQUAL.
6. ALL BRASS FITTINGS SHALL BE 'NO LEAD BRASS'.
7. PIPE INSERT STIFFENERS REQUIRED FOR FITTING CONNECTIONS.
8. HDPE SERVICE PIPE SHALL BE MANUFACTURED BY ENDOPURE OR BLUE ULTRA PIPE.

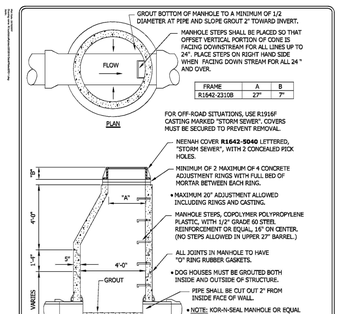
| Stantec | WATER SERVICE CONNECTION HDPE PIPE<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2016<br>PLATE NO. SER-2A |
|---|---|---|



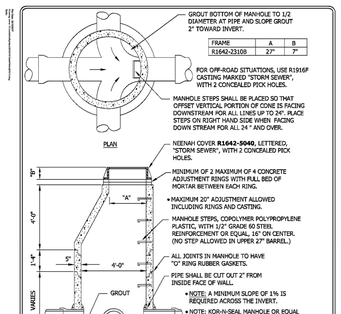

| Stantec | SERVICE RISER<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2016<br>PLATE NO. SER-3 |
|---|---|---|




| Stantec | SERVICE LINE CLEANOUTS<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2001<br>PLATE NO. SER-4 |
|---|---|---|




| Stantec | STORM SEWER MANHOLE<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2017<br>PLATE NO. STO-1 |
|---|---|---|




| FRAME | A | B |
|---|---|---|
| R1642-2310B | 27" | 7" |

| Stantec | STORM SEWER JUNCTION MANHOLE<br>CHASKA, MINNESOTA | LAST REVISION: MARCH 2017<br>PLATE NO. STO-2 |
|---|---|---|

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CLUB WEST | 03 | DLS | 12/03/2020 | SWMP REVISIONS |
| DRAWN BY | 04 | CAW | 12/30/2020 | GRADING REVISIONS |
| CHF | 05 | DLS | 1/13/2021 | STORM WATER REVISIONS |
| CHECKED BY | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DLS | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| DATE | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| 08/29/17 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

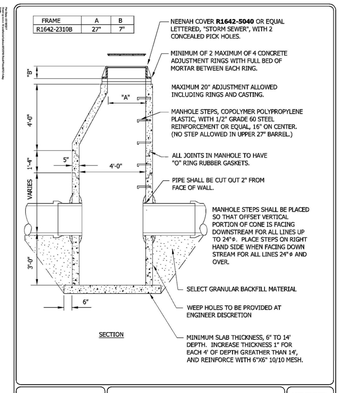
DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

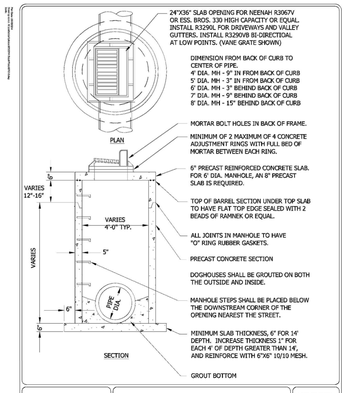
CITY PROJECT NO.
---
CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

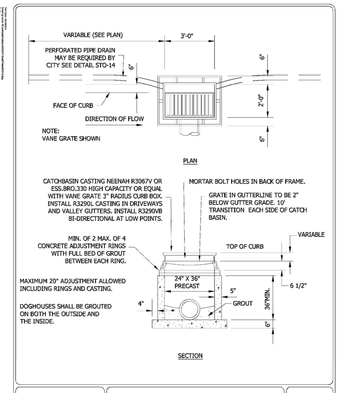
FILE NO. 19000-072
9
11



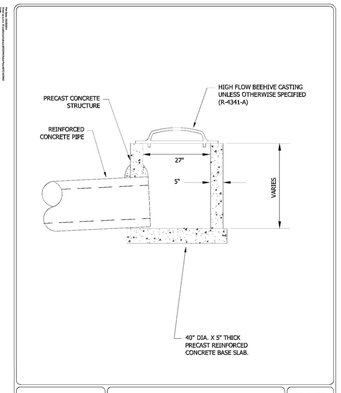

Stantec — PERFORATED SUMP MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2017 — PLATE NO. STO-4



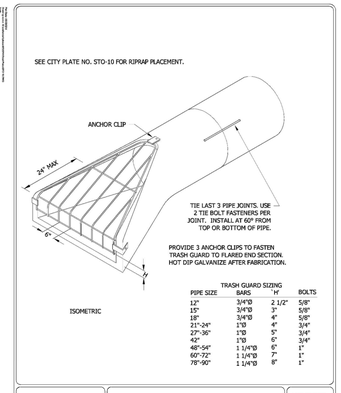

Stantec — TYPE II CATCHBASIN MANHOLE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-5



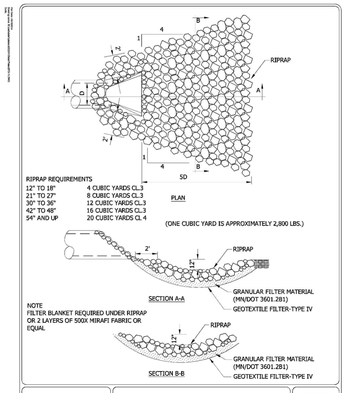

Stantec — TYPE II CATCHBASIN — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-6



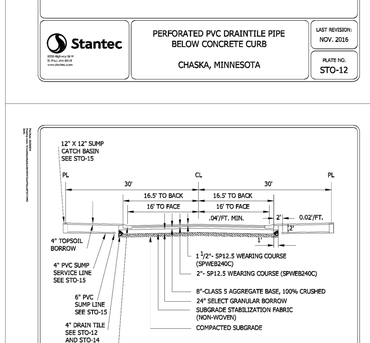

Stantec — PRECAST 27" SHALLOW DEPTH BEEHIVE — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STO-9



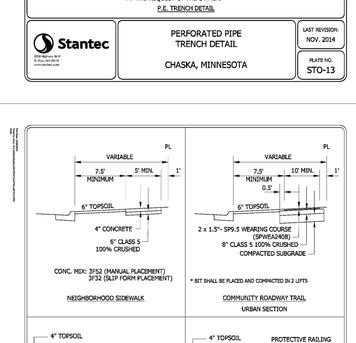

Stantec — FLARED END SECTION AND TRASH GUARD — CHASKA, MINNESOTA — LAST REVISION: FEB. 1995 — PLATE NO. STO-10



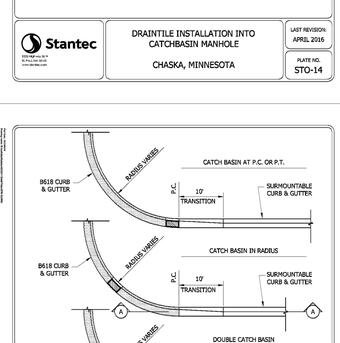

Stantec — RIPRAP AT OUTLETS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2004 — PLATE NO. STO-11



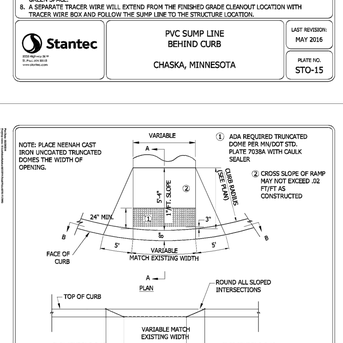

Stantec — PERFORATED PVC DRAINTILE PIPE BELOW CONCRETE CURB — CHASKA, MINNESOTA — LAST REVISION: NOV. 2016 — PLATE NO. STO-12



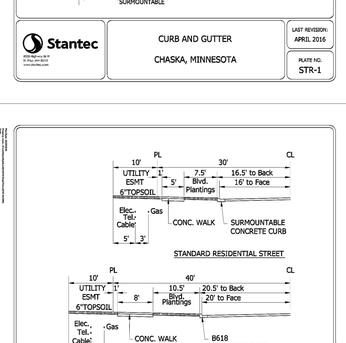

Stantec — PERFORATED PIPE TRENCH DETAIL — CHASKA, MINNESOTA — LAST REVISION: NOV. 2014 — PLATE NO. STO-13



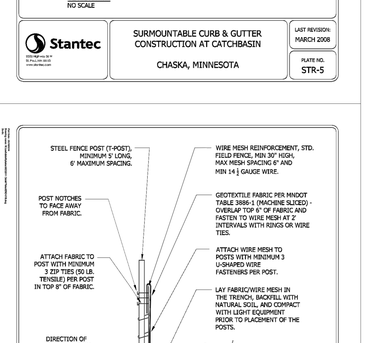

Stantec — DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STO-14



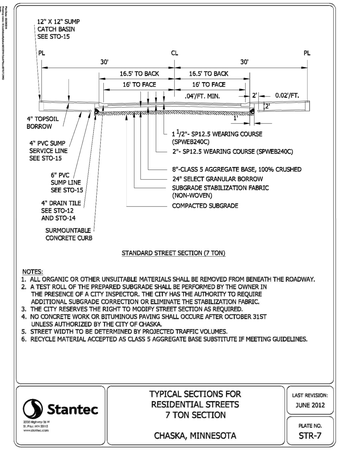

Stantec — PVC SUMP LINE BEHIND CURB — CHASKA, MINNESOTA — LAST REVISION: MAY 2016 — PLATE NO. STO-15



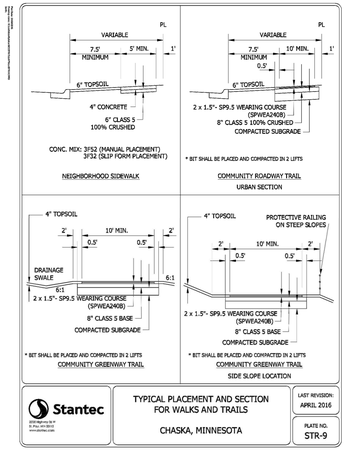

Stantec — CURB AND GUTTER — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-1



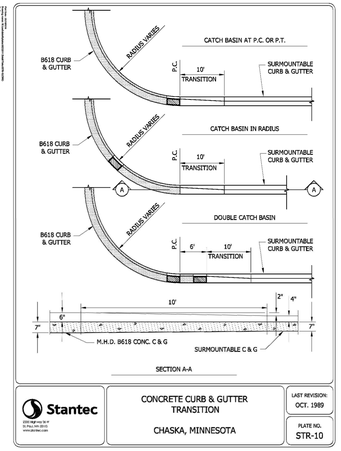

Stantec — SURMOUNTABLE CURB & GUTTER CONSTRUCTION AT CATCHBASIN — CHASKA, MINNESOTA — LAST REVISION: MARCH 2008 — PLATE NO. STR-5



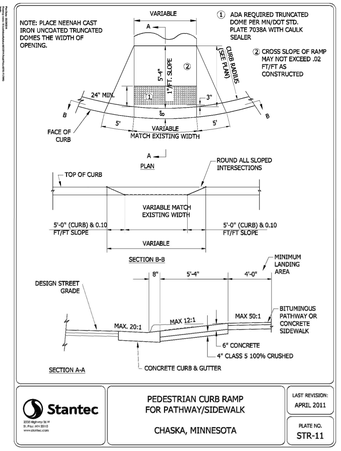

Stantec — TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION — CHASKA, MINNESOTA — LAST REVISION: JUNE 2012 — PLATE NO. STR-7



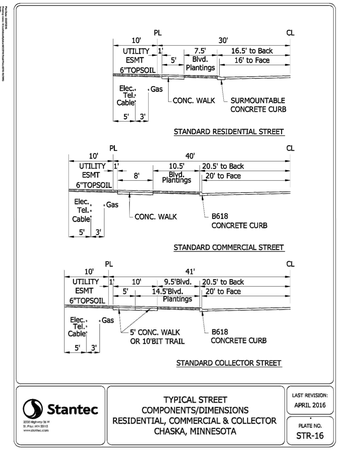

Stantec — TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-9



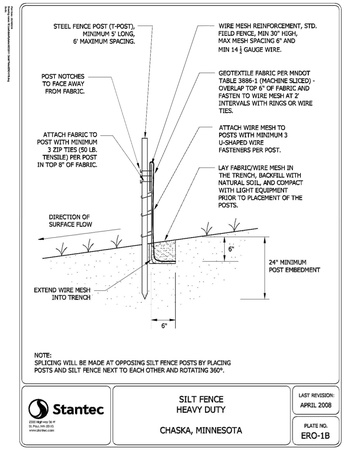

Stantec — CONCRETE CURB & GUTTER TRANSITION — CHASKA, MINNESOTA — LAST REVISION: OCT. 1989 — PLATE NO. STR-10




Stantec — PEDESTRIAN CURB RAMP FOR PATHWAY/SIDEWALK — CHASKA, MINNESOTA — LAST REVISION: APRIL 2011 — PLATE NO. STR-11




Stantec — TYPICAL STREET COMPONENTS/DIMENSIONS RESIDENTIAL, COMMERCIAL & COLLECTOR — CHASKA, MINNESOTA — LAST REVISION: APRIL 2016 — PLATE NO. STR-16




Stantec — SILT FENCE HEAVY DUTY — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1B

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CLUB WEST | | | | |
| DRAWN BY | | | | |
| CHF | | | | |
| CHECKED BY | | | | |
| DLS | | | | |
| DATE | | | | |
| 08/29/17 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

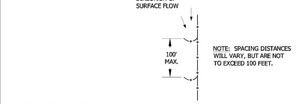
CITY PROJECT NO.
---
CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

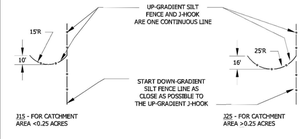
FILE NO. 19000-072
10
11

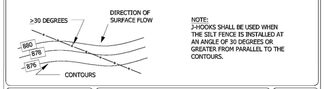
PLAN VIEW

1. SPACING REQUIREMENTS



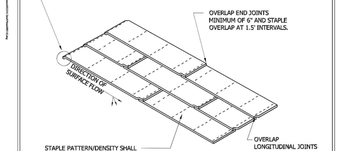

II. SIZING REQUIREMENTS: 315, 325



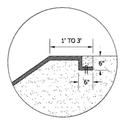




NOTE: J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

Stantec — SILT FENCE J-HOOK — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-1D

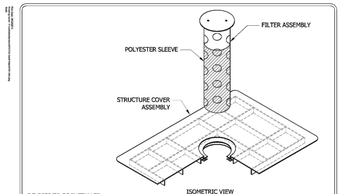



ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100' WITHOUT AN ANCHOR TRENCH

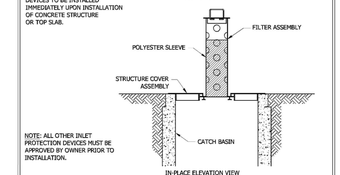



NOTE: SLOPE SURFACE SHALL BE FREE OF ROCKS, SOIL CLUMPS, STICKS, VEHICLE IMPRESSIONS, AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.

Stantec — EROSION CONTROL BLANKET INSTALLATION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-2

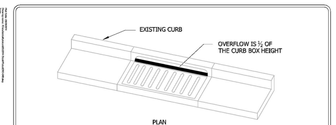



DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE OR TOP SLAB.

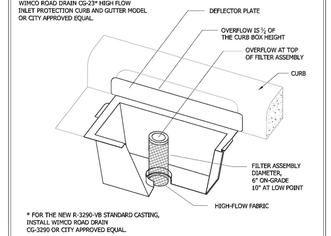



NOTE: ALL OTHER INLET PROTECTION DEVICES MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.

Stantec — INLET PROTECTION FOR CATCH BASIN BEFORE CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4A




WIMCO ROAD DRAIN CG-23* HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.



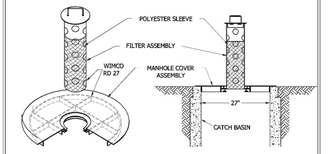

* FOR THE NEW R-3290-VB STANDARD CASTING, INSTALL WIMCO ROAD DRAIN CG-3290 OR CITY APPROVED EQUAL.

Stantec — INLET PROTECTION - CATCH BASIN INSERT AFTER CURB CONSTRUCTION — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4B

DEVICES TO BE INSTALLED IMMEDIATELY UPON INSTALLATION OF CONCRETE STRUCTURE CONE OR TOP SLAB.

DEVICES SHOWN ARE AS MANUFACTURED BY WIMCO. MODEL NO. OF UNIT SHOWN: RD 27.

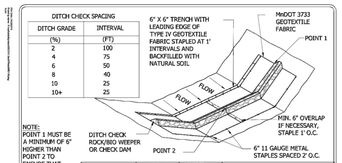
OTHER APPROVED INLET PROTECTION DEVICES FOR BEEHIVE CASTINGS ARE:
- ROYAL ENTERPRISES - MODEL NO 27 ENRASAFE SEDIMENT CONTROL BARRIER - DG.
- PRE MANUFACTURED UNIT BY CIRCLE "I" ENTERPRISES.




ISOMETRIC VIEW — IN-PLACE ELEVATION VIEW

Stantec — INLET PROTECTION BEEHIVE CASTING — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-4C

| DITCH CHECK SPACING | |
|---|---|
| DITCH GRADE (%) | INTERVAL (FT) |
| 2 | 100 |
| 4 | 75 |
| 6 | 50 |
| 8 | 40 |
| 10 | 25 |
| 10+ | 25 |

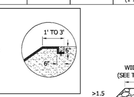


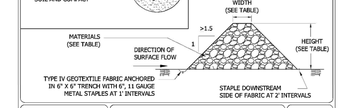

NOTE: POINT 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT 2 TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS.

DITCH CHECK ROCK/BIO WEEPER OR CHECK DAM

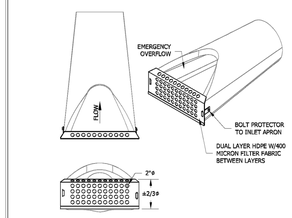
| | HEIGHT (INCHES) | WIDTH (INCHES) | MATERIAL |
|---|---|---|---|
| SMALL CHECK | 24 | 12 - 18 | MnDOT 3601 CLASS II RIP RAP |
| LARGE CHECK | 36 | 24 - 30 | MnDOT 3601 CLASS III RIP RAP |
| ROCK WEEPER | 18 | 6 - 12 | MnDOT 3882 TYPE 9 MULCH (1 1/2" WASHED ROCK) |

ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT



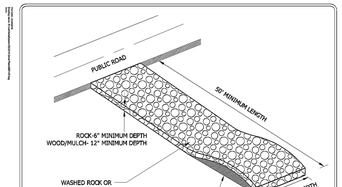




Stantec — DITCH CHECK / WEEPER SIZING AND MATERIALS — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-5



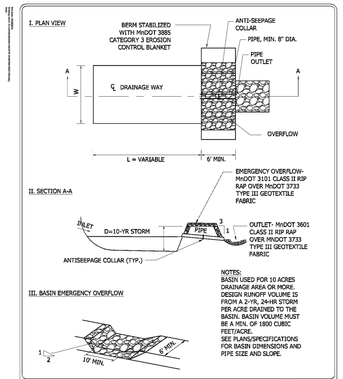

- FILTER FABRIC MAY BE REPLACED AS REQUIRED BY REMOVING BOLTS OR RIVETS CONNECTING HDPE LAYERS AND BOLTING OR RIVETING BACK TOGETHER.
- DEVICES SHOWN ARE AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS. INFRASAFE - CULVERT INLET PROTECTOR.

Stantec — FLARED END EROSION CONTROL — CHASKA, MINNESOTA — LAST REVISION: FEB 2005 — PLATE NO. ERO-6



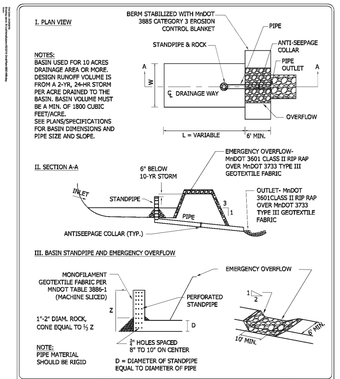

NOTES:
1. MnDOT 3733 TYPE 4 FILTER FABRIC SHALL BE PLACED UNDER ROCK OR MULCH TO STOP MUD MIGRATION THROUGH MATERIAL.
2. FUGITIVE ROCK OR MULCH WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.
3. CONSTRUCTION ENTRANCE MUST BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS ON THE SITE.
4. THE ENTRANCE MUST BE MAINTAINED IN PROPER CONDITION TO PREVENT TRACKING OF MUD OFF THE SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL ROCK, WOOD/MULCH, OR REMOVAL AND REINSTALLATION OF THE PAD.
5. THIS ENTRANCE WILL BE USED BY ALL VEHICLES ENTERING OR LEAVING THE PROJECT.
6. THE CONSTRUCTION ENTRANCE WILL BE REMOVED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACING.

Stantec — ROCK CONSTRUCTION ENTRANCE — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-7




NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

Stantec — TEMPORARY SEDIMENTATION BASIN PIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-8A

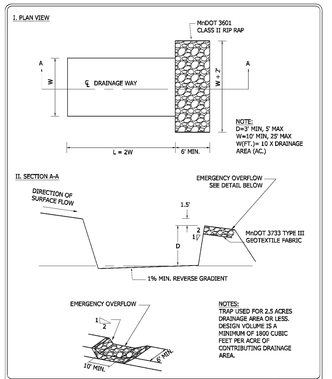



NOTE: PIPE MATERIAL SHOULD BE RIGID

D = DIAMETER OF STANDPIPE EQUAL TO DIAMETER OF PIPE

NOTES:
BASIN USED FOR 10 ACRES DRAINAGE AREA OR MORE. DESIGN RUNOFF VOLUME IS FROM A 2-YR, 24-HR STORM PER ACRE DRAINED TO THE BASIN. BASIN VOLUME MUST BE A MIN. OF 1800 CUBIC FEET/ACRE.
SEE PLANS/SPECIFICATIONS FOR BASIN DIMENSIONS AND PIPE SIZE AND SLOPE.

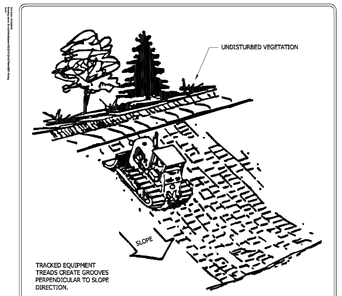
Stantec — TEMPORARY SEDIMENTATION BASIN STANDPIPE OUTLET — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-8B




NOTES:
W=3' MIN, 5' MAX
W=10' MIN. 25' MAX
W/FT.)= 1% X DRAINAGE AREA (AC.)

NOTES:
TRAP USED FOR 2.5 ACRES DRAINAGE AREA OR LESS. DESIGN VOLUME IS A MINIMUM OF 1800 CUBIC FEET PER ACRE OF CONTRIBUTING DRAINAGE AREA.

Stantec — TEMPORARY SEDIMENT TRAP — CHASKA, MINNESOTA — LAST REVISION: APRIL 2008 — PLATE NO. ERO-9




TRACKED EQUIPMENT TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION.

NOTE: ALL SLOPES WITH A GRADE EQUAL TO OR STEEPER THAN 3:1 REQUIRE SLOPE TRACKING. SLOPES WITH A GRADE MORE GRADUAL THAN 3:1 REQUIRE SLOPE TRACKING IF THE STABILIZATION METHOD IS EROSION CONTROL BLANKET OR HYDROMULCH.

Stantec — SLOPE TRACKING — CHASKA, MINNESOTA — LAST REVISION: FEB 2004 — PLATE NO. ERO-10

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CLUB WEST | 03 | DLS | 12/03/2020 | SWMP REVISIONS |
| DRAWN BY | 04 | CAW | 12/30/2020 | GRADING REVISIONS |
| CHF | 05 | DLS | 1/13/2021 | STORM WATER REVISIONS |
| CHECKED BY | 06 | MJV | 2/02/2021 | SWMP REVISIONS |
| DLS | 07 | MJV | 2/17/2021 | CITY COMMENT REVISIONS |
| DATE | 08 | DLS | 05/19/2021 | RIP RAP DESIGN |
| 08/29/17 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL L. SCHMIDT, P.E.
Date: 08/29/17 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

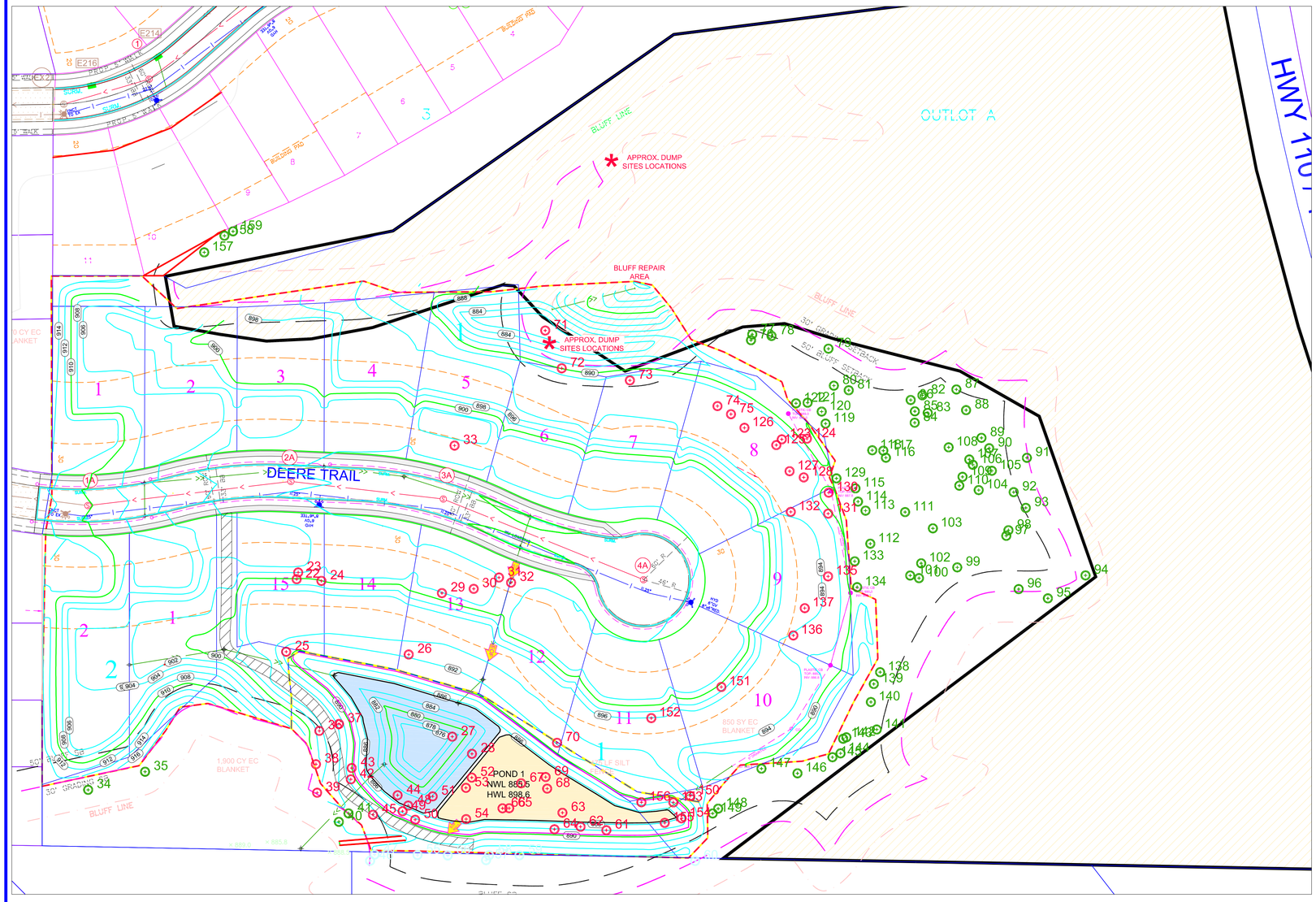
CITY PROJECT NO. ---

CHASKA, MINNESOTA

CITY DETAIL PLATES
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO. 19000-072

11 / 11




| Tag# | Tree Type | Saved Cal. In. | Removed Cal. In. |
|---|---|---|---|
| 22 | Cot 43 | | 43.0 |
| 23 | Cot 34 | | 34.0 |
| 24 | Box 30 | | 30.0 |
| 25 | Map 14 | | 14.0 |
| 26 | Ced 13 | | 13.0 |
| 27 | Asp 13 | | 13.0 |
| 28 | Cot 24 | | 24.0 |
| 29 | Cot 28 | | 25.0 |
| 30 | Cot 26 | | 26.0 |
| 31 | Asp 12.5 | | 12.5 |
| 32 | Asp 12.5 | | 12.5 |
| 33 | Box 21 | | 21.0 |
| 34 | Oak 18.5 | 18.5 | |
| 35 | Bas 42 | 42.0 | |
| 36 | Oak 14 | | 14.0 |
| 37 | Oak 19 | | 19.0 |
| 38 | Map 12.5 | | 12.5 |
| 39 | Oak 12 | | 12.0 |
| 40 | Hick 12 | 12.0 | |
| 41 | Oak 17 | 17.0 | |
| 42 | Oak 15.5 | | 15.5 |
| 43 | Map 17 | | 17.0 |
| 44 | Asp 13.5 | | 13.5 |
| 45 | Oak 17.5 | | 17.5 |
| 48 | Asp 15.5 | | 15.5 |
| 49 | Asp 12 | | 12.0 |
| 50 | Oak 13.5 | | 13.5 |
| 51 | Asp 14 | | 14.0 |
| 52 | Asp 13 | | 13.0 |
| 53 | Oak 13.5 | | 13.5 |
| 54 | Oak 14.5 | | 14.5 |
| 61 | Oak 12.5 | | 12.5 |
| 62 | Oak 15.5 | | 15.5 |
| 63 | Oak 19 | | 19.0 |
| 64 | Oak 13 | | 13.0 |
| 65 | Oak 21.5 | | 21.5 |
| 66 | Iron 21 | | 21.0 |
| 67 | Asp 14 | | 14.0 |
| 68 | Asp 12 | | 12.0 |
| 69 | Asp 12.5 | | 12.5 |
| 70 | Box 16 | | 16.0 |
| 71 | Bas 44 | | 44.0 |
| 72 | But 12 | | 12.0 |
| 73 | Oak 12.5 | | 12.5 |
| 74 | Oak 12 | | 12.0 |
| 75 | Oak 13 | | 13.0 |
| 76 | Bas 15.5 | 15.5 | |
| 77 | Bas 14 | 14.0 | |
| 78 | Bas 34 | 34.0 | |
| 79 | Oak 13.5 | 13.5 | |
| 80 | Asp 14 | 14.0 | |
| 81 | Asp 13 | 13.0 | |
| 82 | Asp 13.5 | 13.5 | |
| 83 | Map 14 | 14.0 | |
| 84 | Map 13 | 13.0 | |
| 85 | Asp 12 | 12.0 | |
| 86 | Asp 12.5 | 12.5 | |
| 87 | Oak 17.5 | 17.5 | |
| 88 | Bas 26 | 26.0 | |
| 89 | Oak 15.5 | 15.5 | |
| 90 | Oak 12.5 | 12.5 | |
| 91 | Oak 19 | 19.0 | |
| 92 | Oak 17 | 17.0 | |
| 93 | Elm 18 | 18.0 | |
| 94 | Map 31 | 31.0 | |
| 95 | Oak 17.5 | 17.5 | |
| 96 | Oak 37 | 37.0 | |
| 97 | Asp 12 | 12.0 | |
| 98 | Asp 12 | 12.0 | |
| 99 | Bas 13.5 | 13.5 | |
| 100 | Oak 12 | 12.0 | |

| Tag# | Tree Type | Saved Cal. In. | Removed Cal. In. |
|---|---|---|---|
| 101 | Oak 15 | 15.0 | |
| 102 | Oak 20.5 | 20.5 | |
| 103 | Oak 24 | 24.0 | |
| 104 | Oak 16.5 | 16.5 | |
| 105 | Oak 15 | 15.0 | |
| 106 | Oak 12 | 12.0 | |
| 107 | Oak 12 | 12.0 | |
| 108 | Oak 13 | 13.0 | |
| 109 | Oak 23 | 23.0 | |
| 110 | Oak 15 | 15.0 | |
| 111 | Oak 18 | 18.0 | |
| 112 | Oak 20 | 20.0 | |
| 113 | Oak 12.5 | 12.5 | |
| 114 | Oak 19 | 19.0 | |
| 115 | Bas 18 | 18.0 | |
| 116 | Oak 14.5 | 14.5 | |
| 117 | Asp 14.5 | 14.5 | |
| 118 | Asp 14 | 14.0 | |
| 119 | Asp 12.5 | 12.5 | |
| 120 | Asp 12.5 | 12.5 | |
| 121 | Asp 12.5 | 12.5 | |
| 122 | Asp 13.5 | 13.5 | |
| 123 | Asp 12.5 | | 12.5 |
| 124 | Bas 12 | | 12.0 |
| 125 | Asp 12 | | 12.0 |
| 126 | Oak 13 | | 13.0 |
| 127 | Oak 15 | | 15.0 |
| 128 | Oak 13.5 | | 13.5 |
| 129 | Oak 22.5 | 22.5 | |
| 130 | Oak 12 | | 12.0 |
| 131 | Bas 23 | | 23.0 |
| 132 | Oak 17.5 | | 17.5 |
| 133 | Oak 23 | 23.0 | |
| 134 | Bas 13 | 13.0 | |
| 135 | Asp 17.5 | | 17.5 |
| 136 | Bas 29 | | 29.0 |
| 137 | Asp 15.5 | | 15.5 |
| 138 | Bas 14 | 14.0 | |
| 139 | Bas 23.5 | 23.5 | |
| 140 | Oak 17.5 | 17.5 | |
| 141 | Cher 27 | 27.0 | |
| 142 | Asp 13 | 13.0 | |
| 143 | Asp 13 | 13.0 | |
| 144 | Asp 12.5 | 12.5 | |
| 145 | Asp 13 | 13.0 | |
| 146 | Asp 12 | 12.0 | |
| 147 | Asp 12 | 12.0 | |
| 148 | Oak 16 | 16.0 | |
| 149 | Oak 12.5 | 12.5 | |
| 150 | Elm 14 | | 14.0 |
| 151 | Bas 14 | | 14.0 |
| 152 | But 12.5 | | 12.5 |
| 153 | Oak 14.5 | | 14.5 |
| 154 | Oak 13.5 | | 13.5 |
| 155 | Oak 13.5 | | 13.5 |
| 156 | Oak 13.5 | | 13.5 |
| 157 | Hack 14 | 14.0 | |
| 158 | Box 25 | 25.0 | |
| 159 | Box 12 | 12.0 | |
| | | ========== | ========== |
| | Cal. Inches | 1162.0 | 1023.5 |
| | # of Trees | 69 | 61 |

**Number of Trees in 2nd Addition**

| | | |
|---|---|---|
| Area of Wooded not Surveying(AC) | 10.87 | |
| Trees Per Acre | 36.6 | |
| | ========= | |
| Trees Saved in Menstrated Area | 397.8 | |
| | | |
| Trees Saved in Surveyed Area | 69.0 | Trees |
| Trees Removed in Surveyed Area | 61.0 | Trees |
| | ======= | |
| Total Trees | 528 | Trees |
| | | |
| Percentage of Trees Saved | 88% | Trees Saved |
| Pecentage of Trees Removed | 12% | Trees Removed |

Caliper Inches of Trees

**Mensuration Area**

| | | |
|---|---|---|
| Area of Trees Not Surveyed | 10.9 | Acres |
| Caliper Inches Per Acres | 624.7 | Caliper Inches per Acres |
| | ======= | |
| Trees Saved in Menurated Area | 6790.9 | Caliper Inches per Acres |
| | | |
| Trees Saved in Surveyed Area | 1162.0 | Trees |
| Trees Removed in Surveyed Area | 1023.5 | Trees |
| | ======= | |
| Total Trees | 8976 | Trees |
| | | |
| Percentage of Trees Saved | 89% | Trees Saved |
| Pecentage of Trees Removed | 11% | Trees Removed |

NORTH

100 50 0 50 100 200
SCALE IN FEET

TREE BIZ did 15 areas that were 0.10 acres. The total sampled area was 1.5 acreas(10% of the entire area.) The $\frac{1}{10}$ acre plots averaged 36.6 trees per acre and 624.7 caliper inches per acre.

