

Planning Commission Interviews
5:20 – 7:00 PM



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, January 03, 2022
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Consent Items
 - 5.A. Appointment of Acting Mayor
 - 5.B. Update to TIF and Abatement Policy for Corporate and Industrial Development
 - 5.C. Adopt Resolution 2021-97, Approving the Plat Correction for Harvest West 3rd Addition
 - 5.D. Designate City Depositories, Investment Institutions, and Authorized Signatories for 2022
6. Action Items
 - 6.A. Appointment of City Trustees to the Chaska Fire Department Relief Association Board for 2022
 - 6.B. Adopt Resolution 2021-96, Approving the Concept Plan for West Creek Apartments/Community Asset Development Group/PC #2021-11

- 7. Bills
 - 7.A. ACCOUNTS PAYABLE COUNCIL ROSTER 1-3-2022
- 8. Other Business
 - 8.A. City Administrator's Report
 - 8.A.i. Biweekly 1-3-2022
- 9. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/03/2022**

Subject: Appointment of Acting Mayor

Prepared By: Denise Beebe, Senior Clerk

According to MN State Statute, all statutory cities must, at the first Council meeting each year, appoint an Acting Mayor (also known as Mayor Pro Tem) who will serve in the absence of the Mayor. The responsibilities include acting as the chairperson at Council meetings in the Mayor's absence or filling a vacancy in the position of Mayor until such time that the position is filled by election or appointment.

Council members were elected to serve on the City Council as follows: Jon Grau and McKayla Hatfield where both elected in the General Election, November 6, 2018 and took office January 7, 2019, and Taylor Hubbard and Mike Huang were both re-elected in the General Election on November 3, 2020 taking office on January 4, 2021.

Council Member Huang served as Mayor Pro Tem in 2019, Council Member Grau in 2020 and Council Member Hatfield in 2021. Leaving Council Member Hubbard whose Ward Seat has the longest tenure of not being in the position of Mayor Pro Tem.

Based on the rotation policy used for appointing the Acting Mayor, Council Member Hubbard would be in line to serve as Mayor Pro Tem for 2022.

At tonight's meeting, Council needs to take formal action to fill the Acting Mayor position. Attached to this Request for Action is the policy that was enacted to help guide filling the Acting Mayor post.

CITY COUNCIL ACTION REQUESTED

Motion to appoint Council Member Taylor Hubbard as Acting Mayor for the City of Chaska for calendar year 2022.

CITY OF CHASKA
CITY COUNCIL POLICY
REGARDING THE APPOINTMENT OF THE MAYOR PRO TEM

Requirements and Purpose

At its first meeting of the year, the City Council is required by State law to appoint a Mayor Pro Tem who shall perform the duties of the Mayor in the event of disability or the absence of the Mayor. The Mayor Pro Tem will also serve in the role of the Mayor if there is a vacancy in the position, until a successor is appointed or elected.

The purpose of this policy is to establish guidelines for the appointment of the Mayor Pro Tem. It is the intent of the Chaska City Council to establish a rotation for the Mayor Pro Tem position to allow all Council members to serve in this role.

General Guidelines

1. Council members being considered for Mayor Pro Tem should have at least two years of experience on the Chaska City Council.
2. The Mayor Pro Tem shall be appointed by the City Council at the first Council meeting in January as required by State law.
3. Council members can rotate the position of Mayor Pro Tem on an annual basis if so desired.
4. The order of the rotation shall generally begin with the Council member who has the longest tenure (total years) on the City Council, followed by the Council member with the second longest tenure, etc. In the event that two Council members have served the same amount of time on the Council, the Council member whose Ward Seat has had the longest tenure of not being in the position of Mayor Pro Tem shall serve as Mayor Pro Tem.
5. In the event that both the Mayor and Mayor Pro Tem are both unavailable to perform the duties of Mayor, the Council member next in line in years of service as defined in #4 above shall take over the duties of the Mayor.
6. This policy shall, in general, establish the guidelines for the appointment of the Mayor Pro Tem, but the City Council shall reserve the right to deviate from this policy as they see fit for differing circumstances.

REQUEST FOR ACTION

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

January 3, 2021

Subject: Update to TIF and Abatement Policy for Corporate and Industrial Development

Prepared By: Nate Kabat

Background

In 2007, the Chaska City Council and Chaska Economic Development Authority adopted a policy guiding tax increment and abatement assistance for business development in the Chaska Biotech Center. The Chaska Biotech Center is defined as the area of the Southwest Chaska growth area guided for business park located west of 212 and south of Engler in the 2040 Comprehensive plan. The policy is a guide for processing and reviewing developer applications requesting Tax Increment and Tax Abatement assistance. The policy also serves to set expectations for site selectors and developers evaluating a potential project in Chaska.

By setting a policy, the City Council and EDA can be proactive in setting expectations and also establishing objectives for desired development. Assistance provision can then be tied to meeting those objectives. The policy set in 2007 sets the following objectives for the Biotech Center:

- Increase the number of quality jobs within the community
- Provide an increase in the types and amounts of services provided within Chaska
- Achieve development on sites that would not be developed "but for" this assistance
- Proliferate the growth of Chaska's utility division which supplements the General Fund to keep taxes stable
- Help create quality projects that achieve the community's vision for the Chaska Biotech Center Corporate/Industrial Development

Update

In 2021, Oppidan received approval for two industrial buildings in the Chaska Creek Business Center and began the process for a third building. An economic development TIF was created in line with the established TIF policy to support these projects. With the Creek Road sewer extension currently in development, the area of the Chaska Biotech Center will become much more accessible for further business park development. To prepare for this development, staff has reviewed the policy adopted in 2007 to ensure alignment with current objectives and practice.

Attached to this report are redlined and clean copies of the updated Tax Increment Financing and Tax Abatement Policy for the Chaska Biotech Center-Corporate/Industrial Development. The policy remains largely unchanged except for two key updates:

1. Section V – Amount of Tax Increment Assistance to be Provided has been updated to clarify the methodology of determining the amount. Chaska has a well established history of providing two times the amount of annual taxes to a project that will fully develop a site or three times the amount of annual taxes to a project that includes enough property to increase the size of the building by 50% in a future expansion. This approach remains unchanged. Staff has added clarification to describe how “annual taxes” will be calculated as it pertains to TIF assistance.
2. Section VII – Projects that may Qualify for Tax Abatement Assistance has been updated to clarify eligibility based on past practice. In general, the standing policy is to provide abatement assistance when a project qualifies and is approved under Carver County’s tax abatement policy which provides assistance for County Road updates necessary as a result of project impacts. However, the City has pursued abatement without the County in some limited circumstances where a project uniquely aligns with City objectives. While the policy continues to emphasize limited use of abatement as opposed to TIF, this section has been updated to acknowledge that a project may be considered for tax abatement if the project meets the following criteria:
 - Substantially proliferates the growth of Chaska’s Electric Utility which supplements the General Fund to keep taxes stable
 - Supports growth of the bio-tech industry cluster
 - Meets objectives set in Section II and Section IV of the policy
 - Increases the number of quality jobs within the community defined as averaging 1.5 times area median income

City Council and Chaska EDA should understand that while the policy provides guidance and definition around how TIF and abatement requests will be considered for potential application to support corporate and industrial development, ultimate decision-making lies fully with the City Council and Chaska EDA. Both decision making bodies retain the right to apply the policy as they deem appropriate.

Recommendation

Staff recommends both the Chaska City Council and the Chaska Economic Development Authority approve the updated Tax Increment Financing and Tax Abatement Policy for the Chaska Biotech Center-Corporate/Industrial Development.

EDA ACTION REQUESTED

Motion to approve the updates to the Tax Increment Financing and Tax Abatement Policy for the Chaska Biotech Center-Corporate/Industrial Development.

CITY OF CHASKA

TAX INCREMENT FINANCING AND TAX ABATEMENT POLICY

CHASKA BIOTECH CENTER-CORPORATE/INDUSTRIAL DEVELOPMENT

**Adopted July 16, 2007
Revised January 3, 2021**

For the purpose of this policy, the “City” shall also mean the Chaska Economic Development Authority (CEDA), which serves in conducting various economic development activities within the City of Chaska.

I. General Policy

The purpose of this policy is to establish the City’s position relating to the use of Tax Increment Financing and Tax Abatement for private development in the Chaska Biotech Center Corporate/Industrial Development. This policy shall be used as a guide in processing and reviewing applications requesting Tax Increment and Tax Abatement assistance. The fundamental purpose of these local incentives in Chaska is to encourage desirable development that would not otherwise occur “but for” the assistance provided through TIF or Tax Abatement, and to assist in the upgrade of public infrastructure that is necessary to support such development.

The City of Chaska shall consider the use of TIF for projects that serve to accomplish the City’s goals for economic development in the Chaska Biotech Center Corporate/Industrial development. The goals include facilitating projects that would result in quality development, increasing the tax base, expanding business opportunities, and expanding the number of quality jobs available within the City of Chaska. The City, along with Carver County, will also consider the use of Tax Abatement for the use of constructing public infrastructure, described as county roads and County right-of-way improvements, based on the approved Carver County Tax Abatement Policy, which is attached to this document as Attachment A. In no case will TIF and Tax Abatement be utilized on the same project.

II. City’s Objective for the use of TIF and Tax Abatement

As a matter of adopted policy, the City of Chaska will consider using Tax Increment Financing (TIF) or Tax Abatement to assist private development projects that increase the tax base in the community, and achieve one or more of the following objectives:

- ❖ Increase the number of quality jobs within the community
- ❖ Provide an increase in the types and amounts of services provided within Chaska.
- ❖ Achieve development on sites that would not be developed “but for” this assistance.

- ❖ Proliferate the growth of Chaska's utility division which supplements the General Fund to keep taxes stable.
- ❖ Helps create quality projects that achieve the community's vision for the Chaska Biotech Center Corporate/Industrial Development

III. Costs Which Qualify for Tax Increment Financing Assistance

The City of Chaska is limited by Chapter 469 of Minnesota State Statute on the types of expenses that are eligible for reimbursement utilizing Tax Increment Financing generated from a project. The following are the eligible reimbursable costs utilizing TIF:

- ❖ Land acquisition
- ❖ Demolition and Clearance of a Property
- ❖ Site Improvements (Only the site improvements from the "ground down". Buildings are not eligible expenses under the TIF Statute)
- ❖ Public Utilities
- ❖ Administration
- ❖ Other Public Improvements
- ❖ Interest on Financing
- ❖ Other costs allowed by State Statute

IV. Projects that may Qualify for Tax Increment Financing Assistance

All new TIF projects considered by the City of Chaska must meet each of the following minimum qualifications and will also be evaluated based on their ability to meet the desired qualifications for assistance. A project meeting one or more of the qualifications will not automatically be approved. Furthermore, meeting all of the qualifications creates no contractual rights on the part of the developer to have his or her project approved.

Minimum Qualifications

The project should meet one or more of the Tax increment Financing Objectives outlined in Section 2, but at a minimum shall:

- ❖ Achieve development on sites that would not be developed "but for" the assistance.
- ❖ The developer must be able to demonstrate that the project will create quality jobs within the community, or retain quality jobs that would be lost if not for use of this assistance
- ❖ Because the property is in "green acres" status, the Tax Increment Statute will only allow the use of tax increment for the construction of manufacturing facilities or distribution facilities. Research and Development and Warehousing cannot be the sole purpose of the business to be eligible for TIF, but shall only be eligible for TIF if these are necessary components of the manufacturing occurring in the facility. TIF cannot be utilized for office-only and commercial-only buildings.
- ❖ The project must be consistent with the City's Comprehensive Plan and Zoning Ordinances, or required changes to the plan and ordinances must be under active consideration by the City at the time of final TIF application submittal.
- ❖ Prior to approval of a TIF financing plan, the developer shall provide any requested market and financial feasibility studies, appraisals, soil boring, private lender commitment, and/or other information the City or its financial consultants

may require in order to proceed with an independent underwriting of the proposal.

- ❖ The developer must provide adequate financial guarantees to ensure the repayment of the TIF assistance and completion of the project. These may include, but are not limited to: assessment agreements, a tax-increment shortfall agreement, letters of credit, etc...
- ❖ Any developer requesting TIF assistance should be able to demonstrate past successful general development capability as well as specific capability in the type and size of development proposed. TIF will not be used when the developer's credentials, in the sole judgment of the City, are inadequate due to past track record relating to: completion of projects, general reputation and/or bankruptcy, or other problems or issues considered relevant by the City.
- ❖ The developer should retain ownership of the project at least long enough to complete it, to stabilize its occupancy, to establish the project management, and to initiate repayment of the TIF loan.

Desired Qualifications

- A. TIF proposals creating a higher ratio of property taxes paid before and after redevelopment will receive priority consideration. Given the different assessment circumstances in the City, this ratio will vary widely. At least a 1:2 ratio of taxes paid before and after redevelopment is desired.
- B. TIF proposals should normally not be used to support speculative projects. In general the developer should be able to provide market data, tenant letters of commitment or finance statements that support the market potential/demand for the proposed project, or should be able to adequately demonstrate that there is a market to support the construction of such a facility.
- C. TIF will normally not be used in a project that involves an excessive land and/or property price. This will normally be where the acquisition price is more than 20% in excess of the expected market values as determined by an independent appraisal of the property.
- D. TIF will not be used in projects that would give a significant competitive financial advantage over similar projects in the area due to the use of tax increment subsidies. Developers should provide information to support that TIF assistance will not create such a competitive advantage. Priority consideration will be given to projects that fill an unmet market need.
- E. TIF will be provided either in up front assistance or on a pay-as-you-go basis. Any request for upfront assistance will be evaluated on its own merit in accordance with the City's general financing policies. Projects requesting pay-as-you-go financing will receive priority consideration.
- F. TIF will not be used to support projects that place extraordinary demands on City services. Preference will be given to projects that do not place extraordinary demands on City services.