**Number of Trees in 2nd Addition**

| | |
|---|---|
| Area of Wooded not Surveying(AC) | 10.87 |
| Trees Per Acre | 36.6 |
| | ========= |
| Trees Saved in Menstrated Area | 397.8 |

| FIELD CREW | NO. | BY | DATE | REVISION |
|---|---|---|---|---|
| XXX | | | | |
| DRAWN | | | | |
| XXX | | | | |
| CHECKED | | | | |
| XXX | | | | |
| DATE | | | | |
| XX/XX/XX | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 30th day of December , 2020.

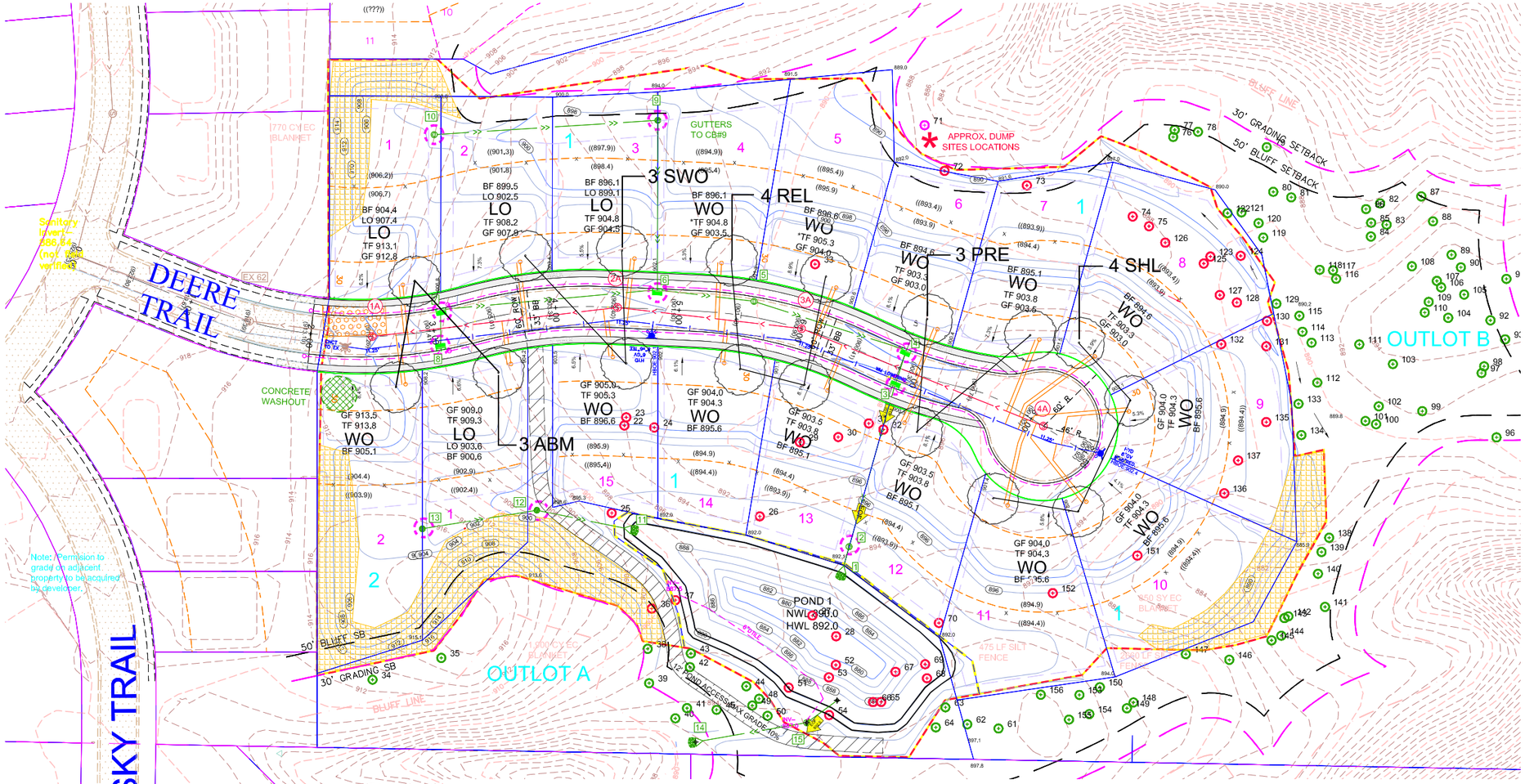
Daniel L. Schmidt, PLS Minnesota License No. 26147
schmidt@sathre.com

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:xxx-RGE.xx-SEC.xx
xxxxxx County
Chaska, MINNESOTA

CHASKA BLUFFS 2ND ADDITION
TREE SURVEY
DDK CONSTRUCTION, INC.

FILE NO. 19000-72
1
1

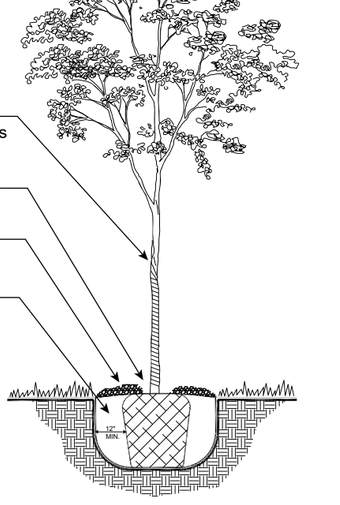



## PLANT SCHEDULE

| QTY. | CODE | Common Name / *Botanical Name* | SIZE | NOTES |
|---|---|---|---|---|
| 3 | ABM | Autumn Blazed Maple / *Acer x freemanii* "Autumn Blaze' | 2.5" BB | |
| 4 | SHL | Skyline Honeylocust / *Gleditsia triacanthos* 'Skycole' | 2.5" BB | |
| 3 | SWO | Swamp White Oak / *Quercus bilcolor* | 2.5" BB | |
| 4 | REL | Redmond Linden / *Tilia americana* 'Redmond' | 2.5" BB | |
| 3 | PRE | Princeton Elm / *Ulmus americana* 'Princeton' | 2.5" BB | |

*In case of descrepancy, quantites shown on plan supersede plant schedule.

## TREE PLANTING DETAIL




## GENERAL NOTES PLAN SPECIFIC

All plantings shall be true to name and size in accordance with American Nurseryman's Standards.

All plantings shall be guaranteed for one year (365 days) from date of acceptance. Landscape Contractor shall replace any dead or damaged plants at no additional cost to Owner during the guarantee period. Landscape Contractor shall make monthly site maintenance inspections and notify owner of maintenance deficiencies.

All trees shall be guyed at the discretion of the landscape contractor. Landscape contactor shall warrant plants to be plumb at the end of the warranty period. All trees shall be wrapped at the end of November of installation year.

All shrub beds shall receive a 3"-4" layer of dark brown shredded mulch free of leaves, twigs, and other extraneous debris.

Sod shall be cultured Kentucky bluegrass, free of weeds and clumps. All area within the irrigations limits shall be sodded. Landscape Contractor will water at time of installation and roll all sod as needed to assure a smooth turf. All slopes greater than 3 to 1 shall be staked.
Any sliding of sod shall be replaced by Landscape Contractor at no cost to the owner.

A performance base irrigation system shall be installed by the Landscape Contractor including sleeve as needed. RPZ shall be supplied to the general contractor for installation. Coordinate with the general contractor for the size of the irrigation stub. IRRIGATION INSTALLED ONLY IN THE SODDED TURF AREAS.

Landscape Contractor shall be responsible for locating all utilities by actual location in the field prior to any planting operation.

LANDSCAPE PLAN BY

Lan-De-Con
Landscape • Designers • Contractors

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NORTH

50 25 0 25 50 100
SCALE IN FEET

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---|---|---|---|---|
| CB 2ND ADD | | | | |
| DRAWN BY | | | | |
| DML | | | | |
| CHECKED BY | | | | |
| DLL | | | | |
| DATE | | | | |
| 12/31/20 | | | | |

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daren M. Laberee. RLA
Date: 12/31/20 Lic. No. 43233

ENGINEERS SURVEYORS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN
CHASKA BLUFFS 2ND ADDITION
DDK CONSTRUCTION, INC.

FILE NO.
19000-072-200
11
11

19000-072, CHASKA BLUFFS

# REQUEST FOR ACTION
# CHASKA ECONOMIC DEVELOPMENT AUTHORITY
# July 19, 2021

**Subject:** **Resolution Authorizing the Execution of a First Amendment to the Redevelopment Agreement for the Chaska Creek Industrial Project and an Assignment of Said Redevelopment Agreement**

Prepared By: Nate Kabat

---

**Background**
On April 5, 2021, the City of Chaska entered into a redevelopment agreement with KTJ 376, LLC (dba. Oppidan), stating the developer's responsibilities and the terms and conditions of the City's assistance with the financing of a project within Tax Increment Financing (TIF) District No. 24.

Oppidan has requested, and staff desire, to amend the Original Agreement to revise the name of the developer to Oppidan Incorporated, to include the EDA as a party to the Redevelopment Agreement, and to assign the redevelopment agreement to Chaska Industrial Owner, LLC (CIO). The Original Agreement, as amended, is included with this memo.

Oppidan, will be selling the development project to CIO, which required the Agreement to be assigned to CIO. This is not an unusual type of transaction or request for a development of this nature. CIO is owned by Rockpoint Holdings, which is among the largest industrial real estate investors in the country. The assignment of the Agreement will assign all of Oppidan's right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes issued thereunder, and CIO desires to assume all of Oppidan's right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes.

Staff have reviewed the requested amendment to the agreement and recommend the City and EDA enter into an assignment agreement (the "Assignment") with the Developer and CIO, and also grant their consent to such assignment and assumption of the Redevelopment Agreement.

**CITY COUNCIL ACTION REQUESTED**
Motion to adopt Resolution 2021-48 authorizing the execution of a first amendment to the redevelopment agreement for the Chaska Creek industrial project and an assignment of said redevelopment agreement.

# CITY OF CHASKA ECONOMIC DEVELOPMENT AUTHORITY
# CARVER COUNTY, MINNESOTA

## RESOLUTION

**DATE 07/19/2021 RESOLUTION NO. 2021-48**

**MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER**

---

**A RESOLUTION AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE CHASKA CREEK INDUSTRIAL PROJECT AND AN ASSIGNMENT OF SAID REDEVELOPMENT AGREEMENT**

---

BE IT RESOLVED by the Economic Development Authority of the City of Chaska, Minnesota (the "EDA"), as follows:

Section 1. Recitals.

1.01. On April 5, 2021, the City of Chaska, Minnesota (the "City") entered into a certain redevelopment agreement (the "Original Agreement") with KTJ 376, LLC, stating the developer's responsibilities and the terms and conditions of the City's assistance with the financing of a project within Tax Increment Financing (Economic Development) District No. 24.

1.02. The parties desire to amend the Original Agreement to, among other things, revise the name of the developer to Oppidan Incorporated (the "Developer") and to include the EDA as a party to the Redevelopment Agreement. The Original Agreement, as amended, is herein referred to as the "Redevelopment Agreement."

1.03. Oppidan, as Developer, desires to assign all of its right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes issued thereunder, and Chaska Industrial Owner, LLC ("CIO"), desires to assume all of Oppidan's right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes. The City and EDA are willing to enter into an assignment agreement (the "Assignment") with the Developer and CIO and are willing to grant their consent to such assignment and assumption of the Redevelopment Agreement.

Section 2. Approval of the First Amendment and Assignment.

2.01. There has been prepared and presented to the EDA for its consideration a certain First Amendment to Redevelopment Agreement between the City, the EDA, and the Developer (the "First Amendment") and the Assignment.

2.02. The EDA hereby approves the First Amendment and the Assignment, together with any related documents necessary in connection therewith (collectively, the "Development

Documents"), substantially in the form presented to the EDA and hereby authorizes President and Executive Director, in their discretion and at such time, if any, as they may deem appropriate, to finalize and execute the same on behalf of the EDA, and to carry out, on behalf of the EDA, the EDA's obligations thereunder.

2.03. The approval hereby given to the Development Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the EDA and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the EDA. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of the officers, any of the documents authorized by this Resolution to be executed may be executed without further act or authorization of the EDA by any duly designated acting official, or by such other officer or officers of the EDA as, in the opinion of the EDA Attorney, may act in their behalf.

2.04. Upon execution and delivery of the Development Documents, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the Development Documents.

2.05. The EDA hereby determines that the execution and performance of the Development Documents will help realize the public purposes of Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended (the "Act").

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 19th day of July 2021.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

**EXECUTION**

**CONSENT, ASSIGNMENT, AND ASSUMPTION**
**REGARDING**
**REDEVELOPMENT AGREEMENT**
(CHASKA CREEK INDUSTRIAL PROJECT)

This Consent, Assignment, and Assumption Regarding Redevelopment Agreement (this "Agreement") is dated as of July 19, 2021 (the "Effective Date"), by and among CHASKA INDUSTRIAL OWNER LLC, a Delaware limited liability company ("CIO"), the CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the "City"), the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a body corporate and politic of the State of Minnesota (the "EDA"), and OPPIDAN INCORPORATED, a Minnesota corporation ("Oppidan").

Recitals:

A. The City, EDA and Oppidan are parties to that certain Redevelopment Agreement dated April 5, 2021, as amended by a First Amendment to Redevelopment Agreement dated July 19, 2021 (the "Redevelopment Agreement"), regarding certain tax increment financing assistance in connection with Developer's construction of a Project within Tax Increment Financing (Economic Development) District No. 24 (the "TIF District").

B. Oppidan, as Developer under the Redevelopment Agreement, desires to assign all of its right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes, and CIO desires to assume all of Oppidan's right, title, and interest in and to the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes.

C. The City and EDA are willing to enter into this Agreement to grant their consent to such assignment and assumption of the Redevelopment Agreement.

NOW THEREFORE, in consideration of the foregoing premises and mutual covenants hereafter contained the parties hereby agree as follows:

1. Recitals; Defined Terms. The Recitals are incorporated into this Agreement by this reference, including the definitions set forth therein. Terms capitalized in this Agreement, but not otherwise defined, have the meanings given to them in the Redevelopment Agreement.

2. Assignment. Effective as of the Effective Date, Oppidan assigns, conveys, transfers, and sets over unto CIO, all of Oppidan's right, title, and interest, as Developer, in, to, and under the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes, expressly subject to the rights and privileges of the City and the EDA under the Redevelopment Agreement.

3. Assumption. Effective as of the Effective Date, CIO assumes and agrees to perform, fulfill, and comply with all covenants and obligations to be performed, fulfilled, or complied with by Developer under the Redevelopment Agreement.

4. TIF District. CIO agrees that the TIF District will comply with the requirements of an economic development district, as described in Minnesota Statutes, Section 469.176, Subd. 4c, for the life of the TIF District. If CIO takes any action that results in the termination of the TIF District, CIO is obligated to reimburse the City or EDA for the amount of tax increment generated by the TIF District that

the City and EDA anticipate retaining (estimated to be $5,797,973) to finance public sewer connection improvements.

5. Representations. Each of Oppidan and CIO represent that, to the best of each of their respective knowledge, there exists no Default, nor any condition or state of facts, which with notice, the passage of time, or both, would constitute a Default by any party under the Redevelopment Agreement.

6. Consent. The City and the EDA hereby consent to the assignment of the Redevelopment Agreement by Oppidan to CIO, and the assumption by CIO of Oppidan's interest in the Redevelopment Agreement, except for Oppidan's rights and interests under the TIF Notes, as set forth in this Agreement. Such consent shall not be deemed to be consent by the City or the EDA to any subsequent assignment or other transfer of the Redevelopment Agreement or any rights, responsibilities, obligations, interests or benefits thereunder, except as otherwise expressly provided by the terms of the Redevelopment Agreement.

7. Representations of the City and EDA. The City and EDA hereby represent that, to the best of the knowledge of each respective undersigned authorized representatives, there exists no Default, nor any condition or state of facts, which with notice, the passage of time, or both, would constitute a Default by any party under the Redevelopment Agreement.

8. Notice. CIO's address for purposes of Section 9.01 of the Redevelopment Agreement is as follows:

Corporation Trust Center
1209 Orange Street
Wilmington, Delaware
Attention: _____

9. Miscellaneous.

(a) Authority. Each party to this Agreement represents and warrants to the other parties to this Agreement that it is duly authorized to enter into this Agreement and perform its respective obligations hereunder and that the person signing this Agreement on its respective behalf is duly authorized to sign on behalf of such party.

(b) Binding Effect. This Agreement shall be binding upon and inure to the benefit of each party hereto and their respective successors and permitted assigns.

(c) Counterparts; Electronic Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original copy, and all of which together will constitute one instrument. The parties acknowledge and agree that electronic signatures, including execution using Adobe Sign, or signatures transmitted by electronic mail in so-called "pdf" format are legal and binding and have the same full force and effect as if an original of this Agreement had been delivered.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the date first set forth above.

OPPIDAN INCORPORATED,
a Minnesota corporation
By: _____

Name: David Scott
Its: Vice President

CHASKA INDUSTRIAL OWNER LLC

By: _____

Name: _____

Its: _____

[Signature Page to Consent, Assignment, and Assumption Regarding Redevelopment Agreement (Chaska Creek Industrial Project)]

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHASKA, MINNESOTA

By: _____
President

By: _____
Executive Director

FIRST AMENDMENT TO

REDEVELOPMENT AGREEMENT

IN

REDEVELOPMENT PROJECT AREA NO. 4

AND

TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 24

CITY OF CHASKA,
CARVER COUNTY, MINNESOTA

By and Among

CITY OF CHASKA, MINNESOTA

And

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

And

OPPIDAN INCORPORATED

for the

CHASKA CREEK INDUSTRIAL PROJECT

Dated as of July 19, 2021

This Document Was Drafted By:

DORSEY & WHITNEY LLP (GIT)
Suite 1500
50 South Sixth Street
Minneapolis, Minnesota 55402

**FIRST AMENDMENT TO**
**REDEVELOPMENT AGREEMENT**
**(CHASKA CREEK INDUSTRIAL PROJECT)**

THIS FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT ("Amendment") is made and entered into as of July 19, 2021, by and among the CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the "City"), the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a body corporate and politic of the State of Minnesota (the "EDA"), and OPPIDAN INCORPORATED, a Minnesota corporation (the "Developer").

**RECITALS**

A. The City adopted a resolution establishing Tax Increment Financing (Economic Development) District No. 24, an "economic development district" (the "TIF District") pursuant to M.S., Section 469.174, Subdivision 12, and approved a Tax Increment Financing Plan therefor (the "TIF Plan").

B. The City and Developer are parties to a Redevelopment Agreement dated April 5, 2021 (the "Original Agreement," and such Original Agreement as modified by this Amendment, collectively, the "Agreement").

C. Upon the terms and conditions set forth in the Original Agreement, City agreed to provide Developer with certain tax increment financing assistance in connection with Developer's construction of a Project within the TIF District.

D. The Parties desire to amend the Original Agreement by this Amendment as set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. Recitals; Definitions. The foregoing recitals are true and accurate and are incorporated herein as part of the agreement of the Parties. Any word or term with an initial capital letter shall have the meaning given to it in this Amendment or if not so defined herein shall have the meaning given to it in the Original Agreement.

2. Inclusion of EDA as a Party; City acting on behalf of EDA. The EDA is hereby added as a party to the Agreement, and the EDA's approval of the Agreement affirms the representations of the EDA in the TIF Plan. All references to the rights, interest, or obligations of the City in the Original Agreement are hereby amended to include the EDA, and the EDA hereby authorizes the City to act on its behalf with regard to any obligations of the City and/or EDA under the Agreement.

3. Amendment of name of Developer. The name "Oppidan Holdings, LLC" is replaced throughout the Agreement, including all appendices and exhibits, with "Oppidan Incorporated," and any reference to the Developer as a "Minnesota limited liability company" shall

be replaced with a "Minnesota corporation."

4. Amendment of Section 2.04 – Ownership of Development Property. Section 2.04 of the Original Agreement is hereby amended as follows:

> The Developer hereby represents and warrants that Chaska Industrial Owner LLC, a Delaware limited liability company, will be the owner in fee simple of the Development Property and that there are no liens, defects or other encumbrances upon title to the Development Property that would hinder the development of the Development Property by the Developer as contemplated by this Agreement.

5. Amendment of Section 5.07 – Action to Reduce Taxes. Section 5.07 of the Original Agreement is hereby amended as follows:

> "Section 5.07 Action to Reduce Taxes. In accordance with the provisions of Minnesota Statutes, Section 469.177, Subd. 8 and the terms of the Assessment Agreement, ~~T~~the Developer may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Notes are fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Notes until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Notes if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Notes pursuant to this Section shall not be considered a default under this Agreement.

6. Amendment of Exhibit A – Development Property. Exhibit A – Development Property is hereby deleted and replaced with Exhibit A hereto, which replacement provides the legal descriptions for the Development Property.

7. Amendment of Exhibit B – Covenants and Restrictions. Exhibit B – Covenants and Restrictions is hereby deleted and replaced with Exhibit B hereto, which replacement includes the EDA as a party to the Agreement referenced therein; and substitutes "Oppidan Holdings, LLC" with "Oppidan Incorporated."

8. Amendment of Exhibit C – Project Description; Qualified Costs. Exhibit C – Project Description; Qualified Costs is hereby deleted and replaced with Exhibit C hereto, which replacement amends the Project Description.

9. Amendment of Exhibit D – Certificate of Completion. Exhibit D – Certificate of Completion is hereby deleted and replaced with Exhibit D hereto, which replacement includes the EDA as a party to the Agreement referenced therein, substitutes "Oppidan Holdings, LLC" with "Oppidan Incorporated," references this Amendment, and provides the legal descriptions for the Development Property.

10. Amendment of Exhibit E – Form of Limited Tax Increment Revenue Note. Exhibit E – Form of Limited Tax Increment Revenue Note is hereby deleted and replaced with Exhibit E hereto, which replacement includes the EDA as a party to the Agreement referenced therein, substitutes "Oppidan Holdings, LLC" with "Oppidan Incorporated," and references this Amendment.

11. Amendment of Exhibit F – Form of Assessment Agreement. Exhibit E – Form of Assessment Agreement is hereby deleted and replaced with Exhibit E hereto, which replacement includes the EDA as a party to the Agreement referenced therein, substitutes "Oppidan Holdings, LLC" with "Oppidan Incorporated" and the term "Development Agreement" with "Redevelopment Agreement" in the body of the Assessment Agreement, and provides the legal descriptions for the Development Property in Exhibit A thereto. Exhibits B and C to the Assessment Agreement remain unchanged.

12. Not Replaced – Exhibit G – Form of Business Subsidy Agreement. For purposes of clarity, it is hereby noted that Exhibit G – Form of Business Subsidy Agreement is not replaced.

13. Ratification. Except as specifically modified by this Amendment, the terms and provisions of the Original Agreement shall remain in full force and effect.

14. Binding Effect. This Amendment amends and supplements the Agreement. If there is a conflict between the provisions of the Original Agreement and this Amendment, the provisions of this Amendment shall control. This Amendment shall be binding upon and inure to the benefit of the Parties, and their respective successors and assigns.

15. Counterparts. This Amendment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or email copies shall be deemed originals.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the City and Developer have caused this Amendment to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA )
) ss.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, on behalf of the City of Chaska.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

_____
Notary Public

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHASKA, MINNESOTA

By _____
President

Attest: _____
Executive Director

STATE OF MINNESOTA )
) ss.
COUNTY OF CARVER )

This instrument was acknowledged before me on this _____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

_____
Notary Public

OPPIDAN INCORPORATED,
a Minnesota corporation

By: _____
Name: David Scott
Its: Vice President

STATE OF MINNESOTA )
) ss.
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by David Scott, the Vice President of Oppidan Incorporated, a Minnesota corporation, on behalf of the corporation.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

_____
Notary Public

## EXHIBIT A

## DEVELOPMENT PROPERTY

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

| PID | Legal Description |
|---|---|
| 301840030 | Outlot A Chaska Creek Center 2nd Addition |
| 302040070 | Outlot E Chaska Creek Center |

## EXHIBIT B

## COVENANTS AND RESTRICTIONS

During the term of that certain Redevelopment Agreement between the City of Chaska (the "City"), the Economic Development Authority of the City of Chaska, Minnesota (the "EDA"), and Oppidan Incorporated (the "Developer"), dated April 5, 2021, as amended by a First Amendment to Redevelopment Agreement dated July 19, 2021, and recorded in the Office of the Carver County Registrar as Document No. [_____] on [_____], 20[__], the Property shall be subject to the following covenants and restrictions:

1. The Property shall not be exempt from real estate taxes notwithstanding the ownership or use of the land.

2. The Property shall not be sold, transferred, conveyed or leased to any of the following parties:

   (a) An institution of purely public charity;

   (b) A church or ancillary tax-exempt housing;

   (c) A public hospital;

   (d) A public school district;

   (e) An organization exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, if as a result of such sale, transfer, conveyance or lease the Property would become exempt from real estate taxes; or

   (f) A Minnesota cooperative association organized under Minnesota Statutes, Section 308.05 and 308.18 for the purpose of complying with the provisions of Minnesota Statutes, Section 273.133, subdivision 3, or any other party that would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

3. The Property shall not be used for any of the following purposes:

   (a) The operation of a public charity;

   (b) A church or house of worship;

   (c) The operation of a public hospital;

   (d) The operation of a public schoolhouse, academy, college, university or seminary of learning; or

(e) Any other use which would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

4. The Property shall be devoted to uses consistent with an "economic development district" under Minnesota Statutes, Sections 469.174 through 469.1794.

5. The Property owner shall:

(a) not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Development Property, the Project or any part thereof;

(b) develop the Development Property in an orderly manner consistent with the City's zoning ordinances and comprehensive plan.

6. The covenants and restrictions herein contained shall run with the title to the Property and shall be binding upon all present and future owners and occupants of the Property; provided, however, that the covenants and restrictions herein contained shall inure only to the benefit of the City and may be released or waived in whole or in part at any time, and from time to time, by the sole act of the City, and variances may be granted to the covenants and restrictions herein contained by the sole act of the City. These covenants and restrictions shall be enforceable only by the City, and only the City shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of the covenants and restrictions herein contained, or to enforce the performance or observance thereof.

7. The covenants and restrictions herein contained shall remain in effect until the earlier of (i) February 1, 2032, or (ii) the date the City terminates the TIF District.

# EXHIBIT C

## PROJECT DESCRIPTION; QUALIFIED COSTS

Project Description

The Project involves the construction of a 168,000 square foot multi-tenant industrial facility and a 133,000 square foot multi-tenant industrial facility. The square footage of the completed facilities will comply with the requirements of an economic development district, as described in Minnesota Statutes, Section 469.176, Subd. 4c.

Qualified Costs

The estimated Qualified Costs of the TIF District are listed below that are eligible for reimbursement from tax increments of the TIF District. The categories below identify the categories of expenses that the parties agree may be reimbursed through tax increment financing. The amounts assigned to each category are estimates only and not independent limitations of Developer's Qualified Costs.

| | |
|---|---|
| Site Improvements/Preparation costs | $1,657,621 |
| Sewer connection improvements | 5,801,882 |
| Administrative expenses | 392,606 |
| **Total** | $7,852,109* |

* Developer's Qualified Cost. The total principal amount of any and all TIF Notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed $1,304,000; the total principal amount of the TIF Note issued to reimburse the Developer for Qualified Costs of Building One will not exceed $994,000, and the total principal amount of the TIF Note issued to reimburse the Developer for Qualified Costs of Building Two will not exceed $310,000.

**EXHIBIT D**

**CERTIFICATE OF COMPLETION**

**[Building 1] [Building 2 and the Project]**

WHEREAS, Oppidan Incorporated, a Minnesota corporation ("the Developer"), is the owner and the Developer of the property in the County of Carver and State of Minnesota described on Exhibit A hereto and made a part hereof (the "Development Property"); and

WHEREAS, the Development Property is subject to the provisions of a certain Redevelopment Agreement in Redevelopment Project Area No. 4 and Tax Increment Financing (Economic Development) District No. 24, dated as of April 5, 2021, as amended by a First Amendment to Redevelopment Agreement, dated as of July 19, 2021 (collectively, the "Agreement"), between the Developer, the City of Chaska, Minnesota, and the Economic Development Authority of the City of Chaska, Minnesota; and

WHEREAS, the Developer has fully and duly performed all of the covenants and conditions of Developer under the Agreement with respect to the completion of the respective Project Building listed above (as defined in the Agreement);

NOW, THEREFORE, it is hereby certified that all requirements of the Developer under the Agreement with respect to the completion of the [Building 1] [Building 2 and the Project] have been completed and duly and fully performed, and this instrument is to be conclusive evidence of the satisfactory termination of the covenants and conditions of the Agreement as they relate to the completion of the Project. All other covenants and conditions of the Agreement shall remain in effect and are not terminated hereby.