- G. TIF will not normally be used for projects that would generate significant environmental problems in the opinion of the local, state, or federal governments. Priority will be given to projects that aim to clean up existing contaminated sites and would facilitate the location of an industry or business that has an environmentally sound track record.
- H. Preference will be given to projects that meet good public policy criteria as determined by the City Council, including:
- ❖ High project quality (e.g. sound architectural design, quality construction and materials)
 - ❖ Projects that are in accordance with the Comprehensive Plan, Zoning Ordinance, Strategic Plan, and other redevelopment plans of the City
 - ❖ Projects that provide significant improvement to surrounding land uses, the neighborhood, and/or the City
 - ❖ Projects that provide a significant increase in tax base
 - ❖ Projects that meet financial feasibility criteria established by the City of Chaska Projects that provide the highest and best desired use for the property
 - ❖ Projects that create high quality jobs for the community

V. Amount of Tax Increment Assistance to be Provided

As it has provided in past industrial projects, the City of Chaska shall provide a set amount of tax increment assistance to businesses that the City deems qualify for tax increment financing assistance. The amount of assistance provided shall be as follows:

- Two times the amount of annual taxes, utilizing the taxable market value estimated when the development is complete, or;
- Three times the amount of annual taxes, utilizing the taxable market value estimated when the development is complete, if a business has purchased enough property to increase the size of their building by 50% in a future expansion

Annual taxes will be calculated by applying the rates of all taxing authorities that can be captured by TIF districts per state statute. To illustrate, City, County, School District, and any other taxing districts that can be captured by a TIF district will be applied to determine the annual taxes. State general tax, voter approved levies, fiscal disparities, and other special taxing authorities that may exist and are not capturable by a TIF district per state statute, will not be included in the annual taxes calculation for the purposes of identifying the amount of assistance to be provided to a proposed project.

This assistance can be provided in up-front assistance, or as a pay-as-you-go note, depending on the need of the project. Priority will be given to pay-as-you-go assistance, with the City having the final determination on whether a project will be eligible for up-front assistance. TIF Districts can only be kept open for a maximum of 8-years.

VI. Costs Which Qualify for Tax Abatement Assistance

Attachment A to this document includes Carver County's Tax Abatement Policy, which has been approved for use throughout Carver County for economic development purposes. Under this policy, the County will approve the use of Tax Abatement for the following costs:

- ❖ Tax Abatement will only be utilized to construct public infrastructure that is defined as county roads and right-of-way improvements for these county roads

The City of Chaska would consider the abatement of City taxes on a property if Carver County approves such an abatement, with tax abatement proceeds only being able to be used to construct public infrastructure owned by Carver County defined as county roads and right-of-way improvements for these county roads, which are necessary to be improved to serve a project. The City of Chaska will only allow City taxes on a property to be abated for up to 8 years. The 8 years will start from the date that the first full year of anticipated new taxes is generated off of the subject project. TIF and Tax Abatement are not eligible to be used simultaneously on the same project.

VII. Projects that may Qualify for Tax Abatement Assistance

In order to qualify for the use of Tax Abatement by the City, a project must be able to meet the Carver County Tax Abatement Policy, which is attached to this document as Attachment A. The general criteria for a project to qualify for tax abatement from the City is that it meets at least one of the Minimum Qualifications for use of Tax Increment that is listed in Sections II and IV above, and that the project be adjacent to, and utilize, County infrastructure, which is defined as a County Road, and Right-of-Way improvements to a County Road facility. Tax Abatement may only be used to make necessary improvements to County infrastructure serving the site. Tax Abatement may be used as an alternative to the use of Tax Increment Financing, but cannot be used in conjunction with the use of TIF.

The City of Chaska may consider the use of abatement outside of a tie to the Carver County Tax Abatement Policy if the project:

- ❖ Substantially proliferates the growth of Chaska's Electric Utility which supplements the General Fund to keep taxes stable.
- ❖ Supports growth of the bio-tech industry cluster
- ❖ Meets objectives set in Section II and Section IV of this policy
- ❖ Increases the number of quality jobs within the community defined as averaging 1.5 times area median income

VIII. Amount of Tax Abatement Assistance to be Provided

As with the Carver County Tax Abatement policy (Attachment A), the City of Chaska will allow the abatement of taxes collected on the value of the new improvements (buildings) to the property, but will not abate the taxes on collected on the value of the land. The City of Chaska will abate taxes on the property for a maximum of 8 years, and will allow all taxes on the new improvements to be abated for the entire 8 year period, so long as the City does not exceed its annual Statutory limit of total tax abatement exceeding the lesser of 10% of the City's total property tax levy for the current year; or \$200,000. The 8 years will start from the date that the first full year of

anticipated new taxes is generated off of the subject project. The City reserves the right to cap the dollars of the value to be abated.

IX. Evaluation Standards for Use of TIF or Tax Abatement

The following five methods of analysis will be used to evaluate all TIF and Tax Abatement Requests:

1. Consideration of project meeting minimum qualifications.
2. Consideration of project meeting desired qualifications.
3. Project meets “but-for” analysis and statutory qualifications
4. Project is deemed consistent with Chaska’s Mission and Core Strategies as outlined in the Strategic Plan.
5. If using tax abatement, the extent to which the project meets both the tax abatement criteria listed above and the Carver County Tax Abatement policy attached to this document as Attachment A

Please note that the evaluation methodology is intended to provide a balanced review. Each area will be evaluated individually and collectively and in no case shall one area outweigh another in terms of importance to determining the level of TIF or Tax Abatement assistance. Meeting one or all criteria does not constitute automatic approval of assistance. The City reserves the right to not approve any project for use of TIF or Tax Abatement based on its own discretion.

X. Application for TIF or Tax Abatement Assistance for all TIF Districts and Project Areas, or the establishment of any Tax Abatement Districts

The City’s tax increment financing and tax abatement programs will be administered by the Chaska EDA. The Chaska EDA will require an application fee in the amount of \$700.00 for its processing of the application. The application fee shall be paid to the EDA at the time a final TIF or Tax Abatement application is submitted. If the project proceeds, the application fee will be refunded. However, if the project does not proceed, the EDA will not refund the application fee.