Dated this ____ day of _____, 20__.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

**Exhibit A**

**Development Property**

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

| PID | Legal Description |
|---|---|
| 301840030 | Outlot A Chaska Creek Center 2nd Addition |
| 302040070 | Outlot E Chaska Creek Center |

**EXHIBIT E**

**FORM OF LIMITED TAX INCREMENT REVENUE NOTE**

No. R-_____ $[_____]

**UNITED STATES OF AMERICA**
**STATE OF MINNESOTA**
**CITY OF CHASKA**

**LIMITED REVENUE TAXABLE TAX INCREMENT NOTE NO. [__]**
(CHASKA CREEK INDUSTRIAL PROJECT)

**Building [__]**

**PRINCIPAL AMOUNT: $** **INTEREST RATE: 4.00%**

The City of Chaska, Minnesota (the "City") for value received, promises to pay, but solely from the source, to the extent and in the manner hereinafter provided, to Oppidan Incorporated, or its registered assigns (the "Owner"), the principal sum of [_____ dollars] ($[_____]), in semi-annual installments payable on August 1, 20__, and on each February 1 and August 1 thereafter up to and including February 1, 20__ (each being a "Scheduled Payment Date"), together with interest on the outstanding and unpaid principal balance of this Limited Tax Increment Revenue Note (Chaska Creek Industrial Project) (this "Note") at the rate of four percent (4%) per annum. Installment payments shall be applied first to interest and then to a reduction of outstanding principal. Interest on the outstanding balance of this Note shall accrue from the date hereof as simple, non-compounding interest. Each payment on this Note is payable in any coin or currency of the United States of America which on the date of such payment is legal tender for public and private debts and shall be made by check or draft made payable to the Owner and mailed to the Owner at the postal address within the United States designated from time to time by the Owner.

This Note is subject to prepayment on any Scheduled Payment Date at the option of the City, in whole or in part, upon payment to the Owner of the principal amount of the Note to be prepaid, without premium or penalty.

This Note is a special and limited obligation and not a general obligation of the City, which has been issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including M.S., Sections 469.174 through 469.1794. This Note is issued pursuant to the provisions of that certain Redevelopment Agreement, dated as of April 5, 2021, as amended by a First Amendment to Redevelopment Agreement, dated as of July 19, 2021, as the same may be amended from time to time (the "Redevelopment Agreement"), between the City, the Economic Development Authority of the City of Chaska, Minnesota, and Oppidan Incorporated (the "Developer").

THIS NOTE IS NOT PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN PLEDGED TAX INCREMENT, AS DEFINED BELOW.

The Note Payment Amounts due hereon shall be payable solely from a portion of the tax increments calculated annually, less the City's administrative fee of five percent (5%) from the Development Property within the City's Tax Increment Financing (Economic Development) District No. 24 (the "Tax Increment District") within its Redevelopment Project Area No. 4, which are paid to the City and which the City is entitled to retain pursuant to the provisions of M.S., Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Available Tax Increment"). Any increment remaining after retaining the percentage noted above for the City's administrative fee and the payment of the Note Payment Amounts due shall be retained by the City. The City makes no representation or covenant, express or implied, that the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City shall pay to the Owner on each Scheduled Payment Date all Available Tax Increment on that date to the extent necessary to pay principal and interest then due and any past due installment. To the extent that the City is unable to pay the total principal and interest due on this Note at or prior to the February 1, 20__, maturity date hereof as a result of its having received as of such date insufficient Available Tax Increment, such failure shall not constitute a default under this Note and the City shall have no further obligation hereon.

This Note shall not be payable from or constitute a charge upon any funds of the City, and the City shall not be subject to any liability hereon or be deemed to have obligated itself to pay hereon from any funds except the Available Tax Increment, and then only to the extent and in the manner herein specified.

The Owner shall never have or be deemed to have the right to compel any exercise of any taxing power of the City or of any other public body, and neither the City nor any council member, officer, employee or agent of the City, nor any person executing or registering this Note shall be personally liable hereon by reason of the issuance or registration hereof or otherwise. The Owner may assign its rights hereunder, with notice thereof provided to City, in accordance with the associated TIF Agreement.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

**IN WITNESS WHEREOF**, the City of Chaska has caused this Note to be executed by the manual signatures of the Mayor and the City Administrator and has caused this Note to be dated as of _____, 20__.

Mayor

City Administrator

## EXHIBIT F

## FORM OF ASSESSMENT AGREEMENT

THIS AGREEMENT is dated as of April 5, 2021, and is between the City of Chaska, Minnesota, a municipal corporation and political subdivision of the State of Minnesota (the "City") and Oppidan Incorporated, a Minnesota corporation (the "Developer").

IN CONSIDERATION OF the mutual covenants and benefits herein described, the City and the Developer recite and agree as follows:

Section 1. Recitals.

1.01. Redevelopment District; Redevelopment Plan. The City has heretofore undertaken certain development activities, which is a "project" as defined in Minnesota Statutes, Section 469.174, subdivision 8, known as Redevelopment Project Area No. 4 (the "Project Area") pursuant to a Project Plan for the Project Area.

1.02. Tax Increment Financing District; Project. Pursuant to the Minnesota Tax Increment Financing Act, Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "TIF Act"), the City has approved a tax increment financing plan (the "Financing Plan"), which is the proposed method for financing the development activities currently proposed to be undertaken pursuant to the Project Plan and established a portion of the Project Area as a tax increment financing district ("Tax Increment District"). The Financing Plan proposes to finance the cost of the construction of two (2) industrial multi-tenant buildings (the "Project").

1.03. Implementation. The City has authorized and directed its officers to take all actions necessary to implement and carry out the Project Plan and the Financing Plan. The Project Plan and the Financing Plan propose that the City finance certain costs of or related to the Project, payable from tax increment (as defined in the TIF Act) derived from the District ("Tax Increment").

1.04. Redevelopment Agreement. The City, the Economic Development Authority of the City of Chaska, Minnesota, and the Developer have entered into a Redevelopment Agreement, dated as of April 5, 2021 (the "Redevelopment Agreement"), as amended, which provides that the Developer, or its permitted assignee, will improve the real property described in Exhibit A hereto (the "Land") by the construction of the portion of the Project located thereon. The Redevelopment Agreement provides that upon the execution and delivery of the Redevelopment Agreement, the City and Developer are to enter into this Assessment Agreement.

Section 2. Minimum Market Value.

2.01. Agreed Upon Minimum. The Developer agrees that the minimum market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, (i) for Building One (as defined in the Redevelopment Agreement), the assessment made as of January 2, 2022, shall be not less than $5,937,120 and for the assessment made as of January 2, 2023, shall be not less than $14,842,800, and for Building Two (as defined in the Redevelopment Agreement), the assessment made as of January 2, 2023, shall be not less than $11,750,550 and

shall not be reduced by any action taken by the Developer (other than a deed in lieu of, or under threat of, condemnation by the City, Carver County or other condemning authority), to less than the said amount, and that during the term of this Assessment Agreement no reduction of the market value therefor below said minimum market value shall be sought by the Developer or granted by any public official or court except in accordance with Minnesota Statutes, Section 469.177, subdivision 8. This minimum market value shall apply only to the Land, the portion of the Project located thereon and any other facilities situated on the Land. In the event of involuntary conversion of the Land and the portion of the Project located thereon for any reason (other than condemnation by a public entity), the minimum market value shall not be reduced to an amount less than said minimum market value.

The Developer acknowledges and agrees that the Land and the portion of the Project located thereon are subject to ad valorem property taxation and that such property taxes constitute taxes on "real property" (as provided in Section 469.174 of the TIF Act) and, to the extent reflecting net tax capacity rates of taxing jurisdictions levied against the captured net tax capacity of the District, tax increment.

2.02. Higher Market Value. Nothing in this Assessment Agreement shall limit the discretion of the assessor of the City or any other public official or body having the duty to determine the market value of the Land, the portion of the Project located thereon and other facilities on the Land for ad valorem tax purposes, to assign to the Land, the portion of the Project located thereon or to any other improvements constructed on the Land, on a nondiscriminatory basis and treated fairly and equally with all other property so classified in the respective counties, a market value in excess of the minimum market value specified in Section 2.01. The Developer shall have the normal remedies available under the law to contest any estimated assessor's estimated value in excess of said minimum market values, but only to the extent of the excess.

2.03. Substantial Completion. For purposes of this Assessment Agreement and the determination of the market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, the Developer agrees that (i) Building One located thereon shall be deemed to be completed in accordance with the Redevelopment Agreement as of December 31, 2022 (the required date of completion), whether in fact completed or not; and (ii) Building Two located thereon and the full Project shall be deemed to be completed in accordance with the Redevelopment Agreement as of December 31, 2023 (the required date of completion), whether in fact completed or not.

Section 3. Filing and Certification.

3.01. Assessor Certification. The City shall present this Assessment Agreement to the assessor of the City and request such assessor to execute the certification attached hereto as Exhibit C. The Developer shall provide to the assessor all information relating to the Land and the portion of the Project located thereon requested by the assessor for the purposes of discharging the assessor's duties with respect to the certification.

3.02. Filing. Prior to the recording of any mortgage, security agreement or other instrument creating a lien on the Land, the Developer shall cause this Assessment Agreement and a copy of Minnesota Statutes, Section 469.177, subdivision 8, attached hereto as Exhibit B, to be

recorded in the office of the County Recorder or Registrar of Titles of Carver County, and shall pay all costs of such recording.

Section 4. Relation to Redevelopment Agreement. The covenants and agreements made by the Developer in this Assessment Agreement are separate from and in addition to the covenants and agreements made by the Developer in the Redevelopment Agreement and nothing contained herein shall in any way alter, diminish or supersede the duties and obligations of the Developer under the Redevelopment Agreement.

Section 5. Miscellaneous Provisions.

5.01. Binding Effect. This Assessment Agreement shall inure to the benefit of and shall be binding upon the City and the Developer and their respective successors and assigns, and upon all subsequent owners of the Land and the portion of the Project located thereon.

5.02. Severability. In the event any provision of this Assessment Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5.03. Amendments, Changes and Modifications. Except as provided in Section 5.04, this Assessment Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City and the Developer and otherwise in compliance with Section 469.177, subdivision 8, of the Act.

5.04. Further Assurances and Corrective Instruments. The City and the Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged or delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Land or the portion of the Project located thereon, or for carrying out the expressed intention of this Assessment Agreement.

5.05. Execution Counterparts. This Assessment Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

5.06. Applicable Law. This Assessment Agreement shall be governed by and construed in accordance with the internal laws of the State of Minnesota.

5.07. Captions. The captions or headings in this Assessment Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Assessment Agreement.

5.08. Effective Date. This Assessment Agreement shall be effective as of April 8, 2021.

5.09. Termination Date. This Assessment Agreement shall terminate upon the termination of the District in accordance with Minnesota Statutes, Section 469.176, subdivision 1.

5.10. Definitions. Terms used with initial capital letters but not defined herein shall have the meanings given such terms in the Redevelopment Agreement, unless the context hereof clearly requires otherwise.

IN WITNESS WHEREOF, the City has caused this Assessment Agreement to be executed in its name by its duly authorized officers and the Developer has caused this Assessment Agreement to be executed in its corporate name.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA )
) ss.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me on this ____ day of _____, 2021, by _____, the Mayor, and _____, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2021.

_____
Notary Public

OPPIDAN INCORPORATED, a Minnesota corporation

By: _____

Its: _____

STATE OF _____ )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me on this ___ day of _____, 2021, by _____, the _____ of OPPIDAN INCORPORATED, a Minnesota corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ___ day of _____, 2021.

_____
Notary Public

**EXHIBIT A**
**DESCRIPTION OF LAND**

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows:

| PID | Legal Description |
|---|---|
| 301840030 | Outlot A Chaska Creek Center 2nd Addition |
| 302040070 | Outlot E Chaska Creek Center |

EXHIBIT B

COPY OF MINNESOTA STATUTES, SECTION 469.177, SUBDIVISION 8

Assessment agreements. An authority may enter into a written assessment agreement with any person establishing a minimum market value of land, existing improvements, or improvements to be constructed in a district, if the property is owned or will be owned by the person. The minimum market value established by an assessment agreement may be fixed, or increase or decrease in later years from the initial minimum market value. If an agreement is fully executed before July 1 of an assessment year, the market value as provided under the agreement must be used by the county or local assessor as the taxable market value of the property for that assessment. Agreements executed on or after July 1 of an assessment year become effective for assessment purposes in the following assessment year. An assessment agreement terminates on the earliest of the date on which conditions in the assessment agreement for termination are satisfied, the termination date specified in the agreement, or the date when tax increment is no longer paid to the authority under section 469.176, subdivision 1. The assessment agreement shall be presented to the county assessor, or city assessor having the powers of the county assessor, of the jurisdiction in which the tax increment financing district and the property that is the subject of the agreement is located. The assessor shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, shall execute the following certification upon the agreement:

> The undersigned assessor, being legally responsible for the assessment of the above described property, certifies that the market values assigned to the land and improvements are reasonable

The assessment agreement shall be filed for record and recorded in the office of the county recorder or the registrar of titles of each county where the real estate or any part thereof is situated. After the agreement becomes effective for assessment purposes, the assessor shall value the property under section 273.11, except that the market value assigned shall not be less than the minimum market value established by the assessment agreement. The assessor may assign a market value to the property in excess of the minimum market value established by the assessment agreement. The owner of the property may seek, through the exercise of administrative and legal remedies, a reduction in market value for property tax purposes, but no city assessor, county assessor, county auditor, board of review, board of equalization, commissioner of revenue, or court of this state shall grant a reduction of the market value below the minimum market value established by the assessment agreement during the term of the agreement filed of record regardless of actual market values which may result from incomplete construction of improvements, destruction, or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording an assessment agreement constitutes notice of the agreement to anyone who acquires any interest in the land or improvements that is subject to the assessment agreement, and the agreement is binding upon them.

An assessment agreement may be modified or terminated by mutual consent of the current parties to the agreement. Modification or termination of an assessment agreement must be approved by

the governing body of the municipality. If the estimated market value for the property for the most recently available assessment is less than the minimum market value established by the assessment agreement for that or any later year and if bond counsel does not conclude that termination of the agreement is necessary to preserve the tax exempt status of outstanding bonds or refunding bonds to be issued, the modification or termination of the assessment agreement also must be approved by the governing bodies of the county and the school district. A document modifying or terminating an agreement, including records of the municipality, county, and school district approval, must be filed for record. The assessor's review and certification is not required if the document terminates an agreement. A change to an agreement not fully executed before July 1 of an assessment year is not effective for assessment purposes for that assessment year. If an assessment agreement has been modified or prematurely terminated, a person may seek a reduction in market value or tax through the exercise of any administrative or legal remedy. The remedy may not provide for reduction of the market value below the minimum provided under a modified assessment agreement that remains in effect. In no event may a reduction be sought for a year other than the current taxes payable year.

## EXHIBIT C

## ASSESSOR'S CERTIFICATE

The undersigned, being the duly qualified and acting assessor of the City of Chaska, Minnesota, hereby certifies that.

1. I am the assessor responsible for the assessment of the Land described in the foregoing Exhibit A;

2. I have read the foregoing Assessment Agreement dated as of April 5, 2021;

3. I have received and read a duplicate original of the Redevelopment Agreement referred to in the Assessment Agreement;

4. I have received and reviewed the architectural and engineering plans and specifications for the portion of the Project agreed to be constructed on the Land pursuant to the Redevelopment Agreement;

5. I have received and reviewed an estimate prepared by the Developer of the cost of the Land and the portion of the Project to be constructed thereon;

6. I have reviewed the market value previously assigned to the Land on which the applicable portion of the Project is to be constructed, and the minimum market value to be assigned to the Land and the portion of the Project located thereon by the Assessment Agreement is a reasonable estimate; and

7. I hereby certify that the market value assigned to the Land and the portion of the Project located thereon described on the foregoing Exhibit A by the Assessment Agreement is reasonable and the market value assigned to the Land and the portion of the Project located thereon:

(a) for Building One (as defined in the Redevelopment Agreement) the assessment made as of January 2, 2022, shall be not less than $5,937,120, and for the assessment made as of January 2, 2023, and continuing throughout the term of the Assessment Agreement shall be not less than $14,842,800; and

(b) for Building Two ( as defined in the Redevelopment Agreement) the assessment made as of January 2, 2023, and continuing throughout the term of the Assessment Agreement shall be not less than $11,750,550.

Dated: _____, 20__.

_____

City Assessor, City of Chaska, Minnesota

# REQUEST FOR ACTION
# CHASKA CITY COUNCIL
# 7/19/2021

**Subject: Chaska Creek Center Site Assessment Agreements**

Prepared By: Matt Clark – City Engineer

---

Earlier this year, the City Council approved two new industrial buildings within the Chaska Creek Center campus for the Oppidan development group. Oppidan plans to construct the first of two buildings beginning this year which will require the final completion of the improvements that were anticipated for serving the new development including the extension of Chaska Creek Boulevard to Creek Road and extending utilities to the site.

Attached to the report is a Phasing plan that shows the improvements that have been approved within the development. Phase 1 and portions of Phase 2 have been completed since 2017, which includes the extension of Chaska Creek Way. With the addition of the first of two new industrial building that is being constructed south of Chaska Creek, completing Phase 2 of the improvements are now necessary.

Phase 2 of the Chaska Creek Boulevard Project provides for the construction of new public utilities, storm water treatment ponds, sidewalk, trail, boulevard and median landscaping, and the final segment of collector road in the Chaska Creek Business Center campus. The project also involves constructing a new roundabout at Creek Road along with both trunk and lateral utilities that will serve the immediate development within the campus as well as future development within the community.

Back in 2017, the approvals for the extension of Chaska Creek Boulevard were put in place with City Council for the completion of all the phases planned within the development (Phase 1, Phase 2, Phase 3). As a part of the original approval an agreement that outlined the assessments and project costs was executed so that improvements could be constructed as the timing of development occurred and costs could be apportioned as assessments over properties to ensure payment of the new infrastructure. The agreement allows for reapportionment of assessments and since the Developer is now in a position to release property, the assessments that were in place previously are now proposed to be reapportioned. The original assessments and proposed reapportionments are listed below.

| | Parcel ID | Original | Revised |
|---|---|---|---|
| Lot 1, Block 1, Chaska Creek Center - HYVEE | 30.2040010 | $ 1,150,000.00 | $ 1,150,000.00 |
| Lot 2, Block 1, Chaska Creek Center - MSP Commercial | 30.2040020 | $ 251,653.00 | $ 251,653.00 |
| Lot 1, Block 1, Chaska Creek Center 2nd Addition - Daycare | 30.1840010 | $ 123,001.00 | $ 123,001.00 |

| | | | |
|---|---|---|---|
| Lot 2, Block 1, Chaska Creek Center 2nd Addition - Future Office | 30.1840020 | $ 246,066.00 | $ 246,066.00 |
| Outlot A, Chaska Creek Center 2nd Addition | 30.1840030 | $ 1,315,223.49 | $ 1,101,414.00 |
| Outlot E, Chaska Creek Center | 30.2040070 | $ 1,858,342.28 | $ 940,922.00 |
| Outlot F, Chaska Creek Center | 30.2040080 | $ 391,067.19 | $ 364,678.00 |
| Outlot H, Chaska Creek Center | 30.2040100 | $ 1,411,507.27 | $ 1,569,127.43 |
| Club West Traditions | | $ (1,000,000.00) | $ - |
| | | $ 5,746,860.23 | $ 5,746,861.43 |

One of the largest changes that has occurred since the original agreement is the incorporation of Clubs West Traditions into the financing for the improvements. The Clubs West property located directly south of the roundabout that will be installed at the connection of Chaska Creek Boulevard to Creek Road, agree the property will benefit from the improvements. Previously, this property was not subject to an assessment. However, the owner agrees the project proposes benefit and will be participating in a property assessment that will support 1$M in infrastructure cost which allows for a change to the previous assessment amounts. The $1M of new funding from the Clubs West Property towards infrastructure is being supported by offsite parkland dedication from the Harvest West Development. The land being dedicated within the Harvest West Development will be used to support the cost participation toward infrastructure related to the Chaska Creek Boulevard Improvements. In addition, the City will be planning to utilize tax increment that is generated from the Clubs West site to support reimbursement of the infrastructure.

Attached to the report are two agreements that staff has been working closely with the developer and property owners on. The assessment agreements allow for the reapportionment of assessments and allows the City the ability to proceed with the phase 2 extension of streets and utilities. The general terms of the agreement include:

1. City cost participation for street and utility extensions and trunk utilities based on the City policy.
2. Total assessment amounts levied to all development parcels.
3. City access and grants all easements and right of way necessary to construction public improvements
4. Other, City and Developer obligations related to construction of project phases

Both site assessment agreements have been prepared from the City's legal counsel. A draft form of both agreements are attached for Council's review. Staff requests the council to direct staff to formalize the agreements and to authorize the City Administrator and Mayor to execute once the agreements are ready to be executed.

CITY COUNCIL ACTION REQUESTED
Motion authorizing Staff to fully execute the Site Assessment Agreement related to the Chaska Creek Boulevard Street and Utility Extension Project.

**SITE ASSESSMENT AGREEMENT**

**(Club West – Improvements N. Creek Road)**

THIS SITE ASSESSMENT AGREEMENT (the "Agreement") is made effective this _____ day of _____, 2021, by and between the City of Chaska, a municipal corporation under the laws of the State of Minnesota (the "City") and Club West Partners, LLC, a limited liability company under the laws of the State of Minnesota (the "Owner").

**RECITALS**

**RECITAL NO. 1**

Club West Partners, LLC, is the owner of certain land located in the City of Chaska, Carver County, Minnesota, which is legally described on **Exhibit A,** attached hereto and incorporated herein (the "Property").

**RECITAL NO. 2**

The Property is located in a larger area generally between the Creek Road to the north and east, U.S. Highway 212 to the east, and CSAH No. 44 to the south.

**RECITAL NO. 3**

The City is proposing: (i) to construct a collector street and related drainage improvements to the area north of the Creek Road (the "Collector Street Improvements"); and (ii) in the same area to install sanitary sewer, water, and storm sewer lines in the collector street right of way (the "Utility Project") each extending from CSAH No. 10 on the north and extending to the Creek Road on the south, the location of which right of way is depicted on **Exhibit B,** attached hereto and incorporated herein (collectively the "City Project").

**RECITAL NO. 4**

The Owner, at some point in time, desires to develop the Property for commercial use but cannot do so unless the improvements associated with the City Project are constructed.

**RECITAL NO. 5**

The City has obtained from Stantec studies for the City Project (the "Feasibility Study").

**RECITAL NO. 6**

In order for the City Project to proceed, it is necessary to construct the Collector Street Improvements and the Utility Project as identified in the Feasibility Study defined above.

**RECITAL NO. 7**

The construction of the Collector Street Improvements and Utility Project will provide significant financial benefit to, and enhanced development potential for, the Property which benefits exceed the amount of the proposed assessment.

**RECITAL NO. 8**

The City and the Owner wish to enter into an agreement defining the terms and conditions under which the City will assess certain costs of the construction of the Collector Street Improvements and the Utility Project against the Property.

**NOW, THEREFORE,** based upon the mutual covenants and obligations contained herein, the parties hereto agree as follows:

1. **Feasibility Study**. The City has provided to the Owner a copy of the Feasibility Study dated May 19, 2017, prepared by Stantec, the City Engineer, which Feasibility Study is a review of the engineering aspects and projected costs of constructing: (i) the Collector Street Improvements; and (ii) the Utility Project. Included within the Feasibility Study is the City Engineer's estimate of the costs of the Collector Street Improvements (the "Collector Street Improvements Costs") in the amount of $5,992,244.89. Included within the Feasibility Study is the City Engineer's estimate of the costs of the Utility Project (the "Utility Project Costs") in the amount of $2,092,688.18.

2. **Constructing of the Projects**. The Collector Street Improvements and Utility Project extend from CSAH No. 10 on the north to the Creek Road on the south. No transportation fee will be imposed by the City on the Property for the Collector Street Improvements which are the subject of this Agreement.

3. **Assessments.** The parties agree that in the manner hereinafter described, certain costs for the Collector Street Improvements and the Utility Project will be assessed pursuant to Minnesota Statutes Chapter 429 against the Property. This Agreement does not alter any connection, trunk, management, or area fee for: (i) sanitary sewer; (ii) watermain; (iii) storm

sewer; (iv) surface water management; (v) park; or (vi) trail fees required to be paid to the City by the then owner of the Property at such time as the Property is developed or subdivided, which fees may be applied to costs incurred by the City for various projects including, but not limited to, the Utility Project.

4. **Preliminary Proposed Assessment.** The City Engineer has a proposed allocation of Collector Street Improvements Costs and Utility Project Costs to the Property as shown on **Exhibit C,** attached hereto and incorporated herein. Based upon the City Engineer's estimate of Collector Street Improvements Costs of $778,343.00 and Utility Project Costs of $221,657.00, the aggregate assessment against the Property is $1,000,000.00 which is allocated per parcel to the parcels which make up the Property, if the Property consists of multiple tax parcels as of the date of this Agreement, as shown on **Exhibit C** (the "Maximum Assessment"). If the City proceeds with the City Project, the amount of the Collector Street Improvements Costs and Utility Project Costs assessed against the Property will not exceed the Maximum Assessment.

5. **Deferments.**

A. The payment of the assessments imposed by the City shall be deferred from the date of imposition through the subsequent five (5) years of taxes payable unless, prior to the expiration of the five (5) year period: (i) the Property or a parcel which is part of the Property is subdivided pursuant to a plat; (ii) the Property is divided by metes and bounds descriptions; or (iii) the Property or a parcel which is part of the Property is improved with structures and/or landscape which change its use from that which is in effect as of the execution of this Agreement.

B. Notwithstanding the foregoing in Subsection A, if the Property is subdivided, and a portion of the Property will be placed in outlots or other parcels reserved for future development, the Owner may request and the City, in its sole discretion, may: (i) allocate the assessments imposed between the portion of the Property being platted into lots and the portion of the Property being reserved as outlots; and (ii) continue the deferment, but not to exceed the durational limits previously set forth in this Section 5 for the outlots.

C. No portion of the imposed assessments will be allocated to, or deferred for, any outlots which are or will be used for parkland, trails, drainage, storm water ponding, utilities, storm water treatment, wetlands, or common areas.

6. **Waiver of Irregularity.** Owner, for itself, its successors and assigns, waives any rights and claims it may have under Minnesota Statutes Chapter 429 that any part of the City's approval process for the City Project or the assessment process in relation to the Collector Street Improvements Costs and Utility Project Costs are improper or invalid; and Owner, for itself, its successors and assigns, specifically waives any objection to any assessment imposed by the City against the Property for costs incurred by the City in designing, constructing, financing and assessing the costs of the City Project provided that the amount assessed against the Property shall not exceed the Maximum Assessment. Owner acknowledges that this Agreement constitutes a petition pursuant to Minn. Stat. § 429.035 for the construction of the Collector Street Improvements and Utility Project.

7. **Assessment Appeals.** Owner, for itself, its successors, and assigns, waives any and all right or claim it may have to object to or appeal the amount of the assessment made by the

City for the City Project against the Property including, but not limited to, any claims based upon any irregularities in the assessment proceeding; any claims that the amount assessed exceeds the benefit to the Property provided that the assessment may not exceed the Maximum Assessment; and any claims that the amounts assessed for the City Project against the Property were unfairly or inequitably assessed. This waiver of appeal runs with the Property and shall be binding upon any subsequent owner of the Property.

8. **Imposition of Assessment.** The City may impose the assessment and certify the assessment to the Carver County Auditor for the portion of the Collector Street Improvements Costs and Utility Project Costs attributed to the Property pursuant to Sections 3 and 4 and **Exhibit C,** attached hereto and incorporated herein. The act of entering into a contract for construction of all or a part of the City Project is authorization for the City to impose the assessment for Collector Street Improvements Costs and Utility Project Costs and to certify the assessment to the Carver County Auditor in an amount as set forth herein.

9. **Interest on Assessment.** On or after entering into a contract for construction of all or a part of the City Project, the City may adopt a resolution pursuant to Minnesota Statutes, Section 429.061, imposing the assessment against the Property subject to the limitations set forth in this Agreement. The City need not provide published or mailed notice to the Owner of the Property, its successors and assigns, of the consideration of such a resolution. Once imposed, the assessment shall bear interest at a fixed rate of one tenth of one percent (0.10%), continuing until paid. The interest will accrue during any period of deferment pursuant to Section 5 and such interest will be included in the amounts due for the assessment when eligibility for deferment expires. The assessment will be spread with the Property taxes pursuant to statute and will be

payable over a period of ten (10) years or such shorter period as is defined in the TIF Development Agreement.

10. **Payments.** Because of accommodations provided by the developer to the City in relation to excess land conveyances as described in the developer's agreement between the City and the Owner, or an affiliate of the Owner, for Harvest West 3rd Addition, the City agrees that the assessments for the City Project are payable solely from tax increment generated from the development of each individual parcel of the Property. The assessments imposed by this Agreement shall remain a lien on the Property but, as each parcel of the Property is developed, the City shall allocate a portion of the assessments to the parcels which then make up the Property in a fair and rational manner. The assessments in full or as allocated shall remain a lien on the Property as a whole or each parcel until paid in full but the City, concurrent with the execution of a mutually acceptable TIF Development Agreement, will enter into an agreement with the then Property or parcel owner and the holder of any mortgage lien that the assessments are solely payable from tax increment not otherwise paid to the Property Owner as a pay-as-you-go note.

11. **Approving Resolution Conditions.** This Agreement is not a development agreement for the Property and as a condition of any final development or plat approval of the Property, Owner shall enter into a developer's agreement with City.

12. **City Fees.** Nothing in this Agreement shall alter any fee for connection to lateral sanitary sewer, water, and storm sewer lines or ponding needed to connect or serve the Property, nor does this Agreement alter any connection, trunk, management, or area fee for: (i) sanitary sewer; (ii) watermain; (iii) storm sewer; (iv) surface water management; (v) park; or (vi) trail fees

required to be paid to the City by the then owner of the Property at such time as the Property is developed or subdivided.

13. **Other Improvements.** This Agreement only relates to the City Project. Nothing herein shall preclude the City in the future from constructing other improvements not covered by this Agreement (the "Future Improvements") under Minnesota Statutes Chapter 429 and, consistent with statutory requirements, assessing the Property for such Future Improvements. Nothing shall preclude the Owner, its successors and assigns, from objecting to or appealing the amount of such future assessment for the Future Improvements pursuant to statutory requirements. Notwithstanding the foregoing, the City will not assess the Property for: (i) Creek Road trunk sewer, as outlined on **Exhibit D** attached hereto and incorporated herein. Additionally, the City will not impose a transportation fee against the Property for the Collector Street Improvements (Chaska Creek Boulevard) north of the Creek Road. The owner of the Property will be subject to future assessments for any extension of Chaska Creek Boulevard south of Creek Road through the Property. The Owner has entered into a separate site assessment agreement with the City for the Property relating to a turn lane from Creek Road into the Property, storm sewer and trail improvements as depicted on **Exhibit E** attached hereto and incorporated herein.

14. **Agreement Runs with the Land.** This Agreement shall run with the land, shall be recorded against title to the Property and is binding on all future individuals or entities who hold any interest in the Property. The Owner covenants with the City, its successors and assigns, that the Owner has title to all the Property and there are no unrecorded interests against the Property.

15. **Assignment.** The Owner may not assign this Agreement without the written permission of the City, which shall not be unreasonably withheld. No assignment shall be effective unless the assignee assumes in writing all obligations of the Owner under this Agreement and the documents related thereto, and evidence of such assumption shall be in a form mutually acceptable to the City and the Owner.

16. **Severability.** In the event that any provision of this Agreement shall be held invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other section or provision of this Agreement.

17. **Non-Waiver.** Each right, power or remedy conferred upon City or the Owner by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City or the Owner at law or in equity, or under any other agreement. Each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City or the Owner and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy. If either party waives in writing any default or non-performance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

18. **Subsequent Development.** Owner may not proceed with any development or improvement of the Property other than as may be permitted under the terms of the Chaska City Code until such time as the Property has final plat approval from the City and Owner and other

relevant parties have entered into a developer's agreement which, amongst other matters, provides financial security acceptable to the City and has been approved by the City.

19. **Parcels for Roundabout Creek Road**. The Owner, in consideration of the undertaking of the City, for no additional consideration, shall contemporaneously, with the execution of this Agreement, convey a temporary construction easement and a permanent roadway, drainage, and utility easement necessary to facilitate the construction and operation of the roundabout at Chaska Creek Boulevard and the Creek Road as identified on **Exhibit F,** attached hereto and incorporated herein. The forms of the easements are set forth on **Exhibit G** and **Exhibit H,** attached hereto and incorporated herein.

20. **Counterparts.** This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

21. **Recitals.** The recitals set forth at the beginning of this Agreement are incorporated into the terms of this Agreement.