If the EDA is establishing a new tax increment or tax abatement district for the project, the applicant shall also deposit \$10,000.00 with the EDA to cover its attorney and consultant costs incurred as part of establishing a TIF or Tax Abatement district, drafting and negotiating a development agreement, and conducting any fiscal analysis that may be required to meet the requirements of utilizing the TIF or Tax Abatement. If additional expenses are incurred beyond the \$10,000.00, prior to the execution of a development agreement, the EDA shall notify the applicant in writing and the applicant will be required to deposit additional funds upon notice.

If the project is approved and the applicant proceeds with the project, the EDA shall reimburse the applicant any unused portion of the deposit as of the date of execution of the development agreement. If the applicant does not proceed with the project, the EDA shall reimburse the applicant for the unused portion of the deposit as of the date that the EDA is notified in writing that the applicant desires to withdraw its application.

XI. Application Process

The application process is a two-step process and must be completed in accordance with the TIF/Tax Abatement application procedures (Exhibit A). The purpose of this approach is to give an applicant the opportunity to first present a development proposal concept without expending a great deal of money and time in pursuing a development that may conflict with the City's goals and objectives.

Attachment A

Carver County Tax Abatement Policy

Background.

Subject to certain restrictions and limitations, the Carver County Board of Commissioners may grant economic development abatements as authorized by Minnesota Statutes Sections 469.1812 to 469.1815. The County Board will consider abatements on a case by case basis. The intention of the policy is to provide the legal and statutory guidelines for the County Board to utilize economic development incentives pursuant to requirements in M.S. 469.1812 to 469.1815. The adoption of this policy is a prerequisite to determining the level of and extent, if any, Carver County participation in economic development incentive programs.

Statutory Criteria for Abatement.

The County Board is authorized by M.S. 469.1812 to 469.1815 to grant an abatement of the taxes imposed by the political subdivision on a parcel of property, or defer the payments of the taxes and abate the interest and penalty that otherwise would apply, if:

1. The expected benefits of the proposed abatement agreement to the County equal or exceed the amount of County taxes subject to the abatement agreement; and,
2. The abatement is in the public interest because it will:
 - a) Increase or preserve tax base;
 - b) Provide employment opportunities in Carver County;
 - c) Provide or help acquire or construct public facilities;
 - d) Redevelop or renew blighted areas;
 - e) Provide access to services for residents of Carver County;
 - f) Finance or provide public infrastructure; or
 - g) Phase in a property tax increase on the parcel resulting from an increase of 50 percent or more in one year on the estimated market value of the parcel, other than increase attributable to improvement of the parcel.
3. The request complies with statutory duration limits as described in M.S. 469.1813 Subd.6. A political subdivision may grant an abatement for a period no longer than fifteen years. The duration may increase to twenty years in the event one political subdivision chooses to decline the abatement or if 90 days pass after receipt of the abatement request without a written response.
4. The request complies with statutory individual parcel and cumulative financial limitations. The total abatements granted by a political subdivision in any one year may not exceed the greater of 10% of its total property tax levy for the current year; or \$200,000.

County Criteria - Conditions and Fiscal Limitations.

The Carver County Board will place additional criteria and limitations on all proposed abatements and will consider the following in making its determination;

1. The expected benefits of the proposed abatements are equal to or exceed the amount of the County taxes and cost subject to the abatement.
2. The County Board will only utilize abatement for public infrastructure further defined as county roads and right-of-way improvements.
3. The County Board will limit the annual total of all approved abatements to five percent of the County tax spread levy, after the reduction for the fiscal disparity distribution and HACA for that year.
4. If the incentive is a tax abatement, the abatement will be on the taxes collected on the value of the new improvements (buildings) to the property; taxes collected on the value of the land will not be abated. The County reserves the right to cap the dollars of the value to be abated.
5. Proposed parcels may not be included in a Tax Increment Financing District.

Because it is not possible to anticipate every type of project which may in its context and time present desirable community building or preservation goals and objectives, Carver County retains the right pursuant to statute in its sole discretion to approve projects and subsidies which may vary from the principles and criteria of the Policy.

Evaluation Standards

The approval process for a specific County infrastructure project will be guided by the following project goals:

1. The extent to which the goals meet the requirements set forth within the Carver County Economic Development Tax Abatement Policy.
2. The extent to which the public is benefited through county public infrastructure or facilities.
3. The extent to which the County's budgetary items, such as roads, traffic control, law enforcement, and human services and other areas are affected.

Procedures:

All proposals must include the following to be considered:

1. Completion of County application including required attachments submitted to the Taxpayer Services Manager.
2. A copy of public hearing minutes, a resolution and/or business subsidy approval regarding the abatement proposal.
3. A map or site plan showing the boundary of the project and the property identification number(s) and legal description(s) of the parcels subject to the proposed abatement.

Statements identifying the public benefits of the proposal.



**PRE-APPLICATION
FOR TAX INCREMENT FINANCING AND TAX ABATEMENT ASSISTANCE
CITY OF CHASKA, MINNESOTA**

Legal Name of Applicant: _____

Address: _____

Telephone Number: _____

Name of Contact Person: _____

Requested Information:

Addendum shall be attached hereto addressing in detail the following:

1. A map showing the exact boundaries of proposed development.
2. A general description of the project, including size and location of building(s); business type or use; traffic information including parking, projected vehicle counts and traffic flow; timing of the project; estimated market value following completion, and anticipated infrastructure improvements necessary for the project.
3. The existing Comprehensive Guide Plan Land Use designation and zoning of the property. Include a statement as to how the proposed development will conform to the land use designation and how the property will be zoned.
4. A statement identifying how the assistance will be used and why it is necessary to undertake the project.
5. A statement identifying the public benefits of the proposal, including estimated increase in property valuation, new jobs to be created, and other community assets.
6. A written perspective of the developer's company or corporation, principals, history and past projects.

NOTE: The City will determine if a project is best suited for Tax Abatement or Tax Increment Financing Assistance based on the information received in the pre-application

Signature:

Applicant's Signature: _____

Date: _____



**APPLICATION
FOR TAX INCREMENT FINANCING AND TAX ABATEMENT
CITY OF CHASKA, MINNESOTA**

Applicant:

Business Name: _____

Address: _____

Telephone: _____

Officers: _____

Contact Person: _____

Title: _____

Business Form (Corporation, Partnership, etc.): _____

Years in Operation: _____

Sales/Revenues: _____

Brief Description of Business, Principal Products, etc.: _____

Has applicant ever filed for bankruptcy? _____ Yes _____ No

If yes, provide details on separate page(s).

Has applicant ever defaulted on any bond or mortgage commitment? _____ Yes _____ No

If yes, provide details on separate page(s).

Does applicant have commitments for conventional financing for the project?

_____ Yes _____ No (If yes, please provide evidence of commitments)

Please list three financing references (Name/Address/Contact/Phone):

Name and address of applicant's legal counsel and accountant:

Proposed Project:

Describe Project:

Location:

Site Plan Attached: ☐ Yes ☐ No**Job Creation:**

Current Number of Employees: _____

Current Payroll: _____

Number of Jobs Created in 2 years: _____

Number of Jobs Retained: _____

Revised Payroll: _____

Project Costs:

Land Acquisition: \$ _____

Site Development: \$ _____

Construction: \$ _____

Machinery & Equipment: \$ _____

Architectural & Engineering Fees: \$ _____

Legal Fees: \$ _____

Interest During Construction: \$ _____

Debt Service Reserve: \$ _____

Contingencies: \$ _____

TOTAL \$ _____**Source of Financing:**

Conventional Loan: \$ _____

Equity: \$ _____

SBA Loan: \$ _____

Revenue Bond: \$ _____

Tax Increment Financing: \$ _____

Grant(s): \$ _____

Other: \$ _____

TOTAL \$ _____

*Please provide as attachments evidence of sources of financing

Construction and Design:

Name of architect, engineer, and contractor for project:

Target Dates:

Start of Construction: _____

Construction Completion: _____

Finished Market Value of Project (excluding land): _____

Statement of Public Purpose:

Describe why the proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the foreseeable future and therefore the use of TIF or Tax Abatement is deemed necessary:

The undersigned, _____, of applicant, hereby represents and warrants to the City that (he) (she) has carefully reviewed this application, and that the statements and information contained herein and submitted herewith are accurate and complete to the best of the undersigned's knowledge and belief.

Dated: _____

Applicant

By _____

Its _____

The City reserves the right to require additional information and supporting data from the applicant after the filing of this Application.

CITY OF CHASKA

TAX INCREMENT FINANCING AND TAX ABATEMENT POLICY

CHASKA BIOTECH CENTER-CORPORATE/INDUSTRIAL DEVELOPMENT

Adopted July 16, 2007
Revised January 3, 2021

For the purpose of this policy, the "City" shall also mean the Chaska Economic Development Authority (CEDA), which serves in conducting various economic development activities within the City of Chaska.

I. General Policy

The purpose of this policy is to establish the City's position relating to the use of Tax Increment Financing and Tax Abatement for private development in the Chaska Biotech Center Corporate/Industrial Development. —This policy shall be used as a guide in processing and reviewing applications requesting Tax Increment and Tax Abatement assistance. —The fundamental purpose of these local incentives in Chaska is to encourage desirable development that would not otherwise occur "but for" the assistance provided through TIF or Tax Abatement, and to assist in the upgrade of public infrastructure that is necessary to support such development.

The City of Chaska shall consider the use of TIF for projects that serve to accomplish the City's goals for economic development in the Chaska Biotech Center Corporate/Industrial development. The goals include facilitating projects that would result in quality development, increasing the tax base, expanding business opportunities, and expanding the number of quality jobs available within the City of Chaska. —The City, along with Carver County, will also consider the use of Tax Abatement for the use of constructing public infrastructure, described as county roads and County right-of-way improvements, based on the approved Carver County Tax Abatement Policy, which is attached to this document as Attachment A. —In no case will TIF and Tax Abatement be utilized on the same project.

II. City's Objective for the use of TIF and Tax Abatement

As a matter of adopted policy, the City of Chaska will consider using Tax Increment Financing (TIF) or Tax Abatement to assist private development projects that increase the tax base in the community, and achieve one or more of the following objectives:

- ❖ Increase the number of quality jobs within the community
- ❖ Provide an increase in the types and amounts of services provided within Chaska.
- ❖ Achieve development on sites that would not be developed "but for" this assistance.

- ❖ Proliferate the growth of Chaska's utility division which supplements the General Fund to keep taxes stable.
- ❖ Helps create quality projects that achieve the community's vision for the Chaska Biotech Center Corporate/Industrial Development

III. Costs Which Qualify for Tax Increment Financing Assistance

The City of Chaska is limited by Chapter 469 of Minnesota State Statute on the ~~types~~types of expenses that are eligible for reimbursement utilizing Tax Increment Financing generated from a project. -The following are the eligible reimbursable costs utilizing TIF:

- ❖ Land acquisition
- ❖ Demolition and Clearance of a Property
- ❖ Site Improvements (~~only~~Only the site improvements from the "ground down". Buildings are not eligible expenses under the TIF Statute)
- ❖ Public Utilities
- ❖ Administration
- ❖ Other Public Improvements
- ❖ Interest on Financing
- ❖ Other costs allowed by State Statute

~~IV. Costs Which Qualify for Tax Abatement Assistance~~

~~Attachment A to this document includes Carver County's Tax Abatement Policy, which has been approved for use throughout Carver County for economic development purposes. Under this policy, the County will approve the use of Tax Abatement for the following costs:~~

- ~~❖ Tax Abatement will only be utilized to construct public infrastructure that is defined as county roads and right-of-way improvements for these county roads~~

~~The City of Chaska would consider the abatement of City taxes on a property if Carver County approves such an abatement, with tax abatement proceeds only being able to be used to construct public infrastructure owned by Carver County defined as county roads and right-of-way improvements for these county roads, which are necessary to be improved to serve a project. The City of Chaska will only allow City taxes on a property to be abated for up to 8 years. The 8 years will start from the date that the first full year of anticipated new taxes is generated off of the subject project. TIF and Tax Abatement are not eligible to be used simultaneously on the same project.~~

IV. Projects that may Qualify for Tax Increment Financing Assistance

All new TIF projects considered by the City of Chaska must meet each of the following minimum qualifications and will also be evaluated based on their ability to meet the desired qualifications for assistance. -A project meeting one or more of the qualifications will not automatically be approved. -Furthermore, meeting all of the qualifications creates no contractual rights on the part of the developer to have his or her project approved.

Minimum Qualifications

The project should meet one or more of the Tax increment Financing Objectives outlined in Section 2, but at a minimum shall:

- ❖ Achieve development on sites that would not be developed “but for” the assistance.
- ~~❖ The developer must demonstrate that the project is not financially feasible “but for” the use of tax increment financing.~~
- ❖ The developer must be able to demonstrate that the project will create quality jobs within the community, or retain quality jobs that would be lost if not for use of this assistance
- ❖ Because the property is in “green acres” status, the Tax Increment Statute will only allow the use of tax increment for the construction of manufacturing facilities or distribution facilities. ~~Research and Development and Warehousing cannot be the sole purpose of the business to be eligible for TIF, but shall only be eligible for TIF if these are necessary components of the manufacturing occurring in the facility. TIF cannot be utilized for office-only and commercial-only buildings.~~
- ❖ The project must be consistent with the City’s Comprehensive Plan and Zoning Ordinances, or required changes to the plan and ordinances must be under active consideration by the City at the time of final TIF application submittal.
- ❖ Prior to approval of a TIF financing plan, the developer shall provide any requested market and financial feasibility studies, appraisals, soil boring, private lender commitment, and/or other information the City or its financial consultants may require in order to proceed with an independent underwriting of the proposal.
- ❖ The developer must provide adequate financial guarantees to ensure the repayment of the TIF assistance and completion of the project. ~~These may include, bur are not limited to:~~ assessment agreements, a tax-increment shortfall agreement, letters of credit, etc...
- ❖ Any developer requesting TIF assistance should be able to demonstrate past successful general development capability as well as specific capability in the type and size of development proposed. ~~TIF will not be used when the developer's credentials, in the sole judgment of the City, are inadequate due to past track record relating to: completion of projects, general reputation and/or bankruptcy, or other problems or issues considered relevant by the City.~~
- ❖ The developer should retain ownership of the project at least long enough to complete it, to stabilize its occupancy, to establish the project management, and to initiate repayment of the TIF loan.