**IN WITNESS WHEREOF,** the parties have hereunto set their hands effective on the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT BETWEEN CITY OF CHASKA AND CLUB WEST PARTNERS, LLC

**CITY OF CHASKA**

By_____
Mark Windschitl, Mayor

By_____
Matt Podhradsky, City Administrator

STATE OF MINNESOTA )
) ss.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____
Notary Public

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT BETWEEN CITY OF CHASKA AND CLUB WEST PARTNERS, LLC

**CLUB WEST PARTNERS, LLC**

By_____
Jake Enebak

Its_____

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Jake Enebak, the _____ of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

**EXHIBIT A**

CLUB WEST PARTNERS, LLC PROPERTY

**PRIOR TO EXECUTION A LEGAL DESCRIPTION WILL BE ATTACHED DESCRIBING THE PROPERTY DEPICTED AS "PARCEL A" IN THE BELOW DIAGRAM:**

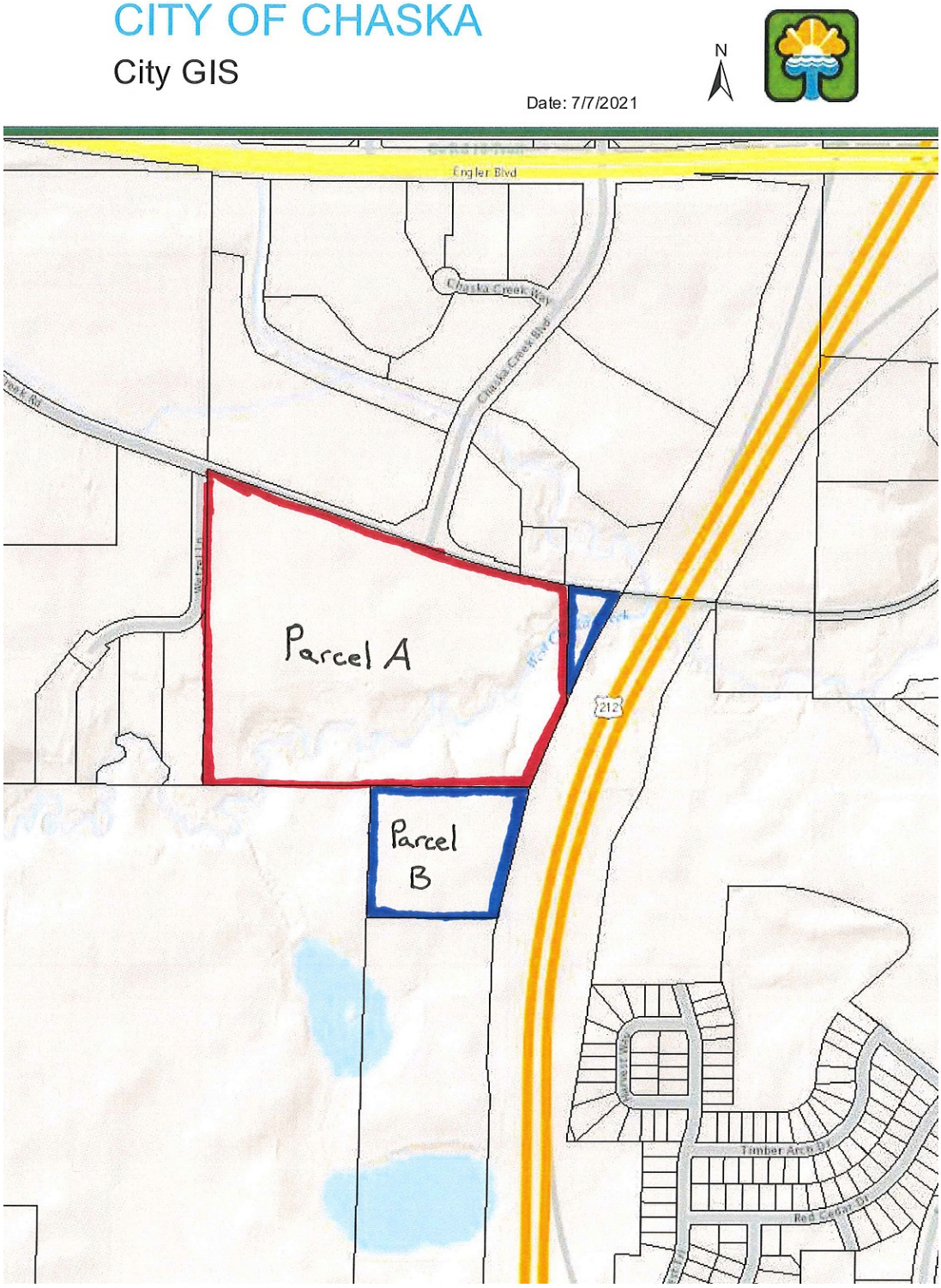


**EXHIBIT B**

DEPICTION OF RIGHT OF WAY/CITY PROJECT

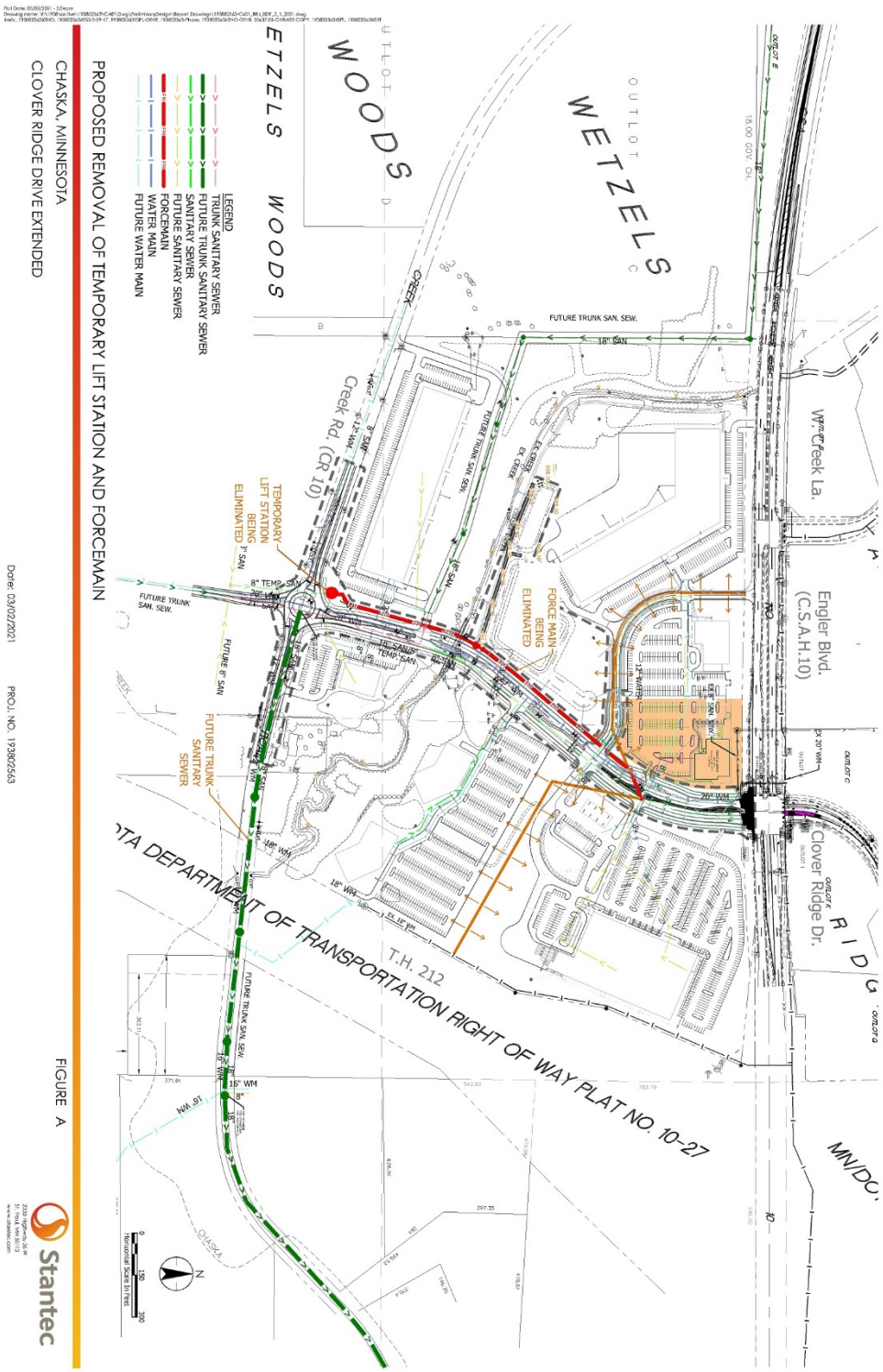


**EXHIBIT C**

SPECIAL ASSESSMENTS FOR COLLECTOR STREET IMPROVEMENTS/UTILITY PROJECT
CLUB WEST PARTNERS, LLC

| **PID No.** | **ASSESSMENT** |
|---|---|
| | |
| 30.0060800 | $1,000,000.00 |

**EXHIBIT D**

CREEK ROAD TRUNK SEWER



**EXHIBIT E**

TURN LANE, STORM SEWER AND TRAIL IMPROVEMENTS

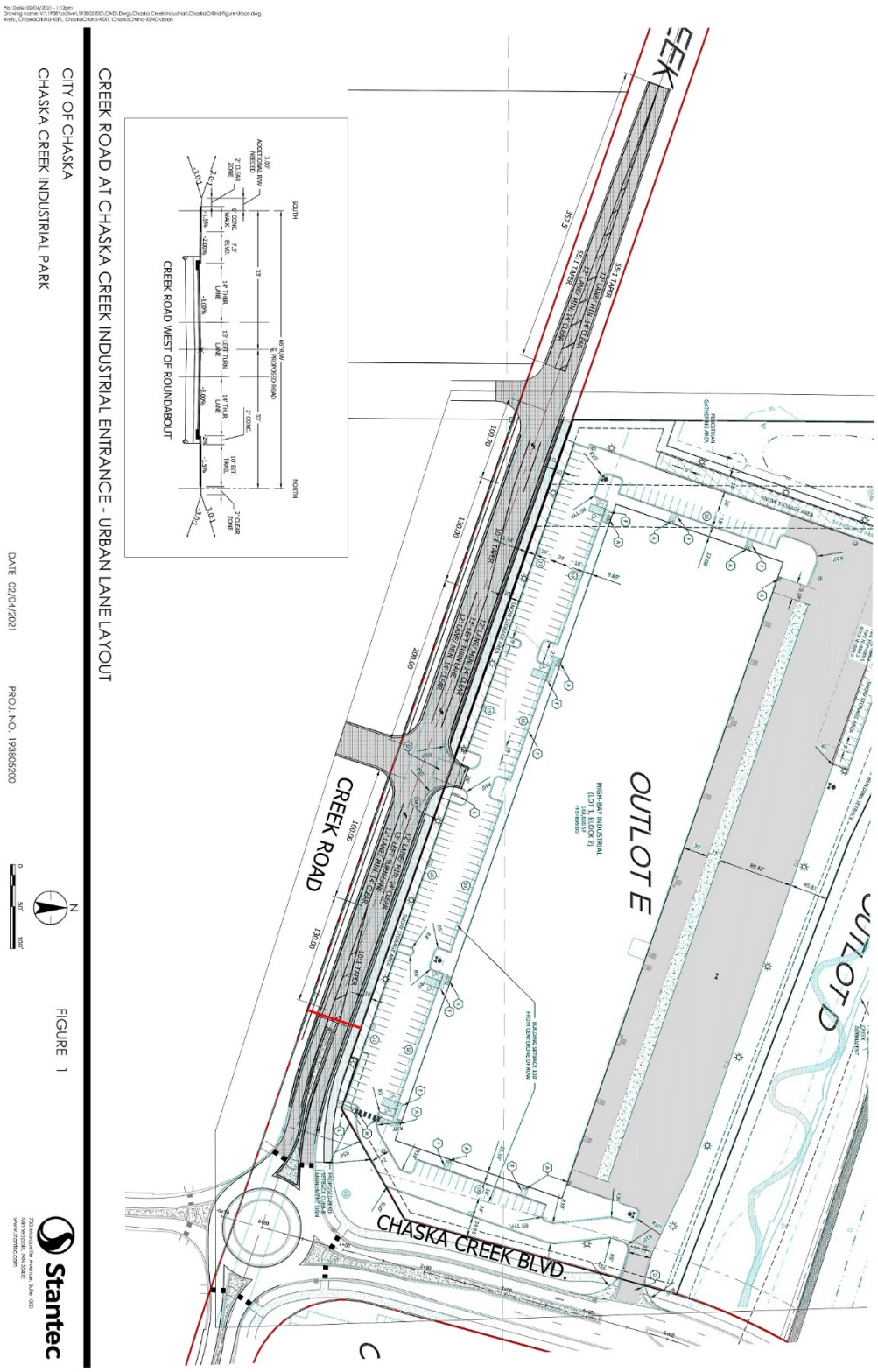


**EXHIBIT F**

ROUNDABOUT

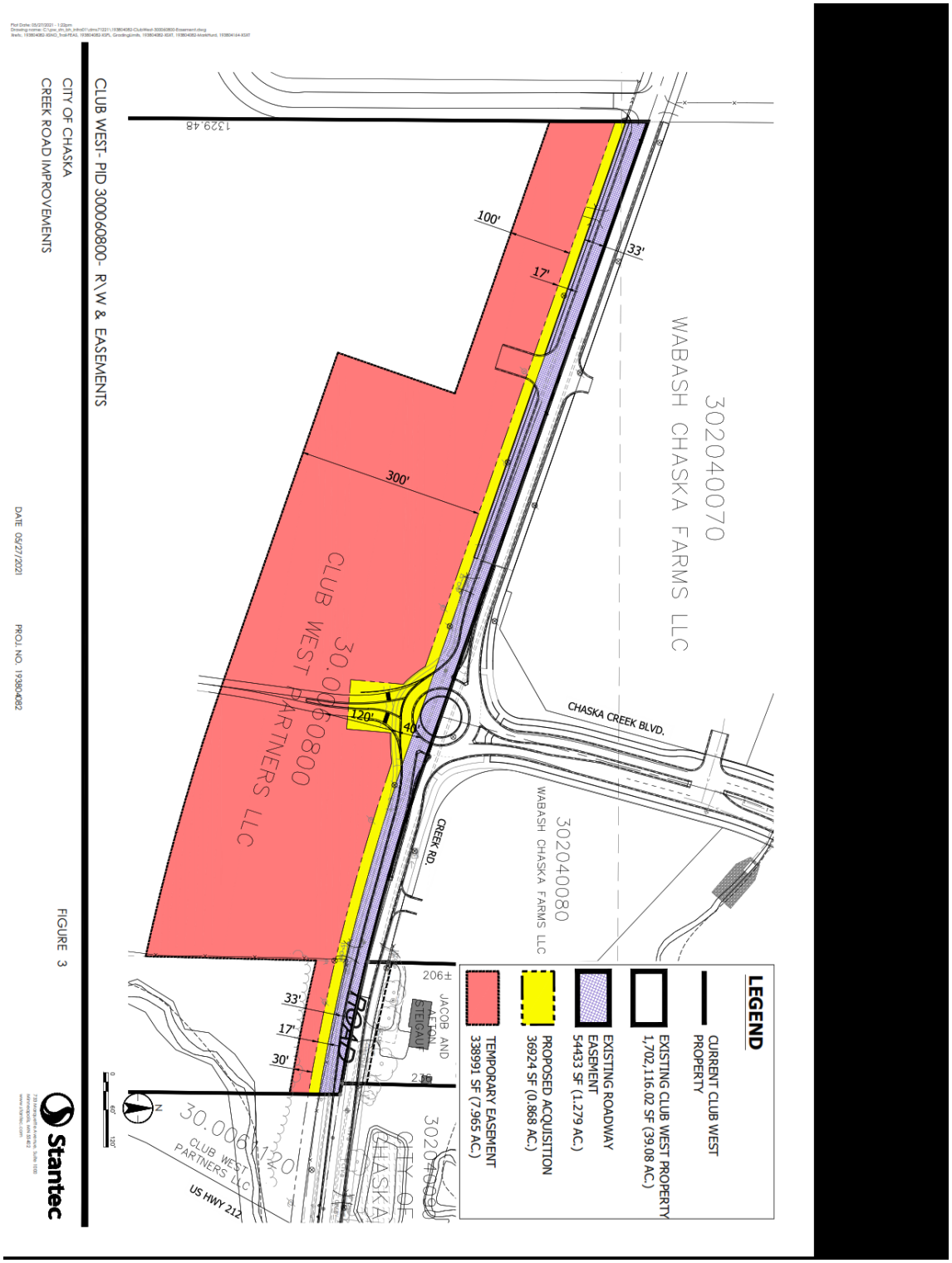


**EXHIBIT G**

TEMPORARY CONSTRUCTION EASEMENT

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** is made and entered into effective this _____ day of _____, 2021, by and between Club West Partners, LLC, a limited liability company under the laws of the State of Minnesota (the "Owner") and City of Chaska, a municipal corporation organized under the laws of the State of Minnesota (the "City");

**WITNESSETH:**

Owner, in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, quit claim and convey unto City a temporary construction easement under, over and across the hereinafter described properties, said properties being situated in the County of Carver, State of Minnesota, described as follows, to-wit:

**TO BE PROVIDED BY STANTEC**
**PUT IN DESCRIPTION FOR BOTH UTILITY, ROUNDABOUT AND TURN LANE AREAS**

as depicted on **Exhibit A** attached hereto (the "Temporary Construction Easement").

This Temporary Construction Easement shall automatically terminate on the earlier of: (i) the date City completes construction of the turn lane, storm sewer, and trail improvements, as defined in the Site Assessment Agreement (Creek Road) between City and Owner dated ____; or (ii) December 31, 2031.

Notwithstanding anything herein to the contrary, this Temporary Construction Easement shall not be used or dedicated as a public roadway.

This Temporary Construction Easement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused these presents to be executed effective as of the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

THIS IS A COUNTERPART SIGNATURE PAGE TO THE TEMPORARY CONSTRUCTION EASEMENT BETWEEN CLUB WEST PARTNERS, LLC, AND CITY OF CHASKA

**OWNER:**

CLUB WEST PARTNERS, LLC

By _____
Jake Enebak

Its _____

STATE OF MINNESOTA )
)SS.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Jake Enebak, _____ of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

THIS IS A COUNTERPART SIGNATURE PAGE TO THE TEMPORARY CONSTRUCTION EASEMENT BETWEEN CLUB WEST PARTNERS, LLC, AND CITY OF CHASKA

CITY OF CHASKA

By _____
Mark Windschitl, Mayor

By _____
Matt Podhradsky, City Administrator

STATE OF MINNESOTA )
) SS.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

**EXHIBIT A**

TEMPORARY CONSTRUCTION EASEMENT DEPICTION

(BOTH UTILITY, ROUNDABOUT AND TURN LANES PROJECT)

**EXHIBIT H**

PERMANENT ROADWAY, DRAINAGE, AND UTILITY EASEMENT

**PERMANENT ROADWAY, DRAINAGE, AND UTILITY EASEMENT**

This Permanent Roadway, Drainage, and Utility Easement (the "Easement") is made and entered into effective this _____ day of _____, 2021, by Club West Partners, LLC, a Minnesota limited liability company (the "Grantor"), and the City of Chaska, a municipal corporation under the laws of the State of Minnesota (the "Grantee").

WITNESSETH:

Grantor, in consideration of the sum of One Dollar and Other Good and Valuable Consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, quit claim and convey unto Grantee, its successors and assigns, a permanent roadway, drainage and utility easement over, under, and across the hereinafter described properties, said properties being situated in the County of Carver, State of Minnesota, described as follows to-wit:

**TO BE PROVIDED BY STANTEC**
**PUT IN DESCRIPTION FOR UTILITY, ROUNDABOUT AND TURN LANE AREAS**

as depicted on the attached **Exhibit "A"** (the "Easement Area").

Grantor agrees it will not plant trees or shrubbery or place any objects or structures on the Easement Area or use or cause the use of the Easement Area for any purpose that will interfere with the public right, use and operation granted by this Easement.

This Easement includes the right of the Grantee, its employees, agents, contractors, designees and assigns, to go upon said Easement Area at any time and to construct and install a public road or street of such type, character and size as it may determine, including paved surfacing, and to use, maintain and repair the roadway and Easement Area, to construct drainage and utility improvements and the right to use and remove all earth, fill, trees, timber, shrubs, grasses and any other materials or objects within the Easement Area as needed for the purpose of this Easement.

Grantor warrants that it is the owner in fee and in possession of the land included within this Easement and it has good and lawful right to convey this Easement.

This Easement shall run with the above-described land and shall be binding upon the Grantor, its successors and assigns.

This Easement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

**IN WITNESS WHEREOF,** Grantor and Grantee have caused these presents to be executed effective the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

THIS IS A COUNTERPART SIGNATURE PAGE TO THE PERMANENT ROADWAY, DRAINAGE, AND UTILITY EASEMENT BETWEEN CLUB WEST PARTNERS, LLC, AND CITY OF CHASKA

CLUB WEST PARTNERS, LLC

By _____
Jake Enebak

Its _____

STATE OF MINNESOTA )
)SS.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Jake Enebak, _____ of Club West Partners, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

_____
Notary Public

THIS IS A COUNTERPART SIGNATURE PAGE TO THE PERMANENT ROADWAY, DRAINAGE, AND UTILITY EASEMENT BETWEEN CLUB WEST PARTNERS, LLC, AND CITY OF CHASKA

CITY OF CHASKA

By _____
Mark Windschitl, Mayor

By _____
Matt Podhradsky, City Administrator

STATE OF MINNESOTA )
) SS.
COUNTY OF CARVER )

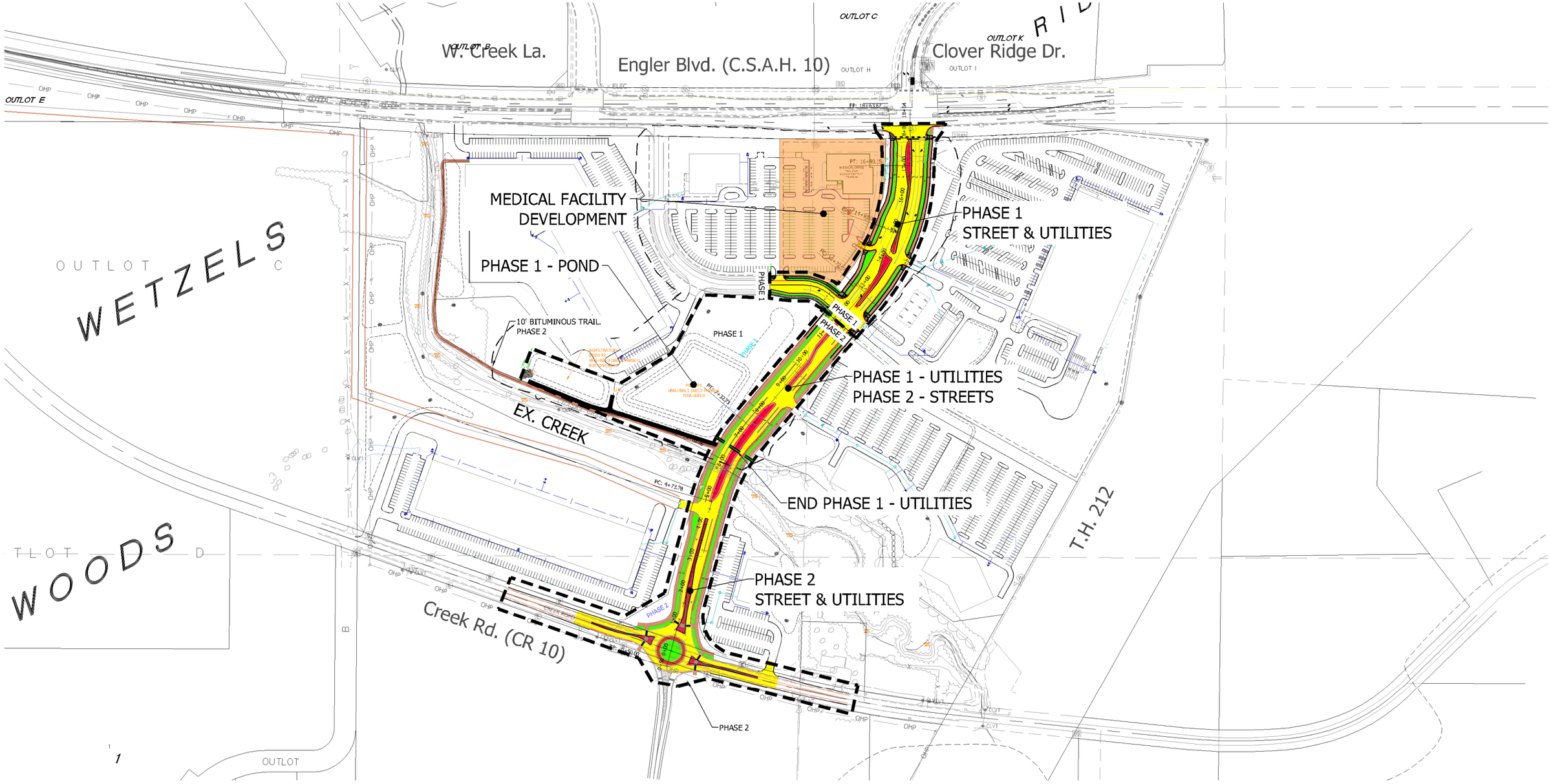
The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

**EXHIBIT A**

EASEMENT AREA DEPICTION




PROPOSED STREET IMPROVEMENTS - OVERVIEW

CHASKA, MINNESOTA

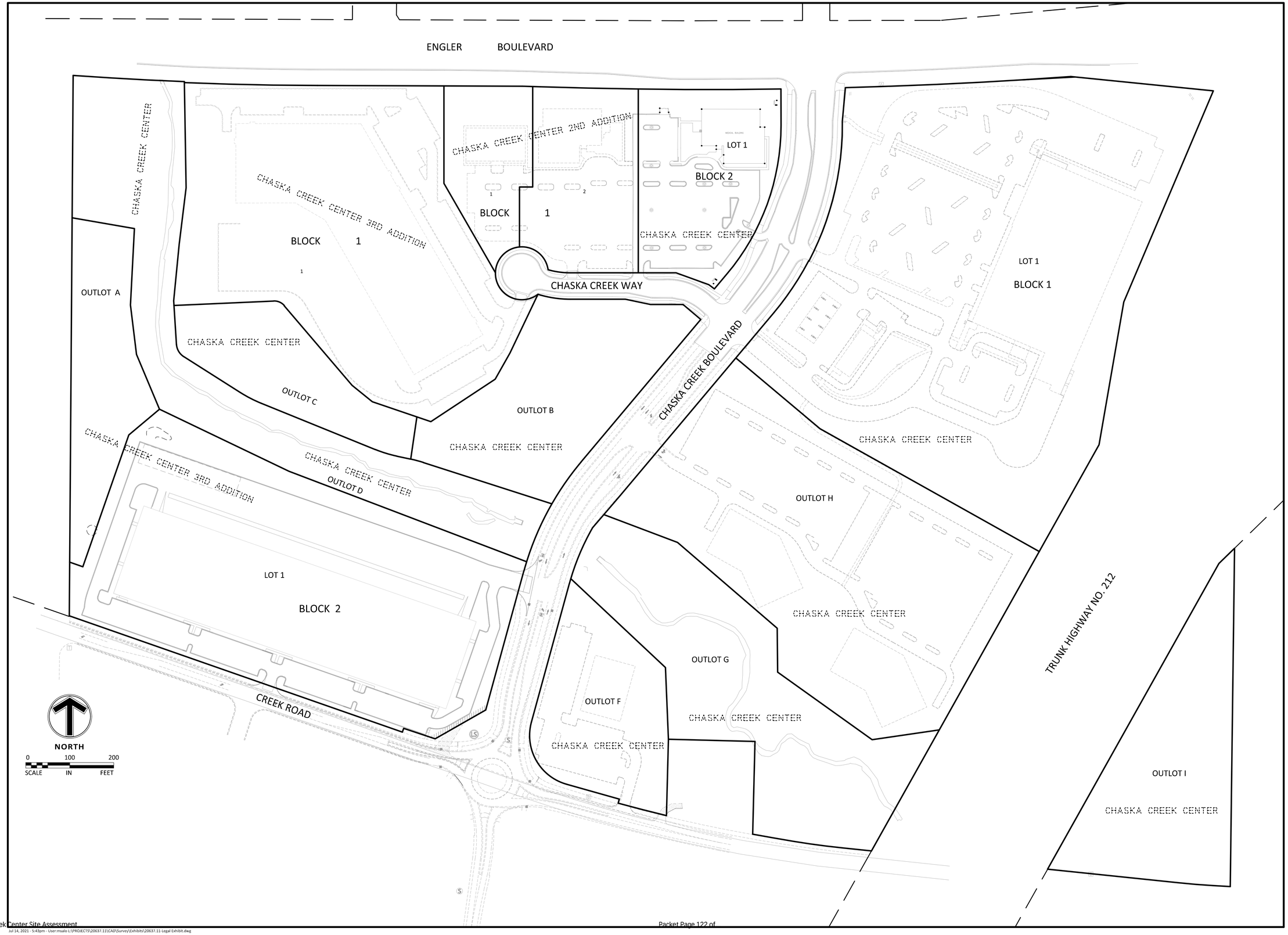
CLOVER RIDGE DRIVE EXTENDED

FIGURE 4

Stantec

2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

Date: 05/19/2017 PROJ. NO. 193802563




Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

**Client**
**OPPIDAN**

400 WATER STREET, SUITE 200
EXCELSIOR, MN 55331

**Project**
**CHASKA CREEK CENTER**

**Location**
**CHASKA, MN**

**Certification**

**Summary**
Designed: AKF Drawn: MS
Approved: BDB Book / Page:
Phase: EXHIBITS Initial Issue: 7/14/2021

**Revision History**

| No. | Date | By | Submittal / Revision |
|---|---|---|---|

**Sheet Title**
**OVERALL LOT LAYOUT**

**Sheet No. Revision**
**1**

**Project No.** 20637.11


Jul 14, 2021 - 5:43pm - User:msalo L:\PROJECTS\20637.11\CAD\Survey\Exhibits\20637.11-Legal Exhibit.dwg

**SITE ASSESSMENT AGREEMENT SECOND AMENDMENT**

This is a "Second Amendment" dated effective _____, 2021, to a Site Assessment Agreement which was made effective the 14th day of July, 2017, and recorded in the Office of the Carver County, Minnesota, Recorder on July 19, 2017, as Document No. A648597 as previously amended by a document dated September 28, 2018, and recorded in the Office of the Carver County, Minnesota, Recorder on October 2, 2018, as Document No. A668318 (the "Agreement"), by and between the City of Chaska, a municipal corporation under the laws of the State of Minnesota (the "City"), and Wabash Chaska Farms LLC, a limited liability company under the laws of the State of Minnesota; Frey Crow Wing Limited Partnership, a limited partnership under the laws of the State of Minnesota; and Yerf Co. Limited Partnership, a limited partnership under the laws of the State of Minnesota (collectively the "Owner").

**RECITALS**

**RECITAL NO. 1**

Wabash Chaska Farms LLC, Frey Crow Wing Limited Partnership, and Yerf Co. Limited Partnership are the fee owners of certain land located in the City of Chaska, Carver County,

Minnesota, which is legally described as Outlots E, F and H, Chaska Creek Center and Outlot A, Chaska Creek Center 2nd Addition, according to the plats on file in the Office of the Carver County, Minnesota, Recorder (the "Property").

**RECITAL NO. 2**

Subsequent to entering into the Agreement, the Owner has requested that the City commence the design and construction of the Phase II Improvements identified in the Agreement.

**RECITAL NO. 3**

The Owner has previously requested that the City assess the costs for construction of the Phase II Improvements; and the City is willing to do so, in accordance with the provisions of paragraph 21 of the Agreement.

**RECITAL NO. 4**

The Agreement provides for reapportionment of the assessments from the Prior Assessment Agreement (as defined in the Agreement) and certain amounts need to be addressed in conjunction with the Owner's sale of Outlot E, Chaska Creek Center, and Outlot A, Chaska Creek Center 2nd Addition (the "Oppidan Parcels").

**RECITAL NO. 5**

The Owner, City and Club West Partners, LLC ("Club West"), the owner of a parcel of land located south of the Creek Road which will benefit from the improvements to be constructed as part of the Project, have been in discussions whereby Club West would agree that its property (PID NO. 30-0060800; the "Club West Property") be assessed for a portion of the Project thereby reducing the assessments which are the obligation of the Owner.

**RECITAL NO. 6**

Club West and the City have entered into a separate site assessment agreement (the "Club West Assessment Agreement") whereby the Club West Property will be assessed $1,000,000.00 for Project Costs.

**RECITAL NO. 7**

In consideration of the Club West Assessment Agreement, the City is willing to reduce the assessments due under the Agreement for Outlots E, F and H of Chaska Creek Center and Outlot A of Chaska Creek Center 2nd Addition.

**RECITAL NO. 8**

Owner has previously requested that the City commence the design and construction of the Phase II Improvements identified in the Agreement.

**RECITAL NO. 9**

Because of contemplated roadway and utility improvements along Creek Road, certain lift station improvements identified as Phase II Improvements in the Agreement are no longer necessary and will be replaced by trunk sewer line improvements.

**RECITAL NO. 10**

The parties agree as set forth herein that the costs identified in the Agreement for lift station improvements may be applied by the City to trunk sewer construction costs without reducing the amount assessed pursuant to the Agreement.