Desired Qualifications

- A. TIF proposals creating a higher ratio of property taxes paid before and after redevelopment will receive priority consideration. Given the different assessment circumstances in the City, this ratio will vary widely. At least a 1:2 ratio of taxes paid before and after redevelopment is desired.
- B. TIF proposals should normally not be used to support speculative projects. In general the developer should be able to provide market data, tenant letters of commitment or finance statements that support the market potential/demand for

the proposed project, or should be able to adequately demonstrate that there is a market to support the construction of such a facility.

- C. TIF will normally not be used in a project that involves an excessive land and/or property price. This will normally be where the acquisition price is more than 20% in excess of the expected market values as determined by an independent appraisal of the property.
- D. TIF will not be used in projects that would give a significant competitive financial advantage over similar projects in the area due to the use of tax increment subsidies. Developers should provide information to support that TIF assistance will not create such a competitive advantage. Priority consideration will be given to projects that fill an unmet market need.
- E. TIF will be provided either in up front assistance or on a pay-as-you-go basis. Any request for upfront assistance will be evaluated on its own merit in accordance with the City's general financing policies. Projects requesting pay-as-you-go financing will receive priority consideration.
- F. TIF will not be used to support projects that place extraordinary demands on City services. Preference will be given to projects that do not place extraordinary demands on City services.
- G. TIF will not normally be used for projects that would generate significant environmental problems in the opinion of the local, state, or federal governments. Priority will be given to projects that aim to clean up existing contaminated sites and would facilitate the location of an industry or business that has an environmentally sound track record, ~~or meet a housing need in the City.~~
- H. Preference will be given to projects that meet good public policy criteria as determined by the City Council, including:
 - ❖ High project quality (e.g. sound architectural design, quality construction and materials)
 - ❖ Projects that are in accordance with the Comprehensive Plan, Zoning Ordinance, Strategic Plan, and other redevelopment plans of the City
 - ❖ Projects that provide significant improvement to surrounding land uses, the neighborhood, and/or the City
 - ❖ Projects that provide a significant increase in tax base
 - ❖ Projects that meet financial feasibility criteria established by the City of Chaska
 - ❖ Projects that provide the highest and best desired use for the property
 - ❖ Projects that create high quality jobs for the community

V. Amount of Tax Increment Assistance to be Provided

As it has provided in past industrial projects, the City of Chaska shall provide a set amount of tax increment assistance to businesses that the City deems qualify for tax increment financing assistance. The amount of assistance provided shall be as follows:

- Two times the amount of annual taxes, utilizing the taxable market value estimated when the development is complete, or;
- Three times the amount of annual taxes, utilizing the taxable market value estimated when the development is complete, if a business has purchased enough property to increase the size of their building by 50% in a future expansion

Annual taxes will be calculated by applying the rates of all taxing authorities that can be captured by TIF districts per state statute. To illustrate, City, County, School District, and any other taxing districts that can be captured by a TIF district will be applied to determine the annual taxes. State general tax, voter approved levies, fiscal disparities, and other special taxing authorities that may exist and are not capturable by a TIF district per state statute, will not be included in the annual taxes calculation for the purposes of identifying the amount of assistance to be provided to a proposed project.

This assistance can be provided in up-front assistance, or as a pay-as-you-go note, depending on the need of the project. Priority will be given to pay-as-you-go assistance, with the City having the final determination on whether a project will be eligible for up-front assistance. TIF Districts can only be kept open for a maximum of 8-years.

VI. Costs Which Qualify for Tax Abatement Assistance

Attachment A to this document includes Carver County's Tax Abatement Policy, which has been approved for use throughout Carver County for economic development purposes. Under this policy, the County will approve the use of Tax Abatement for the following costs:

- ❖ Tax Abatement will only be utilized to construct public infrastructure that is defined as county roads and right-of-way improvements for these county roads

The City of Chaska would consider the abatement of City taxes on a property if Carver County approves such an abatement, with tax abatement proceeds only being able to be used to construct public infrastructure owned by Carver County defined as county roads and right-of-way improvements for these county roads, which are necessary to be improved to serve a project. The City of Chaska will only allow City taxes on a property to be abated for up to 8 years. The 8 years will start from the date that the first full year of anticipated new taxes is generated off of the subject project. TIF and Tax Abatement are not eligible to be used simultaneously on the same project.

VII. Projects that may Qualify for Tax Abatement Assistance

In order to qualify for the use of Tax Abatement by the City, a project must be able to meet the Carver County Tax Abatement Policy, which is attached to this document as Attachment A. ~~The City of Chaska will not consider approval of tax abatement on a project unless Carver County also agrees to abate taxes on the same project.~~ The general criteria for a project to qualify for tax abatement from the City is that it meets at least one of the Minimum Qualifications for use of Tax Increment that is listed in Sections II and IV above, and that the project be adjacent to, and utilize, County infrastructure, which is defined as a County Road, and Right-of-Way improvements to a County Road facility. Tax Abatement may only be used to make necessary improvements to County infrastructure serving the site. Tax Abatement may be used as

an alternative to the use of Tax Increment Financing, but cannot be used in conjunction with the use of TIF.

The City of Chaska may consider the use of abatement outside of a tie to the Carver County Tax Abatement Policy if the project:

- ❖ Substantially proliferates the growth of Chaska's Electric Utility which supplements the General Fund to keep taxes stable.
- ❖ Supports growth of the bio-tech industry cluster
- ❖ Meets objectives set in Section II and Section IV of this policy
- ❖ Increases the number of quality jobs within the community defined as averaging 1.5 times area median income

VIII. Amount of Tax Abatement Assistance to be Provided

As with the Carver County Tax Abatement policy (Attachment A), the City of Chaska will allow the abatement of taxes collected on the value of the new improvements (buildings) to the property, but will not abate the taxes on collected on the value of the land. The City of Chaska will abate taxes on the property for a maximum of 8 years, and will allow all taxes on the new improvements to be abated for the entire 8 year period, so long as the City does not exceed its annual Statutory limit of total tax abatement exceeding the lesser of 10% of the City's total property tax levy for the current year; or \$200,000. The 8 years will start from the date that the first full year of anticipated new taxes is generated off of the subject project. The City reserves the right to cap the dollars of the value to be abated.

VIIIX. Evaluation Standards for Use of TIF or Tax Abatement

The following five methods of analysis will be used to evaluate all TIF and Tax Abatement Requests:

1. Consideration of project meeting minimum qualifications.
2. Consideration of project meeting desired qualifications.
3. Project meets "but-for" analysis and statutory qualifications
4. Project is deemed consistent with Chaska's Mission and Core Strategies as outlined in the Strategic Plan.
5. If using tax abatement, the extent to which the project meets both the tax abatement criteria listed above and the Carver County Tax Abatement policy attached to this document as Attachment A

Please note that the evaluation methodology is intended to provide a balanced review. Each area will be evaluated individually and collectively and in no case shall one area outweigh another in terms of importance to determining the level of TIF or Tax Abatement assistance. Meeting one or all criteria does not constitute automatic approval of assistance. The City reserves the right to not approve any project for use of TIF or Tax Abatement based on its own discretion.

IXX. Application for TIF or Tax Abatement Assistance for all TIF Districts and Project Areas, or the establishment of any Tax Abatement Districts

The City's tax increment financing and tax abatement programs will be administered by the Chaska EDA. The Chaska EDA will require an application fee in the amount of \$700.00 for its processing of the application. The application fee shall be paid to the EDA at the time a final TIF or Tax Abatement application is submitted. If the project proceeds, the application fee will be refunded. However, if the project does not proceed, the EDA will not refund the application fee.

If the EDA is establishing a new tax increment or tax abatement district for the project, the applicant shall also deposit \$10,000.00 with the EDA to cover its attorney and consultant costs incurred as part of establishing a TIF or Tax Abatement district, drafting and negotiating a development agreement, and conducting any fiscal analysis that may be required to meet the requirements of utilizing the TIF or Tax Abatement. If additional expenses are incurred beyond the \$10,000.00, prior to the execution of a development agreement, the EDA shall notify the applicant in writing and the applicant will be required to deposit additional funds upon notice.

If the project is approved and the applicant proceeds with the project, the EDA shall reimburse the applicant any unused portion of the deposit as of the date of execution of the development agreement. If the applicant does not proceed with the project, the EDA shall reimburse the applicant for the unused portion of the deposit as of the date that the EDA is notified in writing that the applicant desires to withdraw its application.

VIII. Application Process

The application process is a two-step process and must be completed in accordance with the TIF/Tax Abatement application procedures (Exhibit A). The purpose of this approach is to give an applicant the opportunity to first present a development proposal concept without expending a great deal of money and time in pursuing a development that may conflict with the City's goals and objectives.

Attachment A

Carver County Tax Abatement Policy

Background.

Subject to certain restrictions and limitations, the Carver County Board of Commissioners may grant economic development abatements as authorized by Minnesota Statutes Sections 469.1812 to 469.1815. The County Board will consider abatements on a case by case basis. The intention of the policy is to provide the legal and statutory guidelines for the County Board to utilize economic development incentives pursuant to requirements in M.S. 469.1812 to 469.1815. The adoption of this policy is a prerequisite to determining the level of and extent, if any, Carver County participation in economic development incentive programs.

Statutory Criteria for Abatement.

The County Board is authorized by M.S. 469.1812 to 469.1815 to grant an abatement of the taxes imposed by the political subdivision on a parcel of property, or defer the payments of the taxes and abate the interest and penalty that otherwise would apply, if:

1. The expected benefits of the proposed abatement agreement to the County equal or exceed the amount of County taxes subject to the abatement agreement; and,
2. The abatement is in the public interest because it will:
 - a) Increase or preserve tax base;
 - b) Provide employment opportunities in Carver County;
 - c) Provide or help acquire or construct public facilities;
 - d) Redevelop or renew blighted areas;
 - e) Provide access to services for residents of Carver County;
 - f) Finance or provide public infrastructure; or
 - g) Phase in a property tax increase on the parcel resulting from an increase of 50 percent or more in one year on the estimated market value of the parcel, other than increase attributable to improvement of the parcel.
3. The request complies with statutory duration limits as described in M.S. 469.1813 Subd.6. A political subdivision may grant an abatement for a period no longer than fifteen years. The duration may increase to twenty years in the event one political subdivision chooses to decline the abatement or if 90 days pass after receipt of the abatement request without a written response.
4. The request complies with statutory individual parcel and cumulative financial limitations. The total abatements granted by a political subdivision in any one year may not exceed the greater of 10% of its total property tax levy for the current year; or \$200,000.

County Criteria - Conditions and Fiscal Limitations.

The Carver County Board will place additional criteria and limitations on all proposed abatements and will consider the following in making its determination;

1. The expected benefits of the proposed abatements are equal to or exceed the amount of the County taxes and cost subject to the abatement.
2. The County Board will only utilize abatement for public infrastructure further defined as county roads and right-of-way improvements.
3. The County Board will limit the annual total of all approved abatements to five percent of the County tax spread levy, after the reduction for the fiscal disparity distribution and HACA for that year.
4. If the incentive is a tax abatement, the abatement will be on the taxes collected on the value of the new improvements (buildings) to the property; taxes collected on the value of the land will not be abated. The County reserves the right to cap the dollars of the value to be abated.
5. Proposed parcels may not be included in a Tax Increment Financing District.

Because it is not possible to anticipate every type of project which may in its context and time present desirable community building or preservation goals and objectives, Carver County retains the right pursuant to statute in its sole discretion to approve projects and subsidies which may vary from the principles and criteria of the Policy.

Evaluation Standards

The approval process for a specific County infrastructure project will be guided by the following project goals:

1. The extent to which the goals meet the requirements set forth within the Carver County Economic Development Tax Abatement Policy.
2. The extent to which the public is benefited through county public infrastructure or facilities.
3. The extent to which the County's budgetary items, such as roads, traffic control, law enforcement, and human services and other areas are affected.

Procedures:

All proposals must include the following to be considered:

1. Completion of County application including required attachments submitted to the Taxpayer Services Manager.
2. A copy of public hearing minutes, a resolution and/or business subsidy approval regarding the abatement proposal.
3. A map or site plan showing the boundary of the project and the property identification number(s) and legal description(s) of the parcels subject to the proposed abatement.

Statements identifying the public benefits of the proposal.