**Now, therefore**, based upon the mutual covenants and obligations contained herein, the parties hereto agree as follows:

1. A new Section 1A is added to the Agreement as follows:

1A. Phase II Box Culvert Area Proposed Assessment. The City has provided to the Owner a copy of the Chaska Creek Way and Chaska Creek Boulevard Phase II Feasibility Report dated July 2018, prepared by Stantec, the City Engineer (the "Phase II Feasibility Study"). The Phase II Feasibility Study is, in part, a review of the engineering aspects and projected costs of constructing a certain portion of the Phase II Improvements. The Phase II Feasibility Study defines (Part 2 thereof) a certain portion of the Phase II Improvements identified therein including a portion of Chaska Creek Boulevard, geometric layout/road construction, trail construction, sanitary sewer, water main, storm sewer, and box culvert (the "Phase IIA Improvements"). Included in the Phase II Feasibility Study (Part 2 of such study) is the City Engineer's estimate of the cost of the Phase IIA Improvements (the "Phase IIA Project Costs") in the amount of $1,052,716.88 as shown on **Exhibit J** attached hereto and incorporated herein.

2. A new Section 2A is added to the Agreement as follows:

2A. Preliminary Phase IIA Project Proposed Assessment. Within the Phase II Feasibility Study is a proposed allocation of Phase IIA Project Costs to the Property. Of the Phase IIA Project Costs, the City will be responsible for the costs related to the oversizing and overdepth of the trunk sanitary sewer and watermain utilities, and fifty percent (50%) of the costs associated with the box culvert included in the Phase II Feasibility Study. The City will pay a maximum of $324,286.00 of the Phase IIA Project Costs (which include City truck and sanitary sewer costs $55,650.00, City oversizing on water main $15,750.00 and the City storm sewer

$252,886.00) which amounts will be a credit to the $2,024,351.00 of Project Costs the City is paying pursuant to paragraph 2 of the Agreement. This adjustment will be reflected in paragraph 6 of the Agreement.

3. Section 3 of the Agreement is deleted and replaced as follows:

3. Actual Project Costs. Although the assessment against the particular parcels of the Property for the Project shall not exceed the Maximum Assessment, as indicated on **Exhibit D**, as allocated to a particular parcel, the actual assessment may be a lesser amount if the actual Project Costs are less than the City Engineer's estimate. The actual assessment against each parcel for each phase shown on **Exhibit D** shall be the lesser of: (i) the Maximum Assessment for each phase as shown on **Exhibit D**, or (ii) the actual Project Costs (including construction costs, legal, engineering, financing and contingencies) multiplied by a fraction for each parcel making up the Property, which fraction is indicated on **Exhibit D**, except for Lot 1, Block 1, and Outlot E, Chaska Creek Center, and Outlot A, Chaska Creek Center 2nd Addition, for which the assessment is fixed.

4. Section 4 of the Agreement is amended by adding to the end of the second paragraph of Section 4 of the Agreement as follows:

The Phase II Improvements include the Phase IIA Improvements, which is a portion, but not all of Phase II Improvements, and the Phase IIA Project Improvements are as depicted on Stantec Plan Sheets C2.03, C4.03, C5.02, and C6.02 attached hereto and incorporated herein as **Exhibit K**.

5. Section 6 of the Agreement is deleted and replaced as follows:

6. Allocation of Costs Between Phases. The costs set forth in the Feasibility Study, as modified herein, are allocated between the phases as follows:

Phase I Improvements

| | |
|---|---|
| Costs: | $2,645.793.00 |
| City Share: | $ 133,618.00 |
| Property Share (assessed): | $2,512,175.00 |

The costs reflect a credit for certain grading performed by others than the City.

Phase II Improvements (amounts shown reflect reduction for Phase IIA Improvements)

| | |
|---|---|
| Costs: | $3,722,240.12 |
| City Share: | $1,566.447.00 |
| Property Share (assessed): | $2,155,793.12 |

Phase IIA Improvements

| | |
|---|---|
| Costs: | $1,052,716.88 |
| City Share: | $ 324,286.00 |
| Property Share (assessed): | $ 728,430.88 |

Phase III Improvements

| | |
|---|---|
| Costs: | $289,750.00 |
| City Share: | $ 0.00 |
| Property Share (assessed): | $289,750.00 |

6. Section 7 of the Agreement is deleted and replaced as follows:

7. Maximum Assessments. The amount of the Maximum Assessment for each phase is calculated based on Phase I Improvements occurring in 2017, Phase II Improvements occurring in 2019 and Phase III Improvements occurring in 2022. Except as provided in Section 8(a) below as to Phase I Improvements, there are no

DRAFT

assurances that construction of any phase will occur in the year set forth above. For each year construction of the Phase II Improvements (other than the Phase IIA Improvements) and/or Phase III Improvements is delayed, measured by the City entering into contract for the construction of a particular phase on or after January 1, in a year or years later than the respective year set forth above, the Maximum Assessment for each such phase, other than Phase IIA Improvements, (as allocated amongst the Property as shown on **Exhibit D**) shall be increased by three percent (3%) for each year of delay; however, Maximum Assessment for the Phase II Improvements and the Phase III Improvements shall in no way exceed the actual costs of construction of the improvements for that phase. By way of example and with limitation, if the Phase II Improvements (excepting Phase IIA Improvements which are indicated for construction in 2019) are actually contracted for by the City after January 1, 2021, and before December 31, 2021, the Maximum Assessment shall be (other than Phase IIA Improvements) $2,287,080.92 which is $2,155,793.12 x 1.03 (for the year 2020) and the product multiplied by 1.03 (for 2021).

Notwithstanding the foregoing, after application of the time based increases set forth above, certain parcels shall receive a credit against assessments which credit, in the aggregate, will total $1,000,000.00 and be applied as shown on **Exhibit D** in the section of such **Exhibit D** entitled "Club West Assessment Credit." The credits are not applied to the assessments for the Prior Assessment Agreement which, as of the date of this Second Amendment, are shown on **Exhibit**

**D** in the section entitled "Prior Assessment Agreement Balance" which amounts are no longer eligible for deferment due to a building permit being issued for Outlot E, but are subject to a new deferment as set forth in Section 24B below.

7. A new Section 8D is added to the Agreement as follows:

8D. Lift Station/Trunk Sewer Improvements. Within the Phase II Improvements are projected costs related to the installation of lift station system improvements as follows:

| | | |
|---|---|---|
| 6" Force Main | $20,000 | |
| Air Release Manhole | $15,000 | |
| Lift Station | $310,000 | |
| Dewatering | $7,500 | |
| Total Construction | $352,500 | |
| x 1.05 Contingency | | |
| X 1.25 Eng., Leg., Adm. | | |
| Total Projected Cost (2017) | | $462,652 |
| X 1.03 (2018) | | |
| X 1.03 (2019) | | |
| X 1.03 (2020) | | |
| X 1.03 (2021) | | $520,723 |
| Portion Assessable for 2021 Construction Contract Per Agreement (50% to Developer and 50% to City) | | $260,362 |

The City proposes to delete the lift station improvements and provide sanitary sewer service to the area that would have been served by the lift station by means of a gravity sewer line. The Owner agrees that the gravity sewer line provides the same benefit as the lift station and that the amounts included in **Exhibit C** for lift station improvements may be allocated by the City as a contribution towards the cost of construction of the offsite gravity sewer line without either a reduction or an increase in the amount assessed pursuant to the Agreement. As such, the

$260,362 amount listed above shall not be subject to downward adjustment based on actual construction costs. If a construction contract for the Phase II improvements is executed after 2021, the $260,362 assessable amount shall be shall be increased by three percent (3%) for each year of delay (per Section 7 of the Agreement, as amended by Section 6 of this Second Amendment).

8. A new Section 8B(4) is added to the Agreement as follows:

8B(4). Phase IIA Improvements. The Owner has requested, and the City entered into a contract for the construction of the Phase IIA Improvements in 2018. The Phase IIA Improvements are a portion of the Phase II Improvements and notwithstanding the City agreeing to proceed with the construction of the Phase IIA Improvements, the Owner retains all Owner option rights under Section 8B(1) of the Agreement as to the balance of the Phase II Improvements and the City retains all City rights pursuant to Section 8B(2) of the Agreement for the construction of the balance of the Phase II Improvements. Both Owner and City agree that, subject to adjustments to the Maximum Assessment as provided herein, assessments for the Phase IIA Improvements shall be set forth on **Exhibit D** incorporated herein.

9. A new Section 24A is added to the Agreement as follows:

24A. 2021 Modification to Prior Assessment Agreement and Section 24 of the Agreement.

DRAFT

a. Reapportionment. The Owner (Frey) agrees that the current balances of the Prior Assessment Agreement assessments as of July 1, 2021, are as follows:

| | |
|---|---|
| Outlot E | $383,775.21 |
| Outlot F | $82,775.06 |
| Outlot H | $285,950.16 |

The Owner has requested that in order to facilitate Owner's sale of Outlot E that the City reapportion the assessments as follows:

| | |
|---|---|
| Outlot E | $12,144.00 |
| Outlot F | $82,775.00 |
| Outlot H | $657,581.43 |

The City agrees to such reapportionment. The portion of the assessment allocated to Outlot H, plus accrued interest, is referred to below as the "Outlot H Assessment."

b. Deferral, Certification and Payment. The terms of the Prior Assessment Agreement would require a termination of the deferment of the assessments due to the issuance of a building permit for Outlot E. Notwithstanding the pending issuance of such building permit, the City will defer certifying the assessments to Carver County, although interest will continue to accrue, until the earlier of July 1, 2024 or the date the City issues a building permit for Outlot H (the "Certification Event"). When the Certification Event occurs, the assessments set forth above for Outlots F and H (with accrued but unpaid interest) will be certified to Carver County

for payment with the taxes over a period of fifteen years with interest at the rate of 100 basis points (1%) above the City's net effective rate on the bonds used to finance the Clover Ridge Project, as per City policy. The Prior Assessment Agreement assessments of $12,144.00 against Outlot E shall be paid in cash concurrent with the execution of this Second Amendment (the "Outlot E Payment"). The parties acknowledge that the provisions of this Section 24A apply to both the "Area A" and "Area B" assessments as set forth in the Prior Assessment Agreement and that the amounts set forth in the Prior Assessment Agreement Balance on **Exhibit D** reflects both the Area A and the Area B assessments. For historical reference, the Area A and the Area B assessments and their reapportionment are as shown on **Exhibit D** in the Section entitled "Prior Assessment Agreement Area A and Area B Balances as of July 1, 2021, Before Reapportionment."

c. City Assistance. The parties acknowledge the owner of Area A has failed to construct a Qualified Development, which would provide either Prepayment Reimbursement or an Alternative Funding Source (all as defined in the Prior Assessment Agreement) to pay applicable Prior Assessment Agreement assessments. Therefore, the parties amend their prior agreements regarding city assistance as follows:

1). Section 3B of the Prior Assessment Agreement is deleted in its entirety.

2). Section 24 of the Agreement is amended to delete the sentence that begins with the phrase "If a building permit is issued…."

4). The end-user of Outlot H may apply for development assistance from the City ("City Assistance") for Outlot H in the form of tax increment financing ("TIF") or tax abatement ("Tax Abatement") pursuant to the City's assistance policy and applicable Minnesota law in effect at the time of application (collectively, the "City's Policy"). If the end-user qualifies under the City's Policy for such assistance, the intended use of Outlot H is approved by the City, and such intended use is consistent with the City's 2040 Comprehensive Plan, the City will provide City Assistance to offset the Outlot H Assessment (as previously defined) or Outlot H land costs as follows:

a) If the City issues a building permit for Outlot H for a building structure 100,000 square feet in size or greater, the City Assistance provided will equal:

i) The tax increment assistance amount under the City's then current tax increment financing and tax abatement policy for commercial/industrial projects (the "Normal Amount"); *plus*

ii) An additional amount of assistance equal to the Area A Assessment, including the accrued interest that would have been allocated to the Area A Assessment. For purposes of this Second Amendment, "Area A Assessment" means the Subject Property Assessment originally allocated to "Area A" of $400,000 in principal, as described in Section 24 of the Agreement. For

reference purposes, **Exhibit D** in the Section entitled "Prior Assessment Agreement Area A and Area B Balances as of July 1, 2021, Before Reapportionment" shows the principal amount of the Area A Assessment, plus accrued interest, as of July 1, 2021.

b) If the City issues a building permit for Outlot H for a building structure less than 100,000 square feet in size, the City Assistance provided will equal:

i) The Normal Amount (defined above); *plus*

ii) The remaining amount, if any, of TIF or Tax Abatement generated for Outlot H after the Normal Assistance is provided, but in an amount no greater than the Area A Assessment, including the accrued interest that would have been allocated to the Area A Assessment.

5). Any City Assistance provided regarding Outlot H shall be provided in conformance with the City's then current tax increment financing and tax abatement policy for commercial/industrial projects.

10. No other revisions. Except as modified by this Second Amendment, all other terms and conditions of the Agreement and the Prior Assessment Agreement and all waivers of assessment process and appeal rights remain in full force and effect.

11. Counterparts. This Second Amendment may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same amendment.

12. Recitals. The recitals set forth at the beginning of this Second Amendment are incorporated into the terms of this Second Amendment.

**IN WITNESS WHEREOF,** the parties have hereunto set their hands effective on the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT SECOND AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**CITY OF CHASKA**

By: _____
Mark Windschitl, Mayor

By: _____
Matt Podhradsky, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____
Notary Public

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT SECOND AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**WABASH CHASKA FARMS LLC**

By: WABASH CAPITAL MANAGEMENT INC.
Its: Managing Member

By_____
Gerald J. Trenda, President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Gerald J. Trenda, the President of Wabash Capital Management Inc., a Minnesota corporation, as Managing Member of Wabash Chaska Farms LLC, on behalf of the company.

_____
Notary Public

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT SECOND AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**FREY CROW WING LIMITED PARTNERSHIP**

By_____
Michael J. Frey, General Partner

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Michael J. Frey, the General Partner of Frey Crow Wing Limited partnership, a limited partnership under the laws of the State of Minnesota, on behalf of the limited partnership.

_____
Notary Public

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT SECOND AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**YERF CO. LIMITED PARTNERSHIP**

By_____
Mark J. Frey, General Partner

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Mark J. Frey, the General Partner of Yerf Co. Limited Partnership, a limited partnership under the laws of the State of Minnesota, on behalf of the limited partnership.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

https://mhslaw.sharepoint.com/sites/dms5/41100/draftdocs/site assess agree second amend box culvert area/site assess agree 2nd amend box culvert- engler road 07.09.21.docx

DRAFT

**EXHIBIT D**

ASSESSMENT ALLOCATIONS

ALL IN CHASKA CREEK CENTER

ALL LOTS AND OUTLOTS ARE IN CHASKA CREEK CENTER ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CARVER COUNTY, MINNESOTA, RECORDER, EXCEPT FOR OUTLOT A WHICH IS IN CHASKA CREEK CENTER 2ND ADDITION

PHASE I

| PARCEL | MAXIMUM ASSESSMENT | PROJECT COST PERCENTAGE |
|---|---|---|
| Lot 1, Block 1 | $1,150,000.00 | 50.2% |
| Lot 1, Block 2 | $266,256.00 | 11.6% |
| Outlot A, subject to the reallocation in the September 28, 2018, Site Assessment Agreement Amendment recorded as Document No. A668318 | $1,095,959.00 | 38.2% |

PHASE II
SUBJECT TO ADJUSTMENT PURSUANT TO SECTIONS 7 AND 8(B)(2)
ONLY FOR OUTLOT F AND H

| PARCEL | MAXIMUM ASSESSMENT | PROJECT COST PERCENTAGE |
|---|---|---|
| Outlot A, subject to the reallocation in the September 28, 2018, Site Assessment Agreement Amendment recorded as Document No. A668318 | $ 100,947.77 | Fixed |
| Outlot E | $1,041,806.59 | 50.7% |
| Outlot F | $217,813.61 | 10.6% |
| Outlot H | $795,225.15 | 38.7% |

DRAFT

PHASE IIA
SUBJECT TO ADJUSTMENT PURSUANT TO SECTIONS 7 AND 8(B)(4)
ONLY FOR OUTLOT F AND H

| PARCEL | MAXIMUM ASSESSMENT | PROJECT COST PERCENTAGE |
|---|---|---|
| Outlot E | $369,314.46 | 50.7% |
| Outlot F | $ 77,213.67 | 10.6% |
| Outlot H | $281,902.75 | 38.7% |

PHASE III
SUBJECT TO ADJUSTMENT PURSUANT TO SECTION 7

| PARCEL | MAXIMUM ASSESSMENT | PROJECT COST PERCENTAGE |
|---|---|---|
| Lot 1, Block 1 | $289,750.00 | 100% |

ASSESSMENT AFTER CLUB WEST ASSESSMENT CREDIT
SUBJECT TO ADJUSTMENT PURSUANT TO SECTION 7
FOR OUTLOTS F AND H ONLY

| PARCEL | ASSESSMENT BEFORE CREDIT | CREDIT TO PHASES I, II, AND IIA ASSESSMENTS | ASSESSMENT AFTER CREDIT BUT BEFORE PRIOR ASSESSMENT AGREEMENT ASSESSMENT |
|---|---|---|---|
| Outlot A | $1,315,223.49<br>($241,917.00) PAYMENTS<br>$1,073,306.49 | $213,809.49 | $859,497.00 |
| Outlot E | $1,474,567.07 | $545,789.07 | $928,778.00 |
| Outlot F | $308,292.13 | $ 26,389.13 | $281,903.00 |
| Outlot H | $1,125,557.11 | $214,011.11 | $911,546.00 |

DRAFT

PRIOR ASSESSMENT AGREEMENT BALANCE

| PARCEL | ASSESSMENT AMOUNT AS OF JULY 1, 2021 | REAPPORTIONED ASSESSMENT AMOUNT AT REQUEST OF FREY/OWNER |
|---|---|---|
| Outlot E | $383,775.21 | $ 12,144.00 |
| Outlot F | $ 82,775.06 | $ 82,775.00 |
| Outlot H | $285,950.16 | $657,581.43 |

PRIOR ASSESSMENT AGREEMENT AREA A AND AREA B
BALANCES AS OF JULY 1 2021, BEFORE REAPPORTIONMENT

| PARCEL | PID | AREA A | AREA B | TOTAL |
|---|---|---|---|---|
| Outlot E | 30.2040070 | $279,109.24 | $104,665.97 | $383,775.21 |
| Outlot F | 30.2040080 | $ 60,200.04 | $ 22,575.02 | $ 82,775.06 |
| Oulot H | 30.2040100 | $207,963.75 | $ 77,986.41 | $285,950.16 |
| | | $547,273.03 | $205,227.40 | |
| Principal | | $400,000.00 | $150,000.00 | |
| Total Deferred Interest | | $147,273.03 | $55,227.40 | |

PRIOR ASSESSMENT AGREEMENT AREA A AND AREA B
BALANCES AS OF JULY 1, 2021, AFTER REAPPORTIONMENT

| PARCEL | PID | AREA A | AREA B | TOTAL |
|---|---|---|---|---|
| Outlot E | 30.2040070 | $8,832.00 | $3,312.00 | $ 12,144.00 |
| Outlot F | 30.2040080 | $60,200.00 | $22,575.00 | $ 82,775.00 |
| Oulot H | 30.2040100 | $478,241.03 | $179,340.40 | $657,581.43 |

DRAFT

**EXHIBIT J**

**OPINION OF PROBABLE COST**

CHASKA CREEK BOULEVARD PHASE 2

PROJECT NO. 193804283

CHASKA, MINNESOTA

July, 2018

| No. | Item | Units | Qty | EE Unit Price | EE Total Price |
|---|---|---|---|---|---|
| | **PART 1 - STREET IMPROVEMENTS** | | | | |
| 1 | MOBILIZATION | LS | 1 | $30,000.00 | $30,000.00 |
| 2 | STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR | HR | 10 | $125.00 | $1,250.00 |
| 3 | CLEAR AND GRUB | LS | 1 | $4,500.00 | $4,500.00 |
| 4 | MUCK EXCAVATION | CY | 8,500 | $5.00 | $42,500.00 |
| 5 | COMMON BORROW (CV) | CY | 15,600 | $5.00 | $78,000.00 |
| 6 | TOP SOIL BORROW - SPECIAL (LV) | CY | 500 | $30.00 | $15,000.00 |
| 7 | SILT FENCE, MACHINE SLICED | LF | 1,500 | $3.00 | $4,500.00 |
| 8 | TEMPORARY SEDIMENT TRAP | EA | 4 | $1,000.00 | $4,000.00 |
| 9 | RANDOM RIPRAP CL III | CY | 350 | $75.00 | $26,250.00 |
| 10 | GEOTEXTILE FILTER TYPE IV | SY | 700 | $3.00 | $2,100.00 |
| 11 | ROCK DITCH CHECK | EA | 5 | $500.00 | $2,500.00 |
| 12 | SEED MIXTURE TYPE 25-151 | AC | 1.25 | $1,800.00 | $2,250.00 |
| 13 | MULCH MATERIAL, TYPE 1 | TN | 2 | $500.00 | $1,000.00 |
| 14 | EROSION CONTROL BLANKETS, CATEGORY 3 | SY | 1,500 | $2.50 | $3,750.00 |
| 15 | HYDRAULIC SOIL STABILIZER TYPE 6 | SY | 1,000 | $2.00 | $2,000.00 |
| | **SUBTOTAL PART 1 - STREET IMPROVEMENTS** | | | | **$219,600.00** |
| | 5% Contingency | | | | $10,980.00 |
| | 25% Engineering, Administration, Legal | | | | $57,645.00 |
| | **TOTAL PART 1 - STREET IMPROVEMENTS** | | | | **$288,225.00** |

Opinion of Probable Cost

Page 1

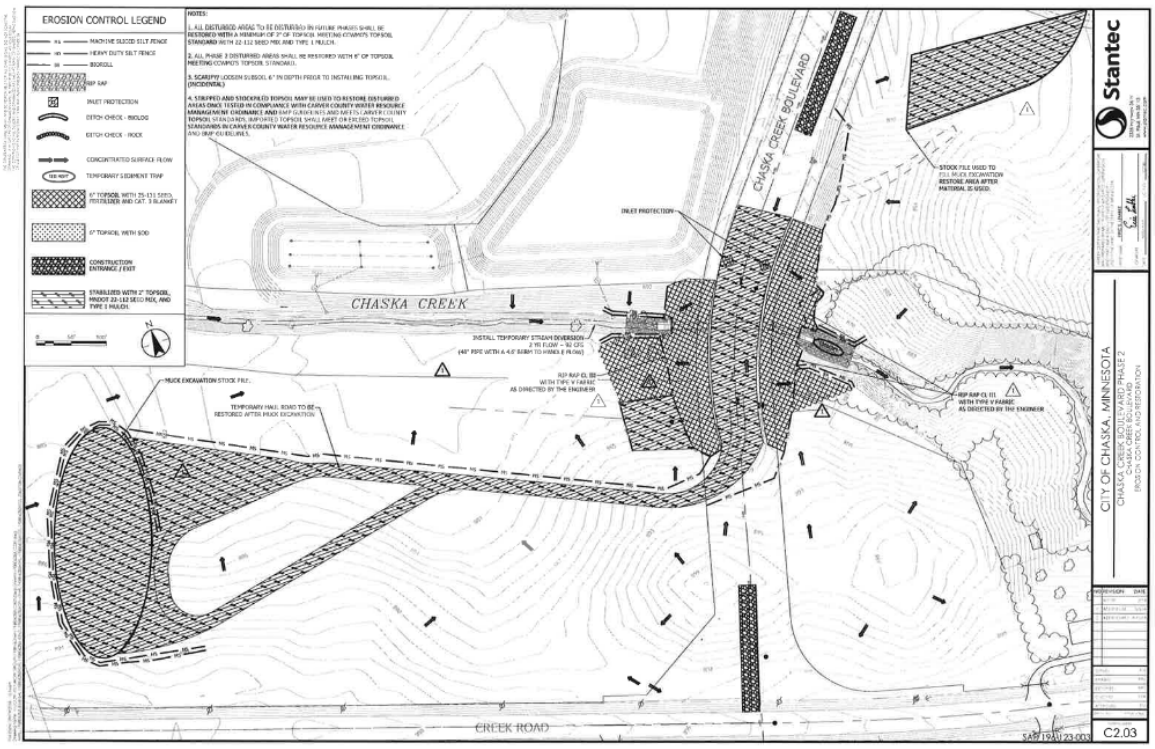
| No. | Item | Units | Qty | EE Unit Price | EE Total Price |
|---|---|---|---|---|---|
| | **PART 2 - SANITARY SEWER IMPROVEMENTS** | | | | |
| 16 | DEWATERING | LS | 1 | $10,000.00 | $10,000.00 |
| 17 | CONNECT TO EXISTING MANHOLE | EA | 1 | $10,000.00 | $10,000.00 |
| 18 | 4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS | EA | 2 | $5,000.00 | $10,000.00 |
| 19 | 4' DIAMETER SANITARY MANHOLE OVERDEPTH | LF | 42 | $200.00 | $8,400.00 |
| 20 | MANHOLE PROTECTIVE COATING | LF | 60 | $400.00 | $24,000.00 |
| 21 | 8" PVC SANITARY SEWER, DR 18 | LF | 182 | $110.00 | $20,020.00 |
| 22 | 18" PVC SANITARY SEWER, DR 18 | LF | 150 | $130.00 | $19,500.00 |
| 23 | 20" STEEL CASING | LF | 120 | $200.00 | $24,000.00 |
| | **TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS** | | | | **$125,920.00** |
| | 5% Contingency | | | | $6,296.00 |
| | 25% Engineering, Administration, Legal | | | | $33,054.00 |
| | **TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS** | | | | **$165,270.00** |
| | **PART 3 - WATER MAIN IMPROVEMENTS** | | | | |
| 23 | SALVAGE AND REINSTALL HYDRANT | EA | 1 | $2,000.00 | $2,000.00 |
| 24 | CONNECT TO EXISTING WATER MAIN | EA | 1 | $3,000.00 | $3,000.00 |
| 25 | 6" GATE VALVE AND BOX | EA | 1 | $1,600.00 | $1,600.00 |
| 26 | 20" BUTTERFLY VALVE AND BOX | EA | 2 | $6,000.00 | $12,000.00 |
| 27 | 6" PVC WATER MAIN, C900 | LF | 10 | $30.00 | $300.00 |
| 28 | 20" PVC WATER MAIN, C905 | LF | 200 | $75.00 | $15,000.00 |
| 29 | 36" STEEL CASING | LF | 120 | $250.00 | $30,000.00 |
| 30 | DUCTILE IRON FITTINGS | LB | 1000 | $6.50 | $6,500.00 |
| 31 | IMPROVED PIPE FOUNDATION, PER 6" INCREMENT | LF | 200 | $4.00 | $800.00 |
| | **TOTAL PART 3 - WATER MAIN IMPROVEMENTS** | | | | **$71,200.00** |
| | 5% Contingency | | | | $3,560.00 |
| | 25% Engineering, Administration, Legal | | | | $18,690.00 |
| | **TOTAL PART 3 - WATER MAIN IMPROVEMENTS** | | | | **$93,450.00** |

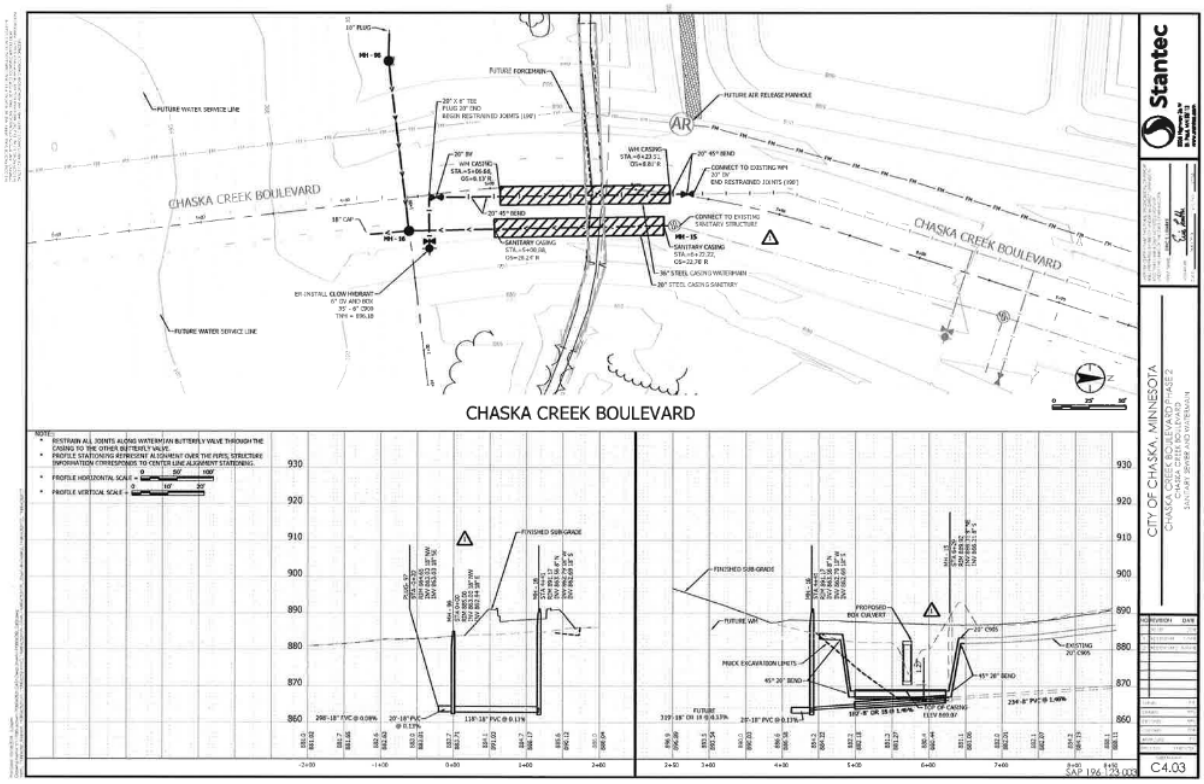
| No. | Item | Units | Qty | EE Unit Price | EE Total Price |
|---|---|---|---|---|---|
| | **PART 4 - STORM SEWER IMPROVEMENTS** | | | | |
| 32 | STREAM DIVERTION | LS | 1 | $10,000.00 | $10,000.00 |
| 33 | 10 x 10 PRECAST CONCRETE BOX CULVERT | LF | 170 | $1,400.00 | $238,000.00 |
| 34 | 10 X 10 PRECAST CONCRETE BOX CULVERT END SECTION | EA | 2 | $15,000.00 | $30,000.00 |
| 35 | BOX CULVERT HEAD WALL | LS | 1 | $7,500.00 | $7,500.00 |
| 36 | SELECT GRANULAR BORROW MOD 10% (CV) | CY | 1,700 | $20.00 | $34,000.00 |
| 37 | AGGREGATE BEDDING (CV) | CY | 520 | $50.00 | $26,000.00 |
| 38 | RANDOM RIP RAP CLASS IV | CY | 220 | $90.00 | $19,800.00 |
| 39 | GEOTEXTILE FILTER TYPE IV | SY | 350 | $3.00 | $1,050.00 |
| 40 | 4' DIAMETER TEMP OUTLET | EA | 1 | $2,500.00 | $2,500.00 |
| 41 | 8" PVC PIPE DRAIN | LF | 55 | $30.00 | $1,650.00 |
| 42 | 15" HDPE OUTLET PIPE | LF | 75 | $30.00 | $2,250.00 |
| 43 | FLOTATION SILT CURTAIN TYPE MOVING WATER | LF | 300 | $30.00 | $9,000.00 |
| 44 | FILTER LOG TYPE WOOD FIBER BIOROLL | LF | 300 | $6.00 | $1,800.00 |
| 45 | RAPID STABILIZATION METHOD 4 | SY | 600 | $3.00 | $1,800.00 |
| | **TOTAL PART 4 - STORM SEWER IMPROVEMENTS** | | | | **$385,350.00** |
| | 5% Contingency | | | | $19,267.50 |
| | 25% Engineering, Administration, Legal | | | | $101,154.38 |
| | **TOTAL PART 4 - STORM SEWER IMPROVEMENTS** | | | | **$505,771.88** |

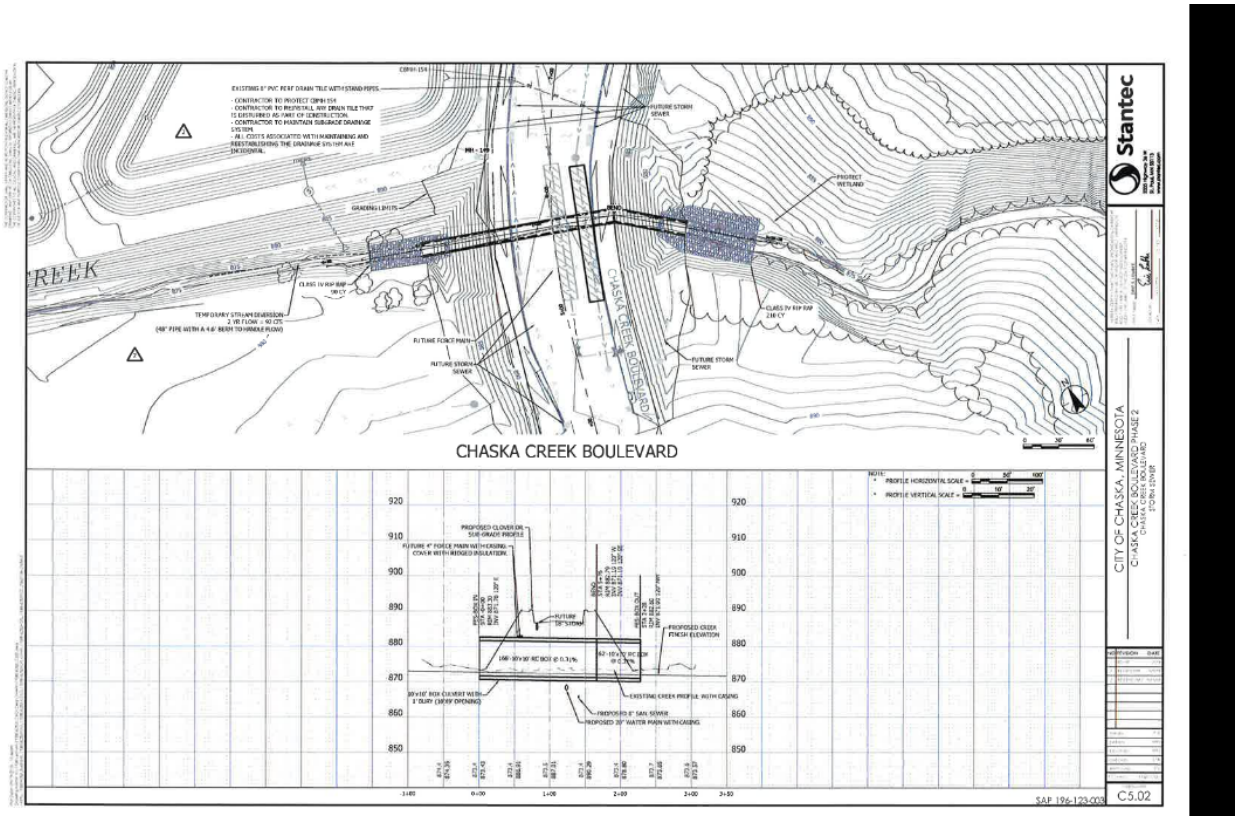
| No. | Item | Units | Qty | EE Unit Price | EE Total Price |
|---|---|---|---|---|---|

| OPINION OF PROBABLE PROJECT COST SUMMARY | | |
|---|---|---|
| TOTAL PART 1 - STREET IMPROVEMENTS | | $288,225.00 |
| TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS | | $165,270.00 |
| TOTAL PART 3 - WATER MAIN IMPROVEMENTS | | $93,450.00 |
| TOTAL PART 4 - STORM SEWER IMPROVEMENTS | | $505,771.88 |
| **TOTAL ESTIMATED PROJECT COSTS** | | **$1,052,716.88** |

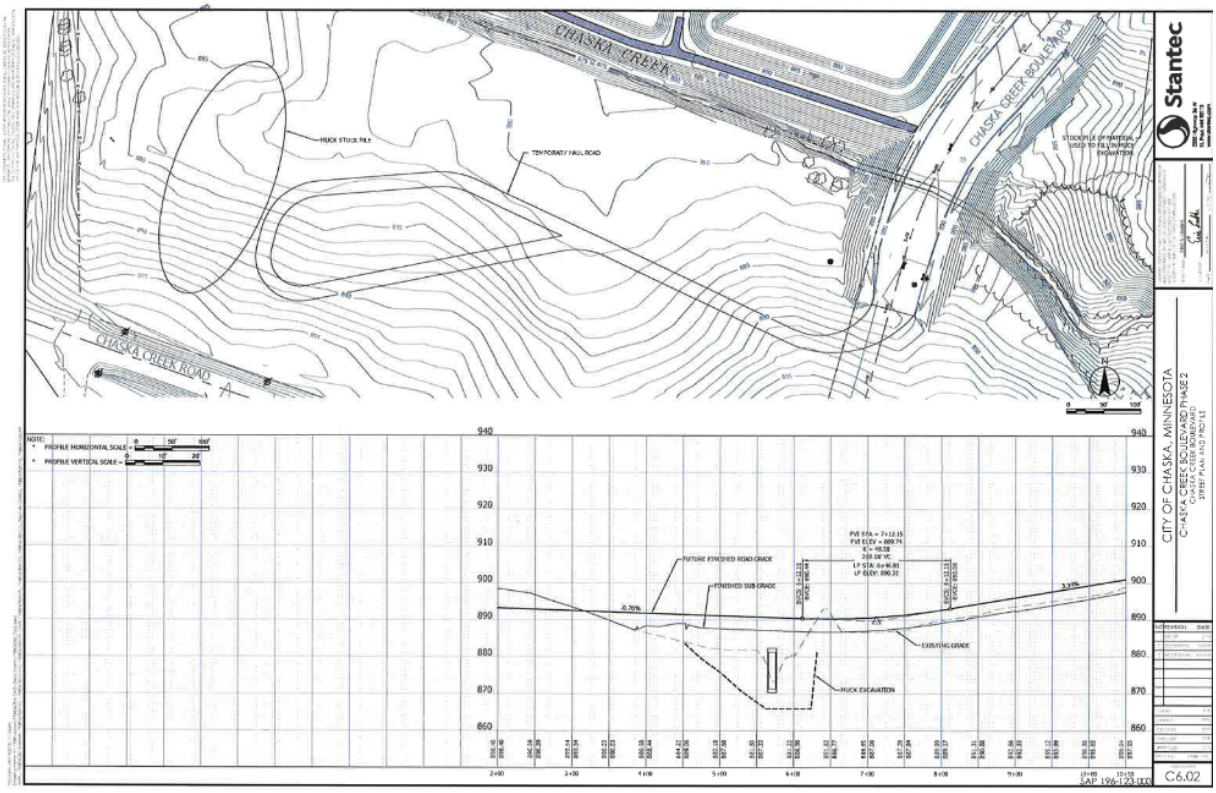
**EXHIBIT K**


EROSION CONTROL LEGEND
CHASKA CREEK
CHASKA CREEK BOULEVARD
CREEK ROAD
Stantec
CITY OF CHASKA, MINNESOTA
C2.03


CHASKA CREEK BOULEVARD
CHASKA CREEK BOULEVARD
CHASKA CREEK BOULEVARD
FUTURE WATER SERVICE LINE
FUTURE FOREMAIN
FUTURE AIR RELEASE MANHOLE
FUTURE WATER SERVICE LINE
FINISHED SUB-GRADE
PROPOSED BOX CULVERT
FUTURE WM
PROPOSED BOX CULVERT
FINISHED SUB-GRADE
PROPOSED BOX CULVERT
FUTURE WM
PROPOSED BOX CULVERT
PRICK EXCAVATION LIMITS
EXISTING 20" CMS
20" CMS
45° 20" BEND
45° 20" BEND
TOP OF CASING ELEV 869.89
CITY OF CHASKA, MINNESOTA
CHASKA CREEK BOULEVARD PHASE 2
CHASKA CREEK BOULEVARD
SANITARY SEWER AND WATERMAIN
C4.03


CHASKA CREEK BOULEVARD
CITY OF CHASKA, MINNESOTA
CHASKA CREEK BOULEVARD PHASE 2
C5.02

DRAFT


CHASKA CREEK
CHASKA CREEK BOULEVARD
CHASKA CREEK ROAD
HAUL ROAD
CITY OF CHASKA, MINNESOTA
C6.02

DRAFT

**EXHIBIT L**

FORM OF CONSTRUCTION EASEMENT

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** is made and entered into effective this ____ day of _____, 2019, by and between Wabash Chaska Farms LLC, a Minnesota limited liability company; Frey Crow Wing Limited Partnership, a limited partnership under the laws of the State of Minnesota; and Yerf Co. Limited Partnership, a limited partnership under the laws of the State of Minnesota (collectively the "Owner"), and City of Chaska, a municipal corporation organized under the laws of the State of Minnesota (the "City");

**WITNESSETH:**

Owner, in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, quit claim and convey unto City a temporary construction easement under, over and across the hereinafter described properties, said properties being situated in the County of Carver, State of Minnesota, described as follows, to-wit:

Outlot E, Chaska Creek Center, according to the plat on file in the Office of the Carver County, Minnesota, Recorder

(collectively the "Temporary Construction Easement").

This Temporary Construction Easement shall automatically terminate on the earlier of: (i) the date City completes construction of the Phase IIA Improvements, as defined in the Site Assessment Agreement (as amended); or (ii) November 30, 2022.

City shall not suffer or permit anything to be done which will cause this Temporary Construction Easement or Owner's remainder parcels to become encumbered by any mechanic's lien or similar lien, charge or claim.

Owner shall not be liable for any loss, damage or injury incurred in the development, improvement, maintenance, repair and/or use of this Temporary Construction Easement; and City, to the extent allowed by Minnesota law, shall indemnify and hold harmless Owner and Owner's remainder parcels against and from all expenses, losses, claims or liabilities including, but not limited to, reasonable attorneys' fees and costs claimed, paid, suffered or incurred as a result of City's or its employee's, agents', contractors' or representatives' use, occupancy and enjoyment of this Temporary Construction Easement.

With respect to claims arising out of occurrences, acts or omissions related to this Temporary Construction Easement, City shall maintain its own policy of public liability insurance.

Notwithstanding anything herein to the contrary, this Temporary Construction Easement shall not be used or dedicated as a public roadway.

This Temporary Construction Easement allows City to enter upon the land subject to this Temporary Construction Easement to construct the Phase I, Phase II, and Phase III Improvements identified in the Site Assessment Agreement between Owner and City dated July 14, 2017, and to allow City to obtain fill from this Temporary Construction Easement property to construct such improvements.

This Temporary Construction Easement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused these presents to be executed effective as of the day and year first above written.

COUNTERPART SIGNATURE PAGES TO FOLLOW

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**CITY OF CHASKA**

By: _____
Mark Windschitl, Mayor

By: _____
Matt Podhradsky, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER )

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mark Windschitl and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation.

_____
Notary Public

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**WABASH CHASKA FARMS LLC**

By: WABASH CAPITAL MANAGEMENT INC.
Its: Managing Member

By_____
Gerald J. Trenda, President

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Gerald J. Trenda, the President of Wabash Capital Management Inc., a Minnesota corporation, as Managing Member of Wabash Chaska Farms LLC, on behalf of the company.

_____
Notary Public

DRAFT

THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**FREY CROW WING LIMITED PARTNERSHIP**

By_____
Michael J. Frey, General Partner

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Michael J. Frey, the General Partner of Frey Crow Wing Limited partnership, a limited partnership under the laws of the State of Minnesota, on behalf of the limited partnership.

_____
Notary Public

DRAFT

THIS IS A THIS IS A COUNTERPART SIGNATURE PAGE TO THE SITE ASSESSMENT AGREEMENT AMENDMENT BETWEEN CITY OF CHASKA; WABASH CHASKA FARMS LLC; FREY CROW WING LIMITED PARTNERSHIP; AND YERF CO. LIMITED PARTNERSHIP

**YERF CO. LIMITED PARTNERSHIP**

By_____
Mark J. Frey, General Partner

STATE OF MINNESOTA )
) ss.
COUNTY OF _____ )

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Mark J. Frey, the General Partner of Yerf Co. Limited Partnership, a limited partnership under the laws of the State of Minnesota, on behalf of the limited partnership.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Melchert Hubert Sjodin, PLLP
121 West Main Street
Waconia, MN 55387 RLH

DRAFT

# CLAIMS ROSTER REPORT

**FOR COUNCIL MEETING:** **July 19, 2021**

Paid and Unpaid Invoices:
Check #'s 338719-338827 **$407,298.11**

Paid Electronic Invoices:
Wire #'s 2849 **$1,500,000.00**

**Amount for Approval-Council Meeting:**
**July 19, 2021** **$1,907,298.11**

Checks



| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 109701 RW2 MARKETING & DESIGN | | | | | | | | | |
| 142144 | | 07/01/2021 | 072021 | 338730 | 2,544.00 | 08/01/2021 | INV | PD | WEBSITE HOSTING-TC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100016 ABM EQUIPMENT & SUPPLY INC | | | | | | | | | |
| 0167882-IN | | 06/23/2021 | 072021 | 338731 | 834.75 | 07/23/2021 | INV | PD | #711 ANNUAL INSPECTION |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 103825 ACUSHNET COMPANY | | | | | | | | | |
| 911373931 | | 07/06/2021 | 072021 | 338732 | 128.89 | 09/04/2021 | INV | PD | RESALE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100843 AH HERMEL COMPANY | | | | | | | | | |
| 880672 | | 06/18/2021 | 072021 | 338733 | 450.56 | 07/18/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 881153 | | 06/22/2021 | 072021 | 338733 | 195.84 | 07/22/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 881310 | | 06/23/2021 | 072021 | 338733 | 389.86 | 07/23/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 881815 | | 06/25/2021 | 072021 | 338733 | 177.02 | 07/19/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 882605 | | 07/02/2021 | 072021 | 338733 | 116.87 | 08/02/2021 | INV | PD | WATER FOR FD |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 1,330.15 | | | | |
| 100072 ALTERNATIVE TECHNOLOGIES INC | | | | | | | | | |
| 50270 | | 06/30/2021 | 072021 | 338734 | 50.00 | 07/30/2021 | INV | PD | OIL SAMPLES |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100101 AMERICAN PUBLIC WORKS ASSOCIATION | | | | | | | | | |
| 777725-2021 | | 07/02/2021 | 072021 | 338735 | 268.75 | 08/02/2021 | INV | PD | APWA MEMBERSHIP-B JUNG |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100119 SHAKOPEE VALLEY FORD | | | | | | | | | |
| 297811FOW | | 06/18/2021 | 072021 | 338736 | 1,064.67 | 07/18/2021 | INV | PD | Brake parts for squad car |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 109198 ARCHER MECHANICAL | | | | | | | | | |
| 26092 | | 07/07/2021 | 072021 | 338737 | 178.00 | 08/07/2021 | INV | PD | TROUBLESHOOT MSB RTU |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100146 ASPEN MILLS INC | | | | | | | | | |
| 276720 | | 06/30/2021 | 072021 | 338738 | 181.44 | 07/30/2021 | INV | PD | DUTY UNIFORM-WIEBE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 276721 | | 06/30/2021 | 072021 | 338738 | 143.70 | 07/30/2021 | INV | PD | DUTY UNIFORM-KRAUS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 325.14 | | | | |
| 100198 UTILITY TOOL REPAIR LLC | | | | | | | | | |
| 3457 | | 06/21/2021 | 072021 | 338739 | 2,375.69 | 07/21/2021 | INV | PD | SAFETY HARNESSES |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 106735 DANIEL J COLE | | | | | | | | | |
| 91144 | | 06/29/2021 | 072021 | 338740 | 200.00 | 07/20/2021 | INV | PD | Entertainment for Walk in |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100214 BORDER STATES INDUSTRIES INC | | | | | | | | | |
| 922393852 | 210086 | 07/07/2021 | 072021 | 338741 | 614.07 | 08/25/2021 | INV | PD | (100) PHOTO EYE 1000W 105 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 922393853 | 210085 | 07/07/2021 | 072021 | 338741 | 263.87 | 08/25/2021 | INV | PD | SPLICE SJ1A COLD SHRINK S |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 877.94 | | | | |
| 100251 BROCK WHITE COMPANY LLC C/O CSG | | | | | | | | | |
| 14821859-00 | | 06/28/2021 | 072021 | 338742 | 2,899.96 | 07/28/2021 | INV | PD | MELTING POT RENTAL FOR CR |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 14822015-00 | | 06/28/2021 | 072021 | 338742 | 1,649.90 | 07/28/2021 | INV | PD | CRACK ROUTER RENTAL |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 4,549.86 | | | | |
| 100254 BRYAN ROCK PRODUCTS INC | | | | | | | | | |
| 48212 | | 06/30/2021 | 072021 | 338743 | 752.01 | 07/30/2021 | INV | PD | LAKE GRACE TRAIL IMPROVEM |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 100332 CENTERPOINT ENERGY RESOURCES CORP | | | | | | | | | |
| 105010300/JUN21 | | 07/06/2021 | 071521 | 338723 | 1,047.02 | 08/03/2021 | INV | PD | JUN 3210 CHASKA BLVD GAS |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| 109045922/JUN21 | | 07/07/2021 | 071521 | 338723 | 3,915.72 | 08/04/2021 | INV | PD | JUN 1661 PARK RIDGE DR GA |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| 109052076/JUN21 | | 07/07/2021 | 071521 | 338723 | 1,069.87 | 08/04/2021 | INV | PD | JUN 1611 PARK RIDGE DR GA |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| | | | | | 6,032.61 | | | | |
| 100337 QWEST CORPORATION | | | | | | | | | |
| 313773369/JUL21 | | 07/01/2021 | 071521 | 338724 | 95.81 | 07/27/2021 | INV | PD | JUL CCC BURGLAR ALARM |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| 100368 CHASKA LAUNDRY CENTER | | | | | | | | | |
| 2207 | | 06/30/2021 | 071521 | 338725 | 143.21 | 07/20/2021 | INV | PD | JUN TOWEL SVC-TC |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| 100377 CHASKA ROTARY CLUB | | | | | | | | | |
| 5431 | | 07/08/2021 | 072021 | 338744 | 300.00 | 08/08/2021 | INV | PD | 3RD QTR DUES, MEALS-PODHR |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 109942 MANSFIELD TOP SERVICES INC | | | | | | | | | |
| 42009000952 | | 07/08/2021 | 072021 | 338745 | 249.25 | 07/18/2021 | INV | PD | Curl/Event Cleaning 7/4 H |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100418 CLEARSOFT INC | | | | | | | | | |
| 141-315 | | 07/01/2021 | 072021 | 338746 | 75.00 | 07/27/2021 | INV | PD | JUL FD WATER SOFTENER REN |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100416 ROGER CLEVELAND GOLF CO INC | | | | | | | | | |
| 6477367 SO | | 06/23/2021 | 072021 | 338747 | 47.46 | 10/21/2021 | INV | PD | RESALE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100419 CLOVER CONDOMINIUM ASSOCIATION | | | | | | | | | |
| 00498838-3 | 210064 | 07/15/2021 | 071521 | 338726 | 365.17 | 08/01/2021 | INV | PD | AUG COMMUNITY ROOM DUES |
| CHECK DATE: 07/15/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 100428 COBRA GOLF INC | | | | | | | | | |
| G2594014 | | 07/02/2021 | 072021 | 338748 | 233.54 | 08/01/2021 | INV | PD | RESALE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 105466 COMPUTER INTEGRATION TECHNOLOGIES INC | | | | | | | | | |
| 309274 | | 05/15/2021 | 072021 | 338749 | 9,531.00 | 08/13/2021 | INV | PD | MAY OFFICE 365 AGREEMENT- |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 310617 | | 06/15/2021 | 072021 | 338749 | 6,843.00 | 07/22/2021 | INV | PD | JUN OFFICE 365 AGREEMENT- |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| CM17185 | | 06/22/2021 | 072021 | 338749 | -6,076.00 | 08/13/2021 | CRM | PD | MAY AGREEMENT CREDIT-INCO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| CM17186 | | 06/22/2021 | 072021 | 338749 | -3,388.00 | 08/13/2021 | CRM | PD | JUN AGREEMENT CREDIT-INCO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| CM17198 | | 07/12/2021 | 072021 | 338749 | -3,420.00 | 08/13/2021 | CRM | PD | MAR AGREEMENT CREDIT-INCO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| CM17199 | | 07/12/2021 | 072021 | 338749 | -3,420.00 | 08/13/2021 | CRM | PD | APR AGREEMENT CREDIT-INCO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 70.00 | | | | |
| 107399 OCCUPATIONAL HEALTH CENTERS OF MN PC | | | | | | | | | |
| 103393754 | | 06/25/2021 | 072021 | 338750 | 161.00 | 07/25/2021 | INV | PD | PRE-EMPLOYMENT PHYSICAL-J |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 107686 CONCENTRA HEALTH SERVICES INC | | | | | | | | | |
| 14935428 | | 06/21/2021 | 072021 | 338751 | 60.00 | 07/21/2021 | INV | PD | DRUG TESTING-JUN |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100450 COOL AIR MECHANICAL | | | | | | | | | |
| 21878 | | 07/07/2021 | 072021 | 338752 | 361.00 | 08/07/2021 | INV | PD | Svc rink 1 dehumidificati |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100429 COORDINATED BUSINESS SYSTEMS LTD | | | | | | | | | |
| INV160504 | | 07/02/2021 | 072021 | 338753 | 144.20 | 07/12/2021 | INV | PD | HP Color M452DW |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| INV160505 | | 07/02/2021 | 072021 | 338753 | 446.69 | 07/12/2021 | INV | PD | HP M404DN/HP M479FDW |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| INV160948 | | 07/07/2021 | 072021 | 338754 | 112.79 | 08/06/2021 | INV | PD | JUN FINANCE/ADMIN PRINTER |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 703.68 | | | | |
| 106301 CORE AND MAIN LP | | | | | | | | | |
| O238946 | 210084 | 06/29/2021 | 072021 | 338755 | 404.84 | 07/29/2021 | INV | PD | INVENTORY-HYDRANT OP NUT/ |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| P199222 | | 07/09/2021 | 072021 | 338755 | 131.99 | 08/09/2021 | INV | PD | MAINTENANCE STOCK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 536.83 | | | | |
| 106958 SARGENT ENTERPRISES INC | | | | | | | | | |
| 2021195 | | 06/30/2021 | 072021 | 338756 | 460.00 | 07/30/2021 | INV | PD | USA FLAGS FOR ATHLETIC PA |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 107485 CROWN COLLEGE | | | | | | | | | |
| 25 | | 07/05/2021 | 072021 | 338757 | 350.00 | 07/25/2021 | INV | PD | EMT/EMR REFRESHER CLASS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100479 CULLIGAN-METRO BROOKLYN PARK | | | | | | | | | |
| 114-01594506-5 JUN21 | | 06/30/2021 | 071521 | 338727 | 100.17 | 07/20/2021 | INV | PD | COOLER RENT & WATER-TC MA |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| 100490 DAKOTA SUPPLY GROUP INC | | | | | | | | | |
| S100997256.001 | | 06/28/2021 | 072021 | 338758 | 10,911.43 | 08/25/2021 | INV | PD | STREET LIGHT CONSERVATION |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 107812 SCOTT CONGDON | | | | | | | | | |
| 5192 | | 06/29/2021 | 072021 | 338759 | 90.00 | 07/29/2021 | INV | PD | STOP WORK NOTICE LABELS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 103870 DIVERSIFIED PLUMBING AND HEATING INC | | | | | | | | | |
| 30983 | | 07/06/2021 | 072021 | 338760 | 392.00 | 08/06/2021 | INV | PD | RPZ Testing-Concessions, |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 105629 DICKS SANITATION SERVICE INC | | | | | | | | | |
| DT0004068082 | | 06/30/2021 | 072021 | 338761 | 710.67 | 07/30/2021 | INV | PD | MSB |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| DT0004068083 | | 06/30/2021 | 072021 | 338761 | 178.32 | 07/30/2021 | INV | PD | FIRE STATION |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068084 | | 06/30/2021 | 072021 | 338761 | 503.32 | 07/30/2021 | INV | PD | CITY HALL |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068085 | | 06/30/2021 | 072021 | 338761 | 213.42 | 07/30/2021 | INV | PD | ATHLETIC PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068086 | | 06/30/2021 | 072021 | 338761 | 147.42 | 07/30/2021 | INV | PD | LION'S PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068087 | | 06/30/2021 | 072021 | 338761 | 151.96 | 07/30/2021 | INV | PD | VETERAN'S PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068088 | | 06/30/2021 | 072021 | 338761 | 147.42 | 07/30/2021 | INV | PD | COMMUNITY PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068089 | | 06/30/2021 | 072021 | 338761 | 191.88 | 07/30/2021 | INV | PD | MCKNIGHT PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| DT0004068090 | | 06/30/2021 | 072021 | 338761 | 133.38 | 07/30/2021 | INV | PD | SUNSET PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 2,377.79 | | | | |
| 103643 EROSION PRODUCTS LLC | | | | | | | | | |
| 10124 | | 07/01/2021 | 072021 | 338762 | 1,292.00 | 08/01/2021 | INV | PD | STRAW BLANKETS, STAPLES & |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100619 ESS BROTHERS & SONS INC | | | | | | | | | |
| BB3905 | | 06/08/2021 | 072021 | 338763 | 9,452.30 | 07/08/2021 | INV | PD | 2021 OVERLAY ADJ RINGS AN |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100649 FEDERAL EXPRESS CORPORATION | | | | | | | | | |
| 7-420-75366 | | 06/30/2021 | 071321-2 | 338719 | 51.41 | 07/15/2021 | INV | PD | ELECTRIC SHIPPING |
| CHECK DATE: 07/13/2021 | | | | | | | | | |
| 7-428-45201 | | 07/07/2021 | 071521 | 338728 | 34.13 | 07/22/2021 | INV | PD | ELECTRIC SHIPPING |
| CHECK DATE: 07/15/2021 | | | | | | | | | |
| | | | | | 85.54 | | | | |
| 100653 FERGUSON ENTERPRISES INC | | | | | | | | | |
| 8568488 | | 06/29/2021 | 072021 | 338764 | 179.03 | 07/29/2021 | INV | PD | WATER LEAK REPAIR AT CROO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 8582632 | | 07/06/2021 | 072021 | 338764 | 43.98 | 08/06/2021 | INV | PD | TOILET PARTS/STOCK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 223.01 | | | | |
| 100672 BDG INC | | | | | | | | | |
| 26351 | | 07/06/2021 | 072021 | 338765 | 241.00 | 08/05/2021 | INV | PD | TUBE HOLDER FOR VACTOR |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 109121 GARY FISCHLER AND ASSOCIATES | | | | | | | | | |
| 3604050 | | 07/02/2021 | 072021 | 338766 | 650.00 | 08/02/2021 | INV | PD | FF PRE-EMPLOYMENT EVAL |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100759 GRAINGER | | | | | | | | | |
| 9947059078 | | 06/28/2021 | 072021 | 338767 | 159.60 | 07/28/2021 | INV | PD | CLIPS FOR METERS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 9957582738 | | 07/09/2021 | 072021 | 338767 | 120.50 | 08/08/2021 | INV | PD | Spray Bottles & Hose nozz |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 9959295859 | | 07/12/2021 | 072021 | 338767 | 299.68 | 08/11/2021 | INV | PD | Solenoid Fill Valve for L |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 579.78 | | | | |
| 103558 KEVIN R HALL | | | | | | | | | |
| 2326 | | 03/06/2021 | 072021 | 338768 | 295.00 | 07/09/2021 | INV | PD | Extreme Kids Field Trip 7 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100810 HAWKINS INC | | | | | | | | | |
| 4969078 | | 06/25/2021 | 072021 | 338769 | 10.00 | 08/09/2021 | INV | PD | DEMURRAGE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 4976274 | | 07/01/2021 | 072021 | 338769 | 4,599.86 | 08/15/2021 | INV | PD | WTP CHEMICALS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 4,609.86 | | | | |
| 109780 SHAI HAYO | | | | | | | | | |
| 91163 | | 07/08/2021 | 072021 | 338770 | 1,050.00 | 07/16/2021 | INV | PD | Noche Latina 7/16 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100827 HEGERS DAIRY LLC | | | | | | | | | |
| 1291 | | 06/18/2021 | 072021 | 338771 | 375.47 | 07/18/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 1292 | | 06/22/2021 | 072021 | 338771 | 302.59 | 07/22/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1293 | | 06/25/2021 | 072021 | 338771 | 336.66 | 07/19/2021 | INV | PD | Concession resale & Ice c |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 1,014.72 | | | | |
| 103809 HENNEPIN COUNTY TREASURER | | | | | | | | | |
| 91343 | | 07/14/2021 | 072021 | 338772 | 25.00 | 07/14/2021 | INV | PD | Wellness Training-Denise |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100848 HIGH TECH CLEANING INC | | | | | | | | | |
| 16826 | | 06/29/2021 | 072021 | 338773 | 699.69 | 07/29/2021 | INV | PD | MSB CLEANING SUPPLIES |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16831 | | 06/29/2021 | 072021 | 338773 | 859.32 | 07/29/2021 | INV | PD | CITY HALL CLEANING SUPPLI |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16832 | | 06/29/2021 | 072021 | 338773 | 206.34 | 07/29/2021 | INV | PD | FIRE STATION PLASTIC LINE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16836 | | 07/01/2021 | 072021 | 338773 | 3,092.25 | 08/01/2021 | INV | PD | CITY HALL CLEANING |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16837 | | 07/01/2021 | 072021 | 338773 | 485.16 | 08/01/2021 | INV | PD | COMMUNITY ROOM-CLOVER RID |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16838 | | 07/01/2021 | 072021 | 338773 | 1,495.91 | 08/01/2021 | INV | PD | FIRE STATION |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16839 | | 07/01/2021 | 072021 | 338773 | 1,140.83 | 08/01/2021 | INV | PD | HISTORY CENTER |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16840 | | 07/01/2021 | 072021 | 338773 | 202.15 | 08/01/2021 | INV | PD | IT DEPARTMENT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16841 | | 07/01/2021 | 072021 | 338773 | 1,971.55 | 08/01/2021 | INV | PD | MSB |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16842 | | 07/01/2021 | 072021 | 338773 | 161.72 | 08/01/2021 | INV | PD | STANTEC BUILDING |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16843 | | 07/01/2021 | 072021 | 338773 | 625.00 | 08/01/2021 | INV | PD | WTP |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 16886 | | 07/06/2021 | 072021 | 338773 | 6,253.50 | 08/06/2021 | INV | PD | Jun CCC Cleaning |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 17,193.42 | | | | |
| 108162 HYDRO-DESIGNS INC | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 0062522-IN | | 06/30/2021 | 072021 | 338774 | 680.96 | 07/30/2021 | INV | PD | RPZ TESTING MGT JUNE 2021 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100900 INDELCO PLASTICS CORPORATION | | | | | | | | | |
| INV268071 | | 07/07/2021 | 072021 | 338775 | 184.29 | 08/06/2021 | INV | PD | FITTINGS FOR CHEMICAL TAN |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100972 JT SERVICES OF MINNESOTA | | | | | | | | | |
| JT21-187-09 | 210083 | 07/06/2021 | 072021 | 338776 | 287.89 | 08/05/2021 | INV | PD | (12) LENSE ACRYLIC REFRAC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 100992 KEYS WELL DRILLING COMPANY | | | | | | | | | |
| WELL 8/FINAL | | 06/29/2021 | 072021 | 338777 | 65,976.25 | 07/29/2021 | INV | PD | WELL 8 REHAB |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101023 KUSSMAUL ELECTRONICS LLC | | | | | | | | | |
| 0000192991 | | 06/24/2021 | 072021 | 338778 | 405.87 | 07/24/2021 | INV | PD | #327 AUTO AIR EJECT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101043 LANO EQUIPMENT INC | | | | | | | | | |
| 01-832486 | | 05/18/2021 | 072021 | 338779 | 32.82 | 07/12/2021 | INV | PD | #145 EXCAVATOR PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 01-841974 | | 06/23/2021 | 072021 | 338779 | 89,629.27 | 07/23/2021 | INV | PD | #147 BOBCAT W/ GRAPPLE #1 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 89,662.09 | | | | |
| 101056 LEAGUE OF MINNESOTA CITIES | | | | | | | | | |
| 10003277-JUL21 | | 07/06/2021 | 072021 | 338780 | 675.00 | 08/01/2021 | INV | PD | FIREWORKS ENDORSEMENTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101058 LEAGUE OF MINNESOTA CITIES | | | | | | | | | |
| 345723 | | 07/07/2021 | 072021 | 338781 | 10.00 | 08/07/2021 | INV | PD | REG-HARASSMENT PREV-MANAG |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 345724 | | 07/07/2021 | 072021 | 338781 | 10.00 | 08/07/2021 | INV | PD | REG-HARASSMENT PREV:CREAT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 20.00 | | | | |
| 109956 LEBBEN, MIKE | | | | | | | | | |
| 2011103.002 | | 07/08/2021 | 072021 | 338782 | 36.00 | 08/08/2021 | INV | PD | REFUND ACCOUNT BALANCE |
| CHECK DATE: 07/20/2021 | | | | | | PAYEE: LEBBEN, MIKE | | | |
| 101117 LYNCH CAMPS | | | | | | | | | |
| 6/16-7/7-01 | | 07/08/2021 | 072021 | 338783 | 414.40 | 08/08/2021 | INV | PD | Tennis Camp - Instructor |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 104521 MANGOLD GROUP LLC | | | | | | | | | |
| 1146 | | 06/30/2021 | 072021 | 338784 | 2,040.00 | 07/30/2021 | INV | PD | JUN MT PLEASANT MAINT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101187 METRO SALES INC | | | | | | | | | |
| INV1840489 | | 06/24/2021 | 072021 | 338785 | 122.00 | 07/24/2021 | INV | PD | JUL FD COPIER |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| INV1846787 | | 07/05/2021 | 072021 | 338785 | 197.00 | 08/04/2021 | INV | PD | Contract Invoice-PD |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 319.00 | | | | |
| 101204 MIDWEST PLAYSCAPES INC | | | | | | | | | |
| 9294 | | 07/07/2021 | 072021 | 338786 | 1,571.00 | 08/07/2021 | INV | PD | BASKETBALL BACKBOARDS - C |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101247 MINNESOTA MUNICIPAL UTILITIES ASSN | | | | | | | | | |
| 57526 | | 07/08/2021 | 072021 | 338787 | 1,350.00 | 08/07/2021 | INV | PD | JOB & SAFETY TRAINING - J |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 57649 | | 07/13/2021 | 072021 | 338787 | 930.00 | 08/12/2021 | INV | PD | M ENGELEN, E BRADY-LEADER |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 2,280.00 | | | | |
| 100343 MINNESOTA VALLEY COMMUNITY BAND | | | | | | | | | |
| 91164 | | 07/08/2021 | 072021 | 338788 | 400.00 | 07/24/2021 | INV | PD | Summer Concert Series 7/2 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE | | | | | | | | | |
| 778377500/JUN21 | | 07/07/2021 | 072021 | 338789 | 60.14 | 08/02/2021 | INV | PD | JUN 12500 CTY RD 11 SIGNA |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 778377800/JUN21 | | 07/07/2021 | 072021 | 338789 | 35.68 | 08/02/2021 | INV | PD | JUN 4250 ENGLER BLVD SIGN |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 95.82 | | | | |
| 105995 MONEY MOVERS INC | | | | | | | | | |
| 140298 | | 07/05/2021 | 072021 | 338790 | 14.25 | 07/30/2021 | INV | PD | Jun Health Ins Reimbursem |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101356 MTI DISTRIBUTING INC #31380 | | | | | | | | | |
| 1310778-00 | | 06/28/2021 | 072021 | 338791 | 825.46 | 07/28/2021 | INV | PD | #270 WORKMAN PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1310992-00 | | 06/29/2021 | 072021 | 338791 | 328.72 | 07/29/2021 | INV | PD | #270 PARK WORKMAN PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1310992-01 | | 06/30/2021 | 072021 | 338791 | 82.61 | 07/30/2021 | INV | PD | #270 WORKMAN PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 1,236.79 | | | | |
| 101355 MTI DISTRIBUTING INC #400012 | | | | | | | | | |
| 1292004-00 | | 07/09/2021 | 072021 | 338792 | 89,367.81 | 08/09/2021 | INV | PD | PAR 30 PUMP STATION FOR I |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1304017-19 | | 07/07/2021 | 072021 | 338792 | 48.48 | 08/07/2021 | INV | PD | PAR 30 IRRIGATION SUPPLIE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1304017-21 | | 07/09/2021 | 072021 | 338792 | 552.80 | 08/09/2021 | INV | PD | PAR 30 IRRIGATION SUPPLIE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 89,969.09 | | | | |
| 101354 MTI DISTRIBUTING INC #700767 | | | | | | | | | |
| 1306894-00 | | 06/10/2021 | 071321-2 | 338720 | 79.45 | 07/10/2021 | INV | PD | SPLICE-TC |
| CHECK DATE: 07/13/2021 | | | | | | | | | |
| 1311490-00 | | 07/02/2021 | 072021 | 338793 | 176.24 | 08/02/2021 | INV | PD | LEAF SPRING SPRAYER |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1312231-00 | | 07/07/2021 | 072021 | 338793 | 54.41 | 08/07/2021 | INV | PD | IGNITION SWITCH |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1312926-00 | | 07/12/2021 | 072021 | 338793 | 193.99 | 08/12/2021 | INV | PD | PROXIMITY SWITCH |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 1312935-00 | | 07/12/2021 | 072021 | 338793 | 98.87 | 08/12/2021 | INV | PD | KEY SWITCH |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 602.96 | | | | |
| 106657 MUNICIPAL ASSET MANAGEMENT INC | | | | | | | | | |
| 0618182 | | 07/01/2021 | 072021 | 338794 | 4,357.03 | 08/15/2021 | INV | PD | CCC FITNESS EQUIP LEASE P |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 0618183 | | 07/01/2021 | 072021 | 338794 | 151.05 | 08/15/2021 | INV | PD | CCC SCIFIT PRO LEASE PMT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 4,508.08 | | | | |
| 109957 NORTHWESTERN UNIVERSITY | | | | | | | | | |
| 18157 | | 06/30/2021 | 072021 | 338795 | 4,100.00 | 07/30/2021 | INV | PD | Leadership Training #422 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101470 O'REILLY AUTOMOTIVE STORES INC | | | | | | | | | |
| 556275/JUN2021 | | 06/28/2021 | 071321-2 | 338721 | 247.75 | 07/20/2021 | INV | PD | JUN PARTS & SUPPLIES |
| CHECK DATE: 07/13/2021 | | | | | | | | | |
| 101445 OFFICE DEPOT | | | | | | | | | |
| 178297055002 | | 07/01/2021 | 072021 | 338797 | 22.39 | 08/06/2021 | INV | PD | Pens |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 181895834001 | | 06/30/2021 | 072021 | 338796 | 274.33 | 07/31/2021 | INV | PD | SHOP HOLDERS-BLDG INSPECT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 296.72 | | | | |
| 101491 PATCHIN MESSNER APPRAISALS INC | | | | | | | | | |
| 22064-A | | 05/13/2021 | 072021 | 338798 | 1,387.50 | 06/13/2021 | INV | PD | 2021 DT ST RECON |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 22064-B | | 06/29/2021 | 072021 | 338798 | 1,237.50 | 07/29/2021 | INV | PD | 2021 DT ST RECON |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 22133 | | 06/22/2021 | 072021 | 338798 | 7,837.50 | 07/23/2021 | INV | PD | 2021 DT RECON-APPRAISALS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 10,462.50 | | | | |
| 105181 BOTTLING GROUP LLC | | | | | | | | | |
| 24273707 | | 06/18/2021 | 072021 | 338799 | 572.60 | 07/18/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 46519559 | | 06/24/2021 | 072021 | 338799 | 237.22 | 07/24/2021 | INV | PD | Concession Resale |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | 809.82 | | | | |
| 101539 PLAISTED COMPANIES INC | | | | | | | | | |
| 44984 | | 06/30/2021 | 072021 | 338800 | 848.83 | 07/30/2021 | INV | PD | BUNKER SAND |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101571 PREMIUM WATERS INC | | | | | | | | | |
| 318227498 | | 06/30/2021 | 072021 | 338801 | 61.85 | 07/31/2021 | INV | PD | Water cooler-PD Qtrly |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 107855 STAPLES INC | | | | | | | | | |
| 17615170 | | 06/23/2021 | 072021 | 338802 | 92.93 | 07/23/2021 | INV | PD | OFFICE SUPPLIES |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 17699980 | | 06/28/2021 | 072021 | 338802 | 47.99 | 07/28/2021 | INV | PD | PREWIRED TAGS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 140.92 | | | | |
| 107697 RIVERS EDGE CONCRETE LLC | | | | | | | | | |
| C2358842 | | 06/17/2021 | 072021 | 338803 | 3,906.75 | 07/18/2021 | INV | PD | MCKNIGHT PK CRICKET PITCH |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 102948 ROAD MACHINERY & SUPPLIES CO | | | | | | | | | |
| S6727502 | | 05/14/2021 | 072021 | 338804 | 268.86 | 07/12/2021 | INV | PD | #179 PAVER PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| S6737402 | | 05/21/2021 | 072021 | 338804 | 209.92 | 07/12/2021 | INV | PD | #179 PAVER PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| S6738702 | | 05/21/2021 | 072021 | 338804 | 198.76 | 07/12/2021 | INV | PD | #179 PAVER PARTS |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 677.54 | | | | |
| 101668 ROBBS ELECTRIC INC | | | | | | | | | |
| 39590 | | 07/01/2021 | 072021 | 338805 | 1,147.12 | 08/01/2021 | INV | PD | OAK 19 DISHWASHER REPAIR |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101673 ROCHESTER MIDLAND CORP | | | | | | | | | |
| INV00263352 | | 06/25/2021 | 072021 | 338806 | 58.49 | 07/25/2021 | INV | PD | FIREMAN'S PARK |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 101677 RONS MECHANICAL | | | | | | | | | |
| M21-267-REFUND<br>CHECK DATE: 07/20/2021 | | 07/07/2021 | 072021 | 338807 | 112.50 | 08/07/2021 | INV | PD | REFUND MECHANICAL PERMIT- |
| 105061 SAILERS GREENHOUSE LLC | | | | | | | | | |
| 3901<br>CHECK DATE: 07/20/2021 | | 07/08/2021 | 072021 | 338808 | 4,092.69 | 08/08/2021 | INV | PD | ANNUAL FLOWERS FOR FLOWER |
| 101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN | | | | | | | | | |
| 3183-9<br>CHECK DATE: 07/13/2021 | | 04/29/2021 | 071321-2 | 338722 | 458.94 | 05/20/2021 | INV | PD | STAIN FOR MCKNIGHT SHELTE |
| 104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC | | | | | | | | | |
| 108955375-001<br>CHECK DATE: 07/20/2021 | | 06/25/2021 | 072021 | 338809 | 2,401.03 | 07/25/2021 | INV | PD | HERBICIDE FOR PARK/BUILDI |
| 110796620-001<br>CHECK DATE: 07/20/2021 | | 07/01/2021 | 072021 | 338809 | 223.45 | 08/15/2021 | INV | PD | IRRIGATION SUPPLIES PARKS |
| | | | | | 2,624.48 | | | | |
| 101828 SOUTHWEST NEWS MEDIA | | | | | | | | | |
| 2136196<br>CHECK DATE: 07/20/2021 | | 06/03/2021 | 072021 | 338810 | 197.96 | 07/25/2021 | INV | PD | 2021 DTST RECON BIDS |
| 2137610<br>CHECK DATE: 07/20/2021 | | 06/24/2021 | 072021 | 338810 | 643.37 | 07/25/2021 | INV | PD | FINANCIAL SUMMARY STATEME |
| 2137611<br>CHECK DATE: 07/20/2021 | | 06/24/2021 | 072021 | 338810 | 169.68 | 07/25/2021 | INV | PD | CHASKA CREEK BLVD PHASE 2 |
| | | | | | 1,011.01 | | | | |
| 101887 ARMOR INC | | | | | | | | | |
| 60468<br>CHECK DATE: 07/20/2021 | | 06/15/2021 | 072021 | 338811 | 2.37 | 07/15/2021 | INV | PD | PARK MATERIAL |
| 101888 STREICHERS | | | | | | | | | |
| I1496842<br>CHECK DATE: 07/20/2021 | | 04/14/2021 | 072021 | 338812 | 1,113.40 | 07/12/2021 | INV | PD | Carlson-Replacement vest |
| I1503737<br>CHECK DATE: 07/20/2021 | | 05/18/2021 | 072021 | 338812 | 17.99 | 07/12/2021 | INV | PD | Personius-patch, name tag |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| I1503825 | | 05/18/2021 | 072021 | 338812 | 11.98 | 07/12/2021 | INV | PD | Kjorstad-Embroidery |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| I1510781 | | 06/28/2021 | 072021 | 338812 | 129.99 | 07/28/2021 | INV | PD | Duzan-Initial Issue Bike |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| I1511481 | | 07/01/2021 | 072021 | 338812 | 129.99 | 08/01/2021 | INV | PD | Personius-Initial Issue B |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| I1511483 | | 07/01/2021 | 072021 | 338812 | 129.99 | 08/01/2021 | INV | PD | Panning-Initial Issue Bik |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 1,533.34 | | | | |
| 101723 SCHINDLER ELEVATOR CORPORATION | | | | | | | | | |
| 8105681469 | | 07/01/2021 | 072021 | 338813 | 427.59 | 08/01/2021 | INV | PD | 3RD QTR FD ELEVATOR MAINT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101831 SPECIALIZED ENVIRONMENTAL TECHNOLOGIES INC | | | | | | | | | |
| 105010035 | | 05/10/2021 | 072021 | 338814 | 46.50 | 07/12/2021 | INV | PD | COMPOST |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 105010036 | | 05/10/2021 | 072021 | 338814 | 46.50 | 07/12/2021 | INV | PD | COMPOST-TC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 93.00 | | | | |
| 101966 THYSSENKRUPP ELEVATOR CORPORATION | | | | | | | | | |
| 3006006571 | | 07/01/2021 | 072021 | 338815 | 603.62 | 08/01/2021 | INV | PD | WTP SVC 7/1/21-9/30/21 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 104908 TIMESAVER OFF SITE SECRETARIAL INC | | | | | | | | | |
| M26544 | | 06/30/2021 | 072021 | 338816 | 223.00 | 07/08/2021 | INV | PD | Council Minutes 6/21/21 |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101983 TOTAL CONTROL SYSTEMS INC | | | | | | | | | |
| 9807 | | 07/12/2021 | 072021 | 338817 | 1,842.58 | 08/12/2021 | INV | PD | SAVANNA LS/TOWER/SCADA/WE |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 101995 TRANE | | | | | | | | | |
| 311832952 | | 07/01/2021 | 072021 | 338818 | 1,488.00 | 07/31/2021 | INV | PD | CITY HALL QTLY MAINT CONT |
| CHECK DATE: 07/20/2021 | | | | | | | | | |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 102028 TWIN CITY WATER CLINIC INC | | | | | | | | | |
| 16261<br>CHECK DATE: 07/20/2021 | | 07/01/2021 | 072021 | 338819 | 510.00 | 08/01/2021 | INV | PD | WTP JUNE WATER SAMPLES |
| 102250 TYLER BUSINESS FORMS | | | | | | | | | |
| 60702<br>CHECK DATE: 07/20/2021 | | 06/23/2021 | 072021 | 338820 | 677.75 | 07/23/2021 | INV | PD | MICR TONER FOR CHECK PRIN |
| 107687 UNIVERSAL PROTECTION SERVICE LP | | | | | | | | | |
| 11463496<br>CHECK DATE: 07/20/2021 | | 06/24/2021 | 072021 | 338821 | 210.13 | 07/24/2021 | INV | PD | Event Ctr security 6/18-6 |
| 102115 VIKING AUTOMATIC SPRINKLER CO | | | | | | | | | |
| 1025-F166585<br>CHECK DATE: 07/20/2021 | | 06/28/2021 | 072021 | 338822 | 1,450.00 | 07/28/2021 | INV | PD | CHASKA HISTORY CENTER |
| 102227 ONVOY LLC | | | | | | | | | |
| 0009426210701<br>CHECK DATE: 07/15/2021 | | 07/01/2021 | 071521 | 338729 | 1,853.53 | 07/25/2021 | INV | PD | JUL EDU CTR INTERNET/ETHE |
| 0009486210701<br>CHECK DATE: 07/15/2021 | | 07/01/2021 | 071521 | 338729 | 889.21 | 07/25/2021 | INV | PD | JUL CITY HALL ETHERNET |
| | | | | | 2,742.74 | | | | |
| 102549 WARNING LITES OF MINNESOTA INC | | | | | | | | | |
| 228241<br>CHECK DATE: 07/20/2021 | | 06/23/2021 | 072021 | 338823 | 360.00 | 07/23/2021 | INV | PD | PIONEER TRL & ACORN WM BR |
| 109958 WELDON, JESSICA | | | | | | | | | |
| 2011008.002<br>CHECK DATE: 07/20/2021 | | 06/07/2021 | 072021 | 338824 | 850.00 | 08/12/2021 | INV | PD | RFD-WEDDING DEPOSIT<br>PAYEE: WELDON, JESSICA |
| 102166 WESCO DISTRIBUTION INC | | | | | | | | | |
| 778577<br>CHECK DATE: 07/20/2021 | | 06/30/2021 | 072021 | 338825 | 454.59 | 07/30/2021 | INV | PD | SMALL FISH TAPE FIBERGLAS |
| 102189 WM MUELLER & SONS | | | | | | | | | |
| 266823 | | 06/25/2021 | 072021 | 338826 | 869.12 | 07/25/2021 | INV | PD | LIBERTY HEIGHTS VALVE DIG |

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 266876 | | 06/28/2021 | 072021 | 338826 | 120.29 | 07/25/2021 | INV | PD | COMMUNITY PK DRAINTILE (F |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 266924 | | 06/29/2021 | 072021 | 338826 | 252.80 | 07/25/2021 | INV | PD | LIBERTY HEIGHTS VALVE DIG |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 266994 | | 06/30/2021 | 072021 | 338826 | 583.04 | 07/25/2021 | INV | PD | LIBERTY HEIGHTS VALVE DIG |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 267147 | | 07/06/2021 | 072021 | 338826 | 321.92 | 08/25/2021 | INV | PD | CURB PATCHES RAVOUX ROAD |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 267275 | | 07/09/2021 | 072021 | 338826 | 529.02 | 08/25/2021 | INV | PD | RAVOUX RD CURB POUR RESTO |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | | | | 2,676.19 | | | | |
| 102220 XIGENT SOLUTIONS LLC | | | | | | | | | |
| 81192 | | 07/02/2021 | 072021 | 338827 | 6,715.00 | 08/06/2021 | INV | PD | JUL RECOVERY SVC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 81193 | | 07/02/2021 | 072021 | 338827 | 13,914.69 | 08/06/2021 | INV | PD | JUL SUPPORT SVC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| 81194 | | 07/02/2021 | 072021 | 338827 | 1,778.44 | 08/06/2021 | INV | PD | JUL VULNERABILITY SVC |
| CHECK DATE: 07/20/2021 | | | | | | | | | |
| | | 186 INVOICES | | | 407,298.11 | | | | |

** END OF REPORT - Generated by Michelle Robbin **

Electronic Payments

07/15/2021 10:55 | City of Chaska | P 1
8482mrob | VENDOR INVOICE LIST | apinvlst

| INVOICE | P.O. | INV DATE | CHECK RUN | CHECK # | INVOICE NET | DUE DATE | TYPE | STS | INVOICE DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| 100005 MINNESOTA MUNICIPAL MONEY MARKET FUND | | | | | | | | | |
| 91337 | | 07/12/2021 | 071221 | 2849 | 1,500,000.00 | 07/12/2021 | DIR | PD | XFER ONB TO 4M-CASHFLOW |
| CHECK DATE: 07/12/2021 | | | | | | | | | |
| | | | | | 1,500,000.00 | | | | |
| | | 1 INVOICES | | | 1,500,000.00 | | | | |

** END OF REPORT - Generated by Michelle Robbin **

**Biweekly Report**
**July 19, 2021**
**By**
**Matt Podhradsky**

## UPCOMING COUNCIL MEETING SCHEDULE

As was in the last Biweekly Report, below is a reminder of the Council Meetings and Work Sessions we have coming up over the next several weeks:

- July 19th and August 2nd: We will have Council meetings on each of these dates. We will not be having Work Session prior to any of these meetings.
- August 16th: We plan on holding our first General Fund budget work session for the year from 5:45-7 pm prior to the Council meeting. There will be a regular Council meeting to follow.
- August 30th: We plan on having our second General Fund Work Session on this evening from 5:45-7. As this is the 5th Monday of the month, we will only have a Council meeting following this work session if there is a need to have one.

As we move into September, we will not have a meeting on September 6th because of the Labor Day holiday. Our meetings in September are scheduled for September 13th and 20th. If we need a third General Fund Budget Work Session, we will have that prior to the Council meeting on September 13th. At the September 20th meeting, we will need to adopt our Preliminary Tax levy for 2022 as this is due to the County prior to the end of September.

If you have any questions, or if you are unable to make it to any of these meetings, just let me know so I can plan accordingly.

## COUNCIL/DEPARTMENT HEAD RETREAT

Since the last Council meeting, I appreciate the feedback that I have received in helping to narrow down the days for our retreat. A couple of the things are heard was:

- Have the retreat mid-week (i.e. Tuesday and Wednesday) instead of the typical Thursday/Friday routine that we have utilized in the past.
- Focus on having it after the middle of September into the beginning of October (because of planned business travel)
- Get out potential dates as soon as possible.

I have provided that feedback to the Fursmans and hope to have a couple of options ready to share with you next week. If there is anything else that you would like me to consider in setting up the retreat, please let me know. Otherwise, once I get out the email with a couple of the options, just get back to me to confirm it will work. Let me know if you have any questions or concerns.

## COMMUNITY PICNIC WITH POLICE DEPARTMENT

Just as a reminder, this upcoming Wednesday night, July 21st, the Chaska Police Department will be having their first annual "Picnic with Police". This will be held at Veteran's Park and will go from 5:30-8:30pm. This event is open to everyone in the community, with a free picnic dinner being provide, along with games, raffle drawings and other fun activities. In addition, the Police will be trying to "Stuff the Squad" by collecting school supplies for area kids in need. Our hope is that this can be an annual event to connect members of the community with members of our Police Department and continue to build relationships to strengthen our community. A big "thank you" to St. John's, Esperanza, and Carver County Public Health for partnering with the City on this picnic. It should be noted that we will be posting this event as a public meeting so that you are all able to attend. Please let me know if you have any questions.

## PLANNING STARTS ON 2024 US AMATUER GOLF TOURNAMENT

As you are likely aware, Chaska will once again be hosting a major national golf tournament in our community and the US Amateur Golf Championship returns in 2024 with it being played at both Hazeltine National and the Chaska Town Course. If you are unfamiliar with the tournament, it is the oldest of all major championships with our event being the 119th time the event has been held. This event brings together the best amateur golfers in the world, with many of the top golfers from this event going on to be very recognizable professional golfers in future years. Tiger Woods won three consecutive US Amateurs before moving on to become a professional golfer, and when this event was held at both Hazeltine and the Chaska Town Course in 2006, it brought golfers like Ricky Fowler and Richie Ramsay who won the tournament. This event will once again not only be a great opportunity to show off our community to the world, but also to show off the Chaska Town Course, which is one of only a small number of municipal courses in the Country to ever co-host this event.

So that you are aware, planning for the event will be starting at the end of August as we get together to meet with the tournament chairperson, Dave Ruegg, who is a member at Hazeltine and the CEO of Bailiwick, which is a business in our north industrial park. We have worked with Dave many times in the past, as he was a part of the 2009 PGA Championship and 2016 Ryder Cup committees, as well as the Chair for the Junior Championship that we were unable to hold last year because of COVID. He will be a great person to work with and will help us showcase the community and Town Course as part of the process. If there are any questions on this, please feel free to let me know.

## TOURING CITY FACILITY PROJECTS

One of the efforts Staff has been working on lately is planning projects we will need to complete in our City facilities as they continue to age so we keep them functional and meeting our needs. As you may remember, just prior to the COVID pandemic starting, Nate and I were able to make a presentation to the Council in a work session not only talking about conceptually what we had to plan for in expansion of the library, but the other City facility needs we would have over the next decade that we would need to plan for. Our presentation not only included remodeling of City Hall as the library moves out, but also looked at the needs we have in our Police Department, Municipal Services Building and our Chaska Community Center.

While we did put a pause on moving forward with that work because of COVID, we have restarted this project by visiting other communities who have recently gone through similar

projects in their communities. We have been able to visit with communities such as Roseville, Crystal, Minnetonka, Circle Pines and New Hope who are in various stages of replacing/remodeling City facilities to understand processes they used, architects/construction managers they worked with, how they paid for facilities, and to understand some of the lessons that they learned while going through these processes.

From these tours, we hope to develop some initial information to share with the Council this fall on what projects we think we should start planning for, and how we go about designing these facilities so we can start planning for costs and timing of projects based on priority needs in the organization. Our goal would be to come back in a work session to discuss what we found, and to develop some recommendations on how to move forward with planning while also understanding the financial impacts these projects will have going into the future.

As this will be an important initiative for our organization over the next decade, I wanted to make sure that Council was aware that we were starting to do exploratory work in this area to help guide discussions and decision-making, and that if there are any questions on this prior to discussing this in a work session to feel free to reach out to me. Staff looks forward to discussing the information we find in greater detail.

**ISSUES WITH MAJOR RTU UNIT AT COMMUNITY CENTER**

I wanted to make sure that Council was aware of a significant issue that has arisen at our Chaska Community Center with the Roof-Top HVAC unit (RTU) that serves the Gym/Fitness Center areas in the building. This particular RTU is original to the building, being over 30 years old. It has served more than its useful life and has now broke down which creates significant issues with cooling this area within the facility. While there is a potential for a fix of the existing unit, this fix is not guaranteed to work and would cost an estimated $30,000 to repair for a unit that has served more than its useful life. A replacement unit is expected to be about $150,000 but would be a significantly better investment than as we would not be putting these dollars into what could be a very temporary fix. While we still need to go out and get quotes from other vendors to make a final decision on how to replace, I did want the Council to be aware of this as this was not a budgeted item. I will share with you at a future meeting what the final cost will be and where we think we will need to take these dollars to get this repair made.

If there are any questions, please let me know.

# Council Update

Downtown Highway 41 Project

***July 19, 2021***

The project team is solidifying plans to share the new streetscape elements over the coming months. Two key activities are scheduled at this time: a pop-up event at River City Days and an outdoor open house held in conjunction at the Taste of Chaska event.

**River City Days: July 23/24**

The project team will be hosting a booth at the River City Days event on July 23 and 24. This pop-up will feature the new streetscape and paseo renderings to share with the public and a comment card to share feedback.

**Open House: Augusts 18, 4-6 p.m.**

In addition to River City Days, our team will also be hosting an outdoor open house at City Square on August 18 from 4-6 p.m. This will be held in conjunction with the Taste of Chaska event to promote more attendance. The purpose of the meeting is to share information about the status of the project, share the streetscape design, and gather feedback on both the roadway and streetscape design. The format will include two main facets:

**Main hub**

- Set up near 3rd Street alley
- Sign in table, informational boards, table with layout
- Comment forms

**Satellite locations**

- Signs with renderings at actual geographic locations
- Sidewalk decal with QR codes
- Survey with QR code

In addition to the in-person open house, the project team will also host an online open house by placing the materials and a comment card will be placed online for the public to view. The comment form on page will be active for 2 weeks.

We continue to promote and encourage the community to sign up for notifications at **DowntownHwy41.com** or to reach project staff at:

**Hotline:** 612-269-4638

**Email:** downtownHwy41@bolton-menk.com

# City of Chaska
# Memorandum

**To: Administration, Mayor and City Council**

**From: Lisa Nelson**
**Controller**

**Date: July 16, 2021**

**RE: Financial Reports –**
**Year-To-Date (YTD) Ending May 31, 2021**

FINACIAL REPORTS
Enclosed are year-to-date financial reports as of 05/31/21.

Each fund includes the adopted budget compared to YTD actuals, and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

Each report also includes revenue and expenditures as of 05/31/20. This will allow you to compare each fund's activity to the prior year.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll through May.
- YTD vendor payments that:
    1) were previously approved by the City Council, or
    2) are pending approval by the Council at the July 19th meeting.

These draft reports do not include the following revenues and expenditures:

- Administrative charges and allocations
- Workers Comp and Property Insurance allocations
- General investment earnings revenue (allocated at year-end)
- Depreciation expense (recorded at year-end)

**GENERAL FUND**
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 ORIGINAL BUDGET | 2021 AMENDED BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | ACTUAL AS OF 5/31/2020 |
|---|---|---|---|---|---|---|
| **REVENUES:** | | | | | | |
| Property Taxes * | $ 7,743,413 | $ 7,743,413 | $ - | $ (7,743,413) | 0% | $ - |
| Franchise Fees: | | | | | | |
| Cable TV | 300,000 | 300,000 | 76,978 | (223,022) | 26% | 75,402 |
| Gas | 457,200 | 457,200 | 114,459 | (342,741) | 25% | 118,742 |
| Licenses | 202,830 | 191,310 | 159,595 | (31,715) | 83% | 159,688 |
| Permits: | | | | | | |
| Building | 479,000 | 627,128 | 298,180 | (328,948) | 48% | 113,053 |
| Plan Check | 135,000 | 135,000 | 132,200 | (2,800) | 98% | 53,096 |
| Mechanical, Plumbing & Other | 126,528 | 142,268 | 105,242 | (37,026) | 74% | 56,503 |
| Intergovernmental: | | | | | | |
| Federal | - | - | 23,247 | 23,247 | | - |
| State Aid - LGA | - | - | - | - | | - |
| State Aid - MSA | 120,000 | 120,000 | 120,000 | - | 100% | 120,000 |
| State Aid - Police and Fire | 415,171 | 415,171 | - | (415,171) | 0% | - |
| State - Other | 45,500 | 45,500 | 2,918 | (42,582) | 6% | 1,509 |
| County, School and Local | 160,329 | 160,329 | 31,625 | (128,704) | 20% | - |
| Charges For Services: | | | | | | |
| General Government | 103,340 | 103,340 | 42,075 | (61,265) | 41% | 42,041 |
| Public Safety | 59,397 | 59,397 | 31,499 | (27,898) | 53% | 29,784 |
| Public Works | 124,090 | 124,090 | 41,995 | (82,095) | 34% | 15,826 |
| Parks & Recreation | 172,635 | 172,635 | 77,673 | (94,962) | 45% | 210 |
| Administrative Charges | 4,870,670 | 4,870,670 | - | (4,870,670) | 0% | - |
| Fines And Forfeitures | 71,623 | 61,423 | 15,443 | (45,980) | 25% | 16,994 |
| Investment Earnings | 22,000 | 22,000 | (773) | (22,773) | -4% | (2,284) |
| Other Revenue | 171,950 | 171,950 | 86,656 | (85,294) | 50% | 89,250 |
| TOTAL REVENUES | 15,780,676 | 15,922,824 | 1,359,012 | (14,563,812) | 9% | 889,814 |
| **EXPENDITURES:** | | | | | | |
| General Government: | | | | | | |
| Mayor & Council | 145,078 | 145,078 | 52,372 | 92,706 | 36% | 68,339 |
| Communications | 112,115 | 112,115 | 35,972 | 76,143 | 32% | 38,101 |
| Administration | 866,591 | 866,591 | 313,843 | 552,748 | 36% | 340,182 |
| Human Resources | 286,290 | 286,290 | 167,260 | 119,030 | 58% | 106,736 |
| Elections | 5,402 | 5,402 | - | 5,402 | 0% | 18,999 |
| Finance/Admin Services | 1,666,915 | 1,666,915 | 710,968 | 955,947 | 43% | 801,487 |
| Information Services/Admin Services | 1,291,865 | 1,291,865 | 480,973 | 810,892 | 37% | 477,153 |
| Fiber Systems | 45,226 | 45,226 | 21,081 | 24,145 | 47% | 20,888 |
| Legal - City Attorney | 80,400 | 80,400 | 42,542 | 37,858 | 53% | 32,836 |
| Community Development | 366,569 | 366,569 | 121,385 | 245,184 | 33% | 185,270 |
| Engineering | 480,685 | 480,685 | 191,571 | 289,114 | 40% | 173,854 |
| Government Buildings | 239,710 | 239,710 | 86,214 | 153,496 | 36% | 81,587 |
| Facility Maintenance | 476,253 | 476,253 | 150,545 | 325,708 | 32% | 2,487 |
| Total General Government | 6,063,099 | 6,063,099 | 2,374,726 | 3,688,373 | 39% | 2,347,919 |
| Public Safety: | | | | | | |
| Police | 5,139,118 | 5,139,118 | 1,893,922 | 3,245,196 | 37% | 1,905,995 |
| DUI & Drug Forfeitures | 6,735 | - | - | - | | 872 |
| Crime Prevention Program | 352 | 352 | - | 352 | 0% | 50 |
| Fire | 2,120,171 | 2,120,171 | 812,972 | 1,307,199 | 38% | 795,309 |
| Building Inspections (Comm.Dev) | 624,651 | 763,215 | 320,011 | 443,204 | 42% | 229,537 |
| Civil Defense | 5,756 | 5,756 | 2,440 | 3,316 | 42% | - |
| COVID-19 | - | - | 6,631 | (6,631) | | 108,749 |
| Total Public Safety | 7,896,783 | 8,028,612 | 3,035,976 | 4,992,636 | 38% | 3,040,512 |
| Public Works: | | | | | | |
| Administration | 417,742 | 417,742 | 163,482 | 254,260 | 39% | 183,623 |
| Streets & Alleys | 1,880,342 | 1,880,342 | 428,138 | 1,452,204 | 23% | 486,375 |
| Snow Removal | 247,430 | 247,430 | 225,862 | 21,568 | 91% | 146,403 |
| Signs | 11,381 | 11,381 | 1,602 | 9,779 | 14% | 1,167 |
| Municipal Services/Building | 235,081 | 235,081 | 81,843 | 153,238 | 35% | 73,607 |
| Parks Maintenance | 1,218,315 | 1,218,315 | 403,379 | 814,936 | 33% | 424,120 |
| ISD #112 Grounds Maintenance | 37,205 | 37,205 | 8,696 | 28,509 | 23% | 11,054 |
| Tree Control | 40,720 | 40,720 | 31,624 | 9,096 | 78% | 2,868 |
| Total Public Works | 4,088,216 | 4,088,216 | 1,344,626 | 2,743,590 | 33% | 1,329,217 |
| Parks & Recreation: | | | | | | |
| Administration | 541,424 | 541,424 | 197,197 | 344,227 | 36% | 245,047 |
| Youth Programs | 182,178 | 182,178 | 64,515 | 117,663 | 35% | 67,954 |
| Teen Programs | - | - | 158 | (158) | | - |
| Adult Programs | 97,619 | 97,619 | 19,278 | 78,341 | 20% | 35,228 |
| All Age Programs | - | - | 3,860 | (3,860) | | - |
| Senior Programs | - | - | - | - | | - |
| Beach/Firemen's Park | 121,664 | 121,664 | 8,439 | 113,225 | 7% | 13,830 |
| Hockey & Skating Rinks | 11,670 | 11,670 | - | 11,670 | 0% | 9,248 |
| Total Parks & Recreation | 954,555 | 954,555 | 293,447 | 661,108 | 31% | 371,307 |
| Unallocated | 466,623 | 476,942 | 30,223 | 446,719 | 6% | 5,939 |
| Debt Service | 3,400 | 3,400 | 1,425 | 1,975 | | 1,425 |
| TOTAL EXPENDITURES | 19,472,676 | 19,614,824 | 7,080,423 | 12,534,401 | 36% | 7,096,319 |
| OTHER FINANCING SOURCES (USES): | | | | | | |
| Transfers In | 4,327,000 | 4,327,000 | 1,527,550 | (2,799,450) | 35% | 1,452,740 |
| Transfers Out | (635,000) | (635,000) | - | 635,000 | | - |
| NET TRANSFERS | 3,692,000 | 3,692,000 | 1,527,550 | (2,164,450) | | 1,452,740 |
| NET CHANGE IN FUND BALANCES | $ - | $ - | $ (4,193,861) | $ (4,193,861) | | $ (4,753,765) |

* Tax settlements are received from Carver County in June/July and December.

**MOUNT PLEASANT MAINTENANCE FUND**
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD ACTUAL 5/31/2020 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Property Taxes * | $ 6,000 | $ - | $ (6,000) | 0% | $ - |
| Charges For Services/Lot Sales | 2,400 | 1,550 | (850) | 65% | 1,000 |
| Investment Earnings | 300 | - | (300) | 0% | - |
| TOTAL REVENUES | 8,700 | 1,550 | (7,150) | 18% | 1,000 |
| **EXPENDITURES:** | | | | | |
| Current: | | | | | |
| Public Works: | | | | | |
| Professional Services And Charges | 8,500 | 2,040 | 6,460 | 24% | 2,115 |
| Capital Outlay | 5,000 | - | 5,000 | 0% | - |
| TOTAL EXPENDITURES | 13,500 | 2,040 | 11,460 | 15% | 2,115 |
| NET CHANGE IN FUND BALANCES | $ (4,800) | $ (490) | $ 4,310 | | $ (1,115) |

* Tax settlements are received from Carver County in June/July and December.

**ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND**
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**BUDGET, ACTUAL, AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/21 AND 5/31/20**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD ACTUAL 5/31/2020 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Property Taxes * | $ 171,598 | $ - | $ (171,598) | 0% | $ - |
| Intergovernmental | - | - | - | 0% | 270,000 |
| Charges For Services | 167,435 | - | (167,435) | 0% | - |
| Special Assessments | 40,000 | - | (40,000) | 0% | - |
| Investment Earnings (Charges) | (5,400) | - | 5,400 | 0% | - |
| Leases/Rent | 32,200 | 13,349 | (18,851) | 41% | 12,960 |
| TOTAL REVENUES | 405,833 | 13,349 | (392,484) | 3% | 282,960 |
| **EXPENDITURES:** | | | | | |
| Current: | | | | | |
| Administration: | | | | | |
| Professional Services | 23,172 | 70 | 23,102 | 0% | 3,067 |
| Other Charges and Special Events | 35,347 | 9,812 | 25,535 | 28% | 12,426 |
| Remit Grant Revenue | 11,603 | - | 11,603 | | 270,000 |
| Administrative Fees | 258,530 | - | 258,530 | 0% | - |
| Economic Development Projects/Programs: | | | | | |
| Professional Services | 41,303 | 38,133 | 3,170 | 92% | 38,416 |
| Other Charges and Special Events | 19,479 | - | 19,479 | 0% | 9,129 |
| Debt Service: | | | | | |
| Principal - Promissory Note | 13,499 | 5,637 | 7,862 | 42% | 5,364 |
| Interest - Promissory Note | 2,900 | 1,363 | 1,537 | 47% | 1,636 |
| Capital Outlay | - | - | - | | 8,858 |
| TOTAL EXPENDITURES | 405,833 | 55,015 | 350,818 | 14% | 348,896 |
| NET CHANGE IN FUND BALANCES | $ - | $ (41,666) | $ (41,666) | | $ (65,936) |

* Tax settlements are received from Carver County in June/July and December.

In 2020, the EDA received a pass-thru grant of $270,000.

**EQUIPMENT ACQUISITION FUND**
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**
**BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **REVENUES:** | | | | | |
| Property Taxes * | $ 3,233,159 | $ - | $ (3,233,159) | 0% | $ - |
| Charges For Services | 4,000 | - | (4,000) | 0% | - |
| Interest Earnings | - | 47,028 | 47,028 | | 54,068 |
| Leases (tower) | 96,000 | 77,334 | (18,666) | 81% | 53,437 |
| Donations/Contributions | - | 2,000 | 2,000 | | 1,600 |
| TOTAL REVENUES | 3,333,159 | 126,362 | (3,206,797) | 4% | 109,105 |
| **EXPENDITURES:** | | | | | |
| Current: | | | | | |
| General Government | 10,000 | - | 10,000 | | - |
| Debt Service: | | | | | |
| Issuance Costs & Fiscal Agent Fees | 50,000 | - | 50,000 | | - |
| Capital Outlay: | | | | | |
| Furniture And Equipment | | | | | |
| Communications | 10,000 | - | 10,000 | 0% | - |
| Admin. Services-Finance | 13,000 | - | 13,000 | 0% | - |
| Admin. Services-Information Services | 63,000 | 37,961 | 25,039 | 60% | 57,867 |
| Police | 82,000 | 5,758 | 76,242 | 7% | - |
| Fire | 80,000 | 295,016 | (215,016) | 369% | - |
| Public Works | 167,000 | 16,936 | 150,064 | 10% | 133,824 |
| TOTAL EXPENDITURES | 475,000 | 355,671 | 119,329 | 75% | 191,691 |
| **OTHER FINANCING SOURCES (USES):** | | | | | |
| Transfers In | 28,000 | - | (28,000) | 0% | - |
| Transfers Out | (3,865,932) | - | 3,865,932 | 0% | - |
| Bonds Issued | 170,000 | - | (170,000) | 0% | - |
| Sale of Capital Assets | - | - | - | | 6,150 |
| TOTAL OTHER FINANCING SOURCES (USES) | (3,667,932) | - | 3,667,932 | | 6,150 |
| NET CHANGE IN FUND BALANCES | $ (809,773) | $ (229,309) | $ 580,464 | | $ (76,436) |

* Tax settlements are received from Carver County in June/July and December.

**ELECTRIC FUND**

**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED / EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Residential Sales | $ 9,209,000 | $ 3,339,858 | $ (5,869,142) | 36% | $ 2,855,525 |
| Senior Sales | 544,000 | 210,460 | (333,540) | 39% | 180,372 |
| Commercial Sales | 1,160,000 | 447,116 | (712,884) | 39% | 439,153 |
| Industrial Sales | 27,032,000 | 11,291,404 | (15,740,596) | 42% | 9,342,951 |
| Intradepartmental | 980,000 | 366,842 | (613,158) | 37% | 303,346 |
| Service Charges | 1,588,000 | 2,304,539 | 716,539 | 145% | 545,053 |
| Other Sales | 187,000 | 45,938 | (141,062) | 25% | 48,113 |
| TOTAL OPERATING REVENUES | 40,700,000 | 18,006,157 | (22,693,843) | 44% | 13,714,513 |
| **OPERATING EXPENSES:** | | | | | |
| Purchased Power | 25,901,000 | 11,381,379 | 14,519,621 | 44% | 10,633,852 |
| Distribution: | | | | | |
| Personnel Services | 1,877,202 | 675,863 | 1,201,339 | 36% | 713,289 |
| Supplies, Services & Other Charges | 533,074 | 219,422 | 313,652 | 41% | 139,538 |
| Administration: | | | | | |
| Personnel Services | 383,798 | 76,563 | 307,235 | 20% | 84,929 |
| Supplies, Services & Other Charges | 2,966,510 | 130,415 | 2,836,095 | 4% | 69,431 |
| Utility Billing: | | | | | |
| Personnel Services | 260,361 | 96,140 | 164,221 | 37% | 105,885 |
| Supplies, Services & Other Charges | 338,347 | 109,125 | 229,222 | 32% | 106,150 |
| Conservation Programs | 669,919 | 183,283 | 486,636 | 27% | 115,743 |
| Capital Outlay | 663,000 | 360,926 | 302,074 | 54% | 766,834 |
| TOTAL OPERATING EXPENSES | 33,593,211 | 13,233,116 | 20,360,095 | 39% | 12,735,651 |
| **OPERATING INCOME** | 7,106,789 | 4,773,041 | (2,333,748) | | 978,862 |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings | 16,500 | (2,188) | (18,688) | -13% | (3,859) |
| Intergovernmental | - | 69 | 69 | | - |
| TOTAL NON-OPERATING REVENUES | 16,500 | (2,119) | (18,619) | | (3,859) |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 502,977 | 2,160,000 | (1,657,023) | 429% | - |
| Debt Service - Principal (Contra Account) | - | (2,160,000) | 2,160,000 | | - |
| Debt Service - Interest | 327,387 | 129,244 | 198,143 | 39% | 147,773 |
| Debt Service - Agent Fees | 450 | 850 | (400) | | - |
| TOTAL NON-OPERATING EXPENSES | 830,814 | 130,094 | 700,720 | 16% | 147,773 |
| **INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS** | 6,292,475 | 4,640,828 | (1,651,647) | | 827,230 |
| **CAPITAL CONTRIBUTIONS** | - | - | - | | 219,357 |
| **TRANSFERS IN (OUT):** | | | | | |
| Transfers (Out) | (6,292,000) | (1,527,550) | 4,764,450 | | (1,452,740) |
| **CHANGE IN NET POSITION** | $ 475 | $ 3,113,278 | $ 3,112,803 | | $ (406,153) |

**Service Charges are broken out from sales differently in 2021 than 2020**

**WATER FUND**

**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIOD ENDED 5/31/2021 AND 5/31/2020**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Residential Sales | $ 1,358,000 | $ 472,587 | $ (885,413) | 35% | $ 358,633 |
| Commercial Sales | 1,043,000 | 288,578 | (754,422) | 28% | 222,748 |
| Industrial Sales | 518,000 | 164,038 | (353,962) | 32% | 111,406 |
| Other Sales | 459,040 | 223,488 | (235,552) | 49% | 160,506 |
| TOTAL OPERATING REVENUES | 3,378,040 | 1,148,691 | (2,229,349) | 34% | 853,293 |
| **OPERATING EXPENSES:** | | | | | |
| Pumping | 261,970 | 117,322 | 394,648 | 23% | 83,089 |
| Treatment | 322,742 | 138,935 | 183,807 | 43% | 123,124 |
| Distribution: | | | | | |
| Personnel Services | 498,160 | 194,137 | 304,023 | 39% | 191,768 |
| Supplies, Services & Other Charges | 362,437 | 119,164 | 243,273 | 33% | 113,717 |
| Administration: | | | | | |
| Personnel Services | 125,732 | 47,109 | 78,623 | 37% | 49,079 |
| Supplies, Services & Other Charges | 645,538 | 6,861 | 638,677 | 1% | 17,688 |
| Utility Billing: | | | | | |
| Personnel Services | 130,182 | 48,070 | 82,112 | 37% | 52,943 |
| Supplies, Services & Other Charges | 66,824 | 27,313 | 39,511 | 41% | 23,240 |
| Capital Outlay | 290,500 | 69,664 | (29,164) | 172% | 112,945 |
| TOTAL OPERATING EXPENSES | 2,704,085 | 768,575 | 1,935,510 | 28% | 767,593 |
| **OPERATING INCOME** | 673,955 | 380,116 | (293,839) | 56% | 85,700 |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings | 16,200 | (720) | (16,920) | -4% | (3,197) |
| Intergovernmental | - | 7 | 7 | | - |
| Lease - Bountiful Basket | 30,600 | 12,762 | (17,838) | 42% | 12,541 |
| Insurance Claims | - | - | - | | 17,750 |
| TOTAL NON-OPERATING REVENUES | 46,800 | 12,049 | (34,751) | 26% | 27,094 |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 699,214 | 95,439 | 603,775 | 14% | 40,000 |
| Debt Service - Principal (Contra Account) | - | (95,439) | 95,439 | | (40,000) |
| Debt Service - Interest | 331,258 | 217,469 | 113,789 | 66% | 178,795 |
| Issuance Costs & Fiscal Agent Fees | - | 60 | (60) | | 60 |
| Old Water Treatment Plant/Bountiful Basket | 1,900 | 617 | 1,283 | | 1,181 |
| TOTAL NON-OPERATING EXPENSES | 1,032,372 | 218,146 | 814,226 | 21% | 180,036 |
| **INCOME (LOSS) BEFORE TRANSFERS** | (311,617) | 174,019 | 485,636 | | (67,242) |
| **TRANSFERS IN (OUT):** | | | | | |
| Transfers In | 506,000 | - | (506,000) | | - |
| Transfers (Out) | (117,000) | (7,281) | 109,719 | | (7,941) |
| NET TRANSFERS IN (OUT) | 389,000 | (7,281) | (396,281) | | (7,941) |
| **CHANGE IN NET POSITION** | $ 77,383 | $ 166,738 | $ 89,355 | | $ (75,183) |

**SEWER FUND**

**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Residential Sales | $ 1,657,900 | $ 661,039 | $ (996,861) | 40% | $ 559,671 |
| Commercial Sales | 1,130,000 | 445,868 | (684,132) | 39% | 365,035 |
| Industrial Sales | 1,114,500 | 495,202 | (619,298) | 44% | 354,689 |
| Other Sales | 792,350 | 422,095 | (370,255) | 53% | 312,441 |
| TOTAL OPERATING REVENUE | 4,694,750 | 2,024,204 | (2,670,546) | 43% | 1,591,836 |
| **OPERATING EXPENSES:** | | | | | |
| Pumping | 25,829 | 5,294 | 20,535 | 20% | 4,701 |
| Treatment | 2,713,317 | 1,356,659 | 1,356,658 | 50% | 1,337,770 |
| Collection: | | | | | |
| Personnel Services | 498,160 | 194,243 | 303,917 | 39% | 194,361 |
| Supplies, Services & Other Charges | 199,387 | 43,427 | 155,960 | 22% | 33,560 |
| Administration: | | | | | |
| Personnel Services | 125,730 | 47,109 | 78,621 | 37% | 49,079 |
| Supplies, Services & Other Charges | 631,368 | 4,825 | 626,543 | 1% | 11,854 |
| Utility Billing: | | | | | |
| Personnel Services | 130,182 | 48,070 | 82,112 | 37% | 52,943 |
| Supplies, Services & Other Charges | 62,220 | 26,535 | 35,685 | 43% | 23,470 |
| Capital Outlay | 17,500 | - | 17,500 | 0% | 71,080 |
| TOTAL OPERATING EXPENSES | 4,403,693 | 1,726,162 | 2,677,531 | 39% | 1,778,818 |
| **OPERATING INCOME** | 291,057 | 298,042 | 6,985 | | (186,982) |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings | 6,700 | (115) | (6,815) | -2% | (483) |
| Intergovernmental | - | 55 | 55 | | 5 |
| TOTAL NON-OPERATING REVENUES | 6,700 | (60) | (6,760) | -1% | (478) |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 139,214 | 203,561 | (64,347) | 146% | 125,000 |
| Debt Service - Principal (Contra Account) | - | (203,561) | 203,561 | | (125,000) |
| Debt Service - Interest | 76,899 | 60,010 | 16,889 | 78% | 43,901 |
| Issuance Costs & Fiscal Agent Fees | - | 265 | (265) | | 265 |
| TOTAL NON-OPERATING EXPENSES | 216,113 | 60,275 | 155,838 | | 44,166 |
| **INCOME (LOSS) BEFORE TRANSFERS** | 81,644 | 237,707 | 156,063 | | (231,626) |
| **TRANSFERS IN (OUT):** | | | | | |
| Transfers (Out) | (177,000) | (11,269) | 165,731 | | (12,291) |
| **CHANGE IN NET POSITION** | $ (95,356) | $ 226,438 | $ 321,794 | | $ (243,917) |

**CHASKA COMMUNITY CENTER FUND**
**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 ORIGINAL BUDGET | 2021 AMENDED BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | | |
| Admissions | $ 433,200 | $ 304,664 | $ 42,135 | $ (262,529) | 14% | $ 92,056 |
| Memberships | 1,354,292 | 710,720 | 271,113 | (439,607) | 38% | 329,138 |
| Rentals | 1,126,648 | 995,973 | 431,130 | (564,843) | 43% | 452,185 |
| Charges for Services/Lessons | 543,960 | 312,243 | 47,581 | (264,662) | 15% | 135,661 |
| Other Revenue | 143,720 | 71,510 | 7,790 | (63,720) | 11% | 42,599 |
| TOTAL OPERATING REVENUE | $ 3,601,820 | $ 2,395,110 | $ 799,749 | $ (1,595,361) | 33% | $ 1,051,639 |
| **OPERATING EXPENSES:** | | | | | | |
| Personnel Services | 2,164,659 | 1,956,291 | 759,043 | 1,197,248 | 39% | 961,744 |
| Operating Supplies | 229,326 | 229,326 | 69,609 | 159,717 | 30% | 117,569 |
| Professional Services | 801,931 | 801,931 | 372,259 | 429,672 | 46% | 287,335 |
| Other Charges | 211,934 | 211,934 | 76,533 | 135,401 | 36% | 336,272 |
| Capital Outly | 175,000 | 175,000 | 170,120 | 4,880 | 97% | 203,582 |
| TOTAL OPERATING EXPENSES | 3,582,850 | 3,374,482 | 1,447,564 | 1,926,918 | 43% | 1,906,502 |
| **OPERATING INCOME** | 18,970 | (979,372) | (647,815) | 331,557 | | (854,863) |
| **NON-OPERATING REVENUES:** | | | | | | |
| Intergovernmental Revenue | - | - | 34,000 | 34,000 | | - |
| Investment Earnings (Charges) | (11,900) | (11,900) | 6 | 11,906 | 0% | 128 |
| Sale of Capital Assets | 20,000 | 20,000 | - | (20,000) | | - |
| TOTAL NON-OPERATING REVENUES | 8,100 | 8,100 | 34,006 | 25,906 | 420% | 128 |
| **NON-OPERATING EXPENSES:** | | | | | | |
| Debt Service - Principal | 355,000 | 355,000 | - | 355,000 | 0% | - |
| Debt Service - Interest | 146,320 | 146,320 | 99,180 | 47,140 | 68% | 79,585 |
| Issuance Costs & Fiscal Agent Fees | 2,750 | 2,750 | 1,700 | 1,050 | 62% | 1,700 |
| TOTAL NON-OPERATING EXPENSES | 504,070 | 504,070 | 100,880 | 403,190 | 20% | 81,285 |
| **INCOME (LOSS) BEFORE TRANSFERS** | (477,000) | (1,475,342) | (714,689) | 760,653 | | (936,020) |
| **TRANSFERS IN (OUT):** | | | | | | |
| Transfers In | 477,000 | 477,000 | - | (477,000) | | - |
| **CHANGE IN NET POSITION** | $ - | $ (998,342) | $ (714,689) | $ 283,653 | | $ (936,020) |

**CHASKA PAR 30 FUND**
**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL, AND PRIOR YEAR TO DATE**
**FOR THE PERIOD ENDED 5/31/21 AND 5/31/20**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | |
| Green Fees | $ - | $ - | $ - | $ 55,158 |
| Cart Rental | - | - | - | 283 |
| Merchandise & Other Sales | - | 59 | 59 | 26 |
| TOTAL OPERATING REVENUES | - | 59 | 59 | 55,467 |
| **OPERATING EXPENSES:** | | | | |
| Golf - Maintenance Dept: | | | | |
| Personnel Services | - | - | - | 28,645 |
| Supplies, Services & Other Charges | - | 1,509 | (1,509) | 4,509 |
| Golf - Club House: | | | | |
| Personnel Services | - | - | - | 5,954 |
| Supplies, Services & Other Charges | - | 209 | (209) | 21,730 |
| Merchandise for Resale | - | - | - | 357 |
| Capital Outlay - Golf Course Construction | - | 407,721 | (407,721) | 87,286 |
| TOTAL OPERATING EXPENSES | - | 409,439 | (409,439) | 148,481 |
| **OPERATING INCOME** | - | (409,380) | (409,380) | (93,014) |
| **NON-OPERATING REVENUES:** | | | | |
| Intergovernmental Revenue | - | 76 | 76 | - |
| **INCOME (LOSS) BEFORE TRANSFERS** | - | (409,304) | (409,304) | (93,014) |
| **TRANSFERS IN (OUT):** | | | | |
| Transfers In | - | - | - | - |
| Transfers (Out) | - | - | - | - |
| TOTAL TRANSFERS IN (OUT) | - | - | - | - |
| **CHANGE IN NET POSITION** | $ - | $ (409,304) | $ (409,304) | $ (93,014) |

**Golf course is closed for construction**

**CHASKA TOWN COURSE FUND**
**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL, AND PRIOR YEAR TO DATE**
**FOR THE PERIOD ENDED 5/31/21 AND 5/31/20**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Green Fees | $ 1,464,000 | $ 505,930 | $ (958,070) | 35% | $ 352,884 |
| Driving Range | 125,000 | 61,671 | (63,329) | 49% | 18,364 |
| Golf Rentals | 356,000 | 88,350 | (267,650) | 25% | 30,142 |
| Merchandise | 250,000 | 100,365 | (149,635) | 40% | 39,013 |
| Other Sales | 139,000 | 87,588 | (51,412) | 63% | 52,623 |
| TOTAL OPERATING REVENUE | $ 2,334,000 | $ 843,904 | $ (1,490,096) | 36% | $ 493,026 |
| **OPERATING EXPENSES:** | | | | | |
| Golf - Maintenance Dept: | | | | | |
| Personnel Services | 698,622 | 214,492 | 484,130 | 31% | 205,439 |
| Supplies, Services & Other Charges | 283,179 | 160,241 | 122,938 | 57% | 147,346 |
| Golf - Club House: | | | | | |
| Personnel Services | 534,894 | 173,714 | 361,180 | 32% | 159,417 |
| Supplies, Services & Other Charges | 333,654 | 124,552 | 209,102 | 37% | 168,479 |
| Merchandise for Resale | 174,284 | 158,261 | 16,023 | 91% | 115,239 |
| Capital Outlay | 135,500 | 46,947 | 88,553 | 35% | 170,662 |
| TOTAL OPERATING EXPENSES | 2,160,133 | 878,207 | 1,281,926 | 41% | 966,582 |
| **OPERATING INCOME** | 173,867 | (34,303) | (208,170) | | (473,556) |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings (Charges) | (3,300) | - | 3,300 | | - |
| TOTAL NON-OPERATING REVENUES | (3,300) | - | 3,300 | | - |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 121,400 | - | 121,400 | 0% | - |
| Debt Service - Interest | 30,600 | 30,399 | 201 | 99% | 30,009 |
| TOTAL NON-OPERATING EXPENSES | 152,000 | 30,399 | 121,601 | 20% | 30,009 |
| **INCOME (LOSS)** | 18,567 | (64,702) | (83,269) | | (503,565) |
| **CHANGE IN NET POSITION** | $ 18,567 | $ (64,702) | $ (83,269) | | $ (503,565) |

**TURBINE GENERATOR FUND**
**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL, AND PRIOR YEAR TO DATE**
**FOR THE PERIOD ENDED 5/31/21 AND 5/31/20**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Lease Revenue | $ 2,486,184 | $ 479,269 | $ (2,006,915) | 19% | $ 507,837 |
| **OPERATING EXPENSES:** | | | | | |
| Professional Services | 105,000 | 97,307 | 7,693 | 93% | 92,137 |
| Other Charges | 229,445 | 57,361 | 172,084 | 25% | 56,586 |
| TOTAL OPERATING EXPENSES | 334,445 | 154,668 | 179,777 | 46% | 148,723 |
| **OPERATING INCOME** | 2,151,739 | 324,601 | (1,827,138) | | 359,114 |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings | - | (159) | (159) | | (2,394) |
| Interfund Loan Payments | 104,219 | - | (104,219) | 0% | - |
| TOTAL NON-OPERATING REVENUES | 104,219 | (159) | (104,378) | 0% | (2,394) |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 1,275,000 | - | 1,275,000 | 0% | - |
| Debt Service - Principal (Contra Account) | - | - | - | | - |
| Debt Service - Interest | 801,250 | 400,625 | 400,625 | 50% | 431,125 |
| Issuance Costs & Fiscal Agent Fees | 4,500 | - | 4,500 | 0% | - |
| TOTAL NON-OPERATING EXPENSES | 2,080,750 | 400,625 | 1,680,125 | 19% | 431,125 |
| **CHANGE IN NET POSITION** | $ 175,208 | $ (76,183) | $ (251,391) | | $ (74,405) |

**STORM WATER FUND**

**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, ACTUAL, AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/21 AND 5/31/20**

| | 2021 BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD AS OF 5/31/2020 |
|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | |
| Residential Sales | $ 1,043,000 | $ 597,043 | $ (445,957) | 57% | $ 491,737 |
| Industrial Sales | 788,000 | 453,995 | (334,005) | 58% | 376,562 |
| All Other Receipts | 14,385 | 309 | (14,076) | 2% | 649 |
| TOTAL OPERATING REVENUE | 1,845,385 | 1,051,347 | (794,038) | 57% | 868,948 |
| **OPERATING EXPENSES:** | | | | | |
| Collections: | | | | | |
| Personnel Services | 366,900 | 28,393 | 338,507 | 8% | 66,207 |
| Supplies, Services & Other Charges | 348,482 | 38,030 | 310,452 | 11% | 80,793 |
| Administration: | | | | | |
| Personnel Services | 131,336 | 50,493 | 80,843 | 38% | 52,571 |
| Supplies, Services & Other Charges | 389,871 | 651 | 389,220 | 0% | 712 |
| Utility Billing: | | | | | |
| Supplies, Services & Other Charges | 63,500 | 28,006 | 35,494 | 44% | 22,433 |
| Depreciation | 30,000 | - | 30,000 | 0% | - |
| Capital Outlay | 217,500 | 22,183 | 195,317 | 10% | 69,103 |
| TOTAL OPERATING EXPENSES | 1,547,589 | 167,756 | 1,379,833 | 11% | 291,819 |
| **OPERATING INCOME** | 297,796 | 883,591 | 585,795 | | 577,129 |
| **NON-OPERATING REVENUES:** | | | | | |
| Investment Earnings (Charges) | 6,500 | (370) | (6,870) | -6% | (791) |
| **NON-OPERATING EXPENSES:** | | | | | |
| Debt Service - Principal | 137,333 | 115,999 | 21,334 | 84% | 80,000 |
| Debt Service - Principal (Contra Account) | - | (115,999) | 115,999 | | (80,000) |
| Debt Service - Interest | 55,456 | 39,768 | 15,688 | 72% | 33,508 |
| Issuance Costs & Fiscal Agent Fees | - | 175 | (175) | | 175 |
| TOTAL NON-OPERATING EXPENSES | 192,789 | 39,943 | 152,846 | 21% | 33,683 |
| **INCOME (LOSS) BEFORE TRANSFERS** | 111,507 | 843,278 | 731,771 | | 542,655 |
| **TRANSFERS IN (OUT):** | | | | | |
| Transfers In | 204,603 | - | (204,603) | 0% | - |
| Transfers (Out) | (246,000) | (4,638) | 241,362 | 2% | (5,058) |
| NET TRANSFERS IN (OUT) | (41,397) | (4,638) | 36,759 | | (5,058) |
| **CHANGE IN NET POSITION** | $ 70,110 | $ 838,640 | $ 768,530 | | $ 537,597 |

**CHASKA CURLING AND EVENT CENTER FUND**
**REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**BUDGET, AMENDED BUDGET, ACTUAL AND PRIOR YEAR TO DATE**
**FOR THE PERIODS ENDING 5/31/2021 AND 5/31/2020**

| | 2021 ORIGINAL BUDGET | 2021 AMENDED BUDGET | ACTUAL AS OF 5/31/2021 | VARIANCE POSITIVE (NEGATIVE) | PERCENT OF BUDGET RECEIVED/ EXPENDED | PRIOR YEAR YTD ACTUAL 5/31/2020 |
|---|---|---|---|---|---|---|
| **OPERATING REVENUES:** | | | | | | |
| Memberships | $ 149,900 | $ 135,350 | $ 48,758 | $ (86,592) | 36% | $ 58,806 |
| Rentals | 167,007 | 99,296 | 13,147 | (86,149) | 13% | 25,801 |
| Lessons | 255,000 | 131,000 | 29,653 | (101,347) | 23% | 79,630 |
| Leagues | 225,500 | 180,000 | 77,060 | (102,940) | 43% | 73,087 |
| Leases | 409,000 | 297,878 | 101,334 | (196,544) | 34% | 74,976 |
| Other Revenue | 52,779 | 39,484 | 3,565 | (35,919) | 9% | 22,140 |
| TOTAL OPERATING REVENUES | 1,259,186 | 883,008 | 273,517 | (609,491) | 31% | 334,440 |
| **OPERATING EXPENSES:** | | | | | | |
| Administration: | | | | | | |
| Personnel Services | 363,802 | 363,802 | 130,663 | 233,139 | 36% | 138,474 |
| Supplies, Services & Other Charges | 362,024 | 362,024 | 142,835 | 219,189 | 39% | 152,360 |
| Event Center: | | | | | | |
| Personnel Services | 104,317 | 103,317 | 35,872 | 67,445 | 35% | 40,316 |
| Supplies, Services & Other Charges | 13,026 | 13,026 | 871 | 12,155 | 7% | 11,932 |
| Curling Center: | | | | | | |
| Personnel Services | 241,991 | 199,641 | 65,858 | 133,783 | 33% | 95,420 |
| Supplies, Services & Other Charges | 93,616 | 93,616 | 14,415 | 79,201 | 15% | 45,306 |
| Crooked Pint | 58,525 | 58,525 | 20,039 | 38,486 | 34% | 33,920 |
| Capital Outlay | 5,000 | 5,000 | - | 5,000 | | - |
| TOTAL OPERATING EXPENSES | 1,242,301 | 1,198,951 | 410,553 | 788,398 | 34% | 517,728 |
| **OPERATING INCOME** | 16,885 | (315,943) | (137,036) | 178,907 | | (183,288) |
| **NON-OPERATING REVENUES:** | | | | | | |
| Investment Earnings (Charges) | (12,154) | (12,154) | 37 | 12,191 | | 666 |
| TOTAL NON-OPERATING REVENUES | (12,154) | (12,154) | 37 | 12,191 | | 666 |
| **NON-OPERATING EXPENSES:** | | | | | | |
| Debt Service-Principal | 1,025,000 | 1,025,000 | 1,025,000 | - | 100% | 1,000,000 |
| Debt Service-Principal (Contra Account) | - | - | (1,025,000) | 1,025,000 | | (1,000,000) |
| Debt Service-Interest | 559,501 | 559,501 | 230,122 | 329,379 | 41% | 242,514 |
| Issuance Costs & Fiscal Agent Fees | 1,600 | 1,600 | 3,200 | (1,600) | 200% | 3,200 |
| TOTAL NON-OPERATING EXPENSES | 1,586,101 | 1,586,101 | 233,322 | 1,352,779 | 15% | 245,714 |
| **INCOME (LOSS) BEFORE TRANSFERS** | (1,581,370) | (1,914,198) | (370,321) | 1,543,877 | | (428,336) |
| **TRANSFERS IN (OUT):** | | | | | | |
| Transfers In | 1,586,101 | 1,586,101 | 1,258,322 | (327,779) | 79% | 1,253,804 |
| **CHANGE IN NET POSITION** | $ 4,731 | $ (328,097) | $ 888,001 | $ 1,216,098 | | $ 825,468 |