**PRE-APPLICATION
FOR TAX INCREMENT FINANCING AND TAX ABATEMENT ASSISTANCE
CITY OF CHASKA, MINNESOTA**

Legal Name of Applicant: _____

Address: _____

Telephone Number: _____

Name of Contact Person: _____

Requested Information:

Addendum shall be attached hereto addressing in detail the following:

1. A map showing the exact boundaries of proposed development.
2. A general description of the project, including size and location of building(s); business type or use; traffic information including parking, projected vehicle counts and traffic flow; timing of the project; estimated market value following completion, and anticipated infrastructure improvements necessary for the project.
3. The existing Comprehensive Guide Plan Land Use designation and zoning of the property. Include a statement as to how the proposed development will conform to the land use designation and how the property will be zoned.
4. A statement identifying how the assistance will be used and why it is necessary to undertake the project.
5. A statement identifying the public benefits of the proposal, including estimated increase in property valuation, new jobs to be created, and other community assets.
6. A written perspective of the developer's company or corporation, principals, history and past projects.

NOTE: The City will determine if a project is best suited for Tax Abatement or Tax Increment Financing Assistance based on the information received in the pre-application

Signature:

Applicant's Signature: _____

Date: _____



**APPLICATION
FOR TAX INCREMENT FINANCING AND TAX ABATEMENT
CITY OF CHASKA, MINNESOTA**

Applicant:

Business Name: _____

Address: _____

Telephone: _____

Officers: _____

Contact Person: _____

Title: _____

Business Form (Corporation, Partnership, etc.): _____

Years in Operation: _____

Sales/Revenues: _____

Brief Description of Business, Principal Products, etc.: _____

Has applicant ever filed for bankruptcy? _____ Yes _____ No

If yes, provide details on separate page(s).

Has applicant ever defaulted on any bond or mortgage commitment? _____ Yes _____ No

If yes, provide details on separate page(s).

Does applicant have commitments for conventional financing for the project?

_____ Yes _____ No (If yes, please provide evidence of commitments)

Please list three financing references (Name/Address/Contact/Phone):

Name and address of applicant's legal counsel and accountant:

Proposed Project:

Describe Project:

Location:

Site Plan Attached: ☐ Yes ☐ No**Job Creation:**

Current Number of Employees: _____

Current Payroll: _____

Number of Jobs Created in 2 years: _____

Number of Jobs Retained: _____

Revised Payroll: _____

Project Costs:

Land Acquisition: \$ _____

Site Development: \$ _____

Construction: \$ _____

Machinery & Equipment: \$ _____

Architectural & Engineering Fees: \$ _____

Legal Fees: \$ _____

Interest During Construction: \$ _____

Debt Service Reserve: \$ _____

Contingencies: \$ _____

TOTAL \$ _____**Source of Financing:**

Conventional Loan: \$ _____

Equity: \$ _____

SBA Loan: \$ _____

Revenue Bond: \$ _____

Tax Increment Financing: \$ _____

Grant(s): \$ _____

Other: \$ _____

TOTAL \$ _____

*Please provide as attachments evidence of sources of financing

Construction and Design:

Name of architect, engineer, and contractor for project:

Target Dates:

Start of Construction: _____

Construction Completion: _____

Finished Market Value of Project (excluding land): _____

Statement of Public Purpose:

Describe why the proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the foreseeable future and therefore the use of TIF or Tax Abatement is deemed necessary:

The undersigned, _____, of applicant, hereby represents and warrants to the City that (he) (she) has carefully reviewed this application, and that the statements and information contained herein and submitted herewith are accurate and complete to the best of the undersigned's knowledge and belief.

Dated: _____

Applicant

By _____

Its _____

The City reserves the right to require additional information and supporting data from the applicant after the filing of this Application.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
01/03/2022**

Subject: Plat Correction – Harvest West 3rd Addition

Prepared By: Elizabeth Hanson

On September 13, 2021, the City Council adopted Resolution #2021-57, approving the final plat of Harvest West 3rd Addition. Harvest West 3rd Addition is located to the west of Savanna Way and north of the 1st & 2nd additions, and being developed by Traditions.

The plat correction is to correct the street name of Timber Arch Drive. The approved and recorded plat from September showed this street name as Timber Arch Curve. The existing 1st and 2nd addition plats showed the street name as Timber Arch Drive. This correction will allow the overall Harvest West development to be consistent as Timber Arch Drive.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution No. 2021-97, approving the correction to the plat of Harvest West 3rd Addition.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 01/03/2022 **RESOLUTION NO.** 2021-97

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

Resolution approving the Plat Correction for Chaska Bluffs

WHEREAS, on September 13, 2021, the City Council adopted Resolution #2021-57, approving the final plat of Harvest West 3rd Addition; and

WHEREAS, the plat correction is to correct the street name of Timber Arch Drive; and

WHEREAS, the approved and recorded plat from September showed this street name as Timber Arch Curve; and

WHEREAS, the existing 1st and 2nd addition plats showed the street name as Timber Arch Drive; and

WHEREAS, this correction will allow the overall Harvest West development to be consistent as Timber Arch Drive; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the plat correction for Harvest West 3rd Addition, subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Land Surveyor's Certificate of Plat Correction (pgs 1-3)

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 3rd day of January, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Section 505.174, I, Peter Goers, a duly Licensed Land Surveyor in and for the State of Minnesota declare as follows:

1. That I prepared the plat of HARVEST WEST THIRD ADDITION, dated October 22, 2021 and filed on November 9, 2021 in the Office of the County Recorder, Carver County, Minnesota, as Document No. A736733.
2. That said plat contains errors, omissions, or defects described in particular as follows:
 - Street name "Timber Arch Curve" on Sheet 4 of 6 Sheets and Sheet 5 of 6 Sheets labeled incorrectly and should read "Timber Arch Drive".
3. That said plat is hereby corrected in particular as follows:
 - Street names on Sheet 4 of 6 Sheets are as depicted on Exhibit A - see attachment.
 - Street names on Sheet 5 of 6 Sheets are as depicted on Exhibit B - see attachment.

I hereby certify that this Surveyor's Certificate of Plat Correction 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 ____ day of _____, 20____.

Peter Goers, Licensed Land Surveyor
Minnesota License No. 44110

This Surveyor's Certificate of Plat Correction to the plat of HARVEST WEST THIRD ADDITION was approved by the City of Chaska, Minnesota, at a regular meeting held this ____ day of _____, 20____.

City of Chaska, Minnesota

_____, Mayor

_____, Clerk

County Surveyor, Carver County, Minnesota

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this ____ day of _____, 20____.

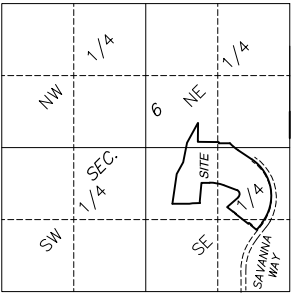
_____, Carver County Surveyor

Brian Praske

HARVEST WEST THIRD ADDITION

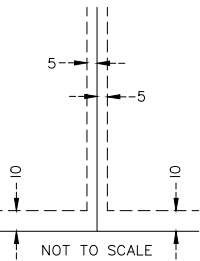
INSET B

"EXHIBIT A" OF PLAT CORRECTION



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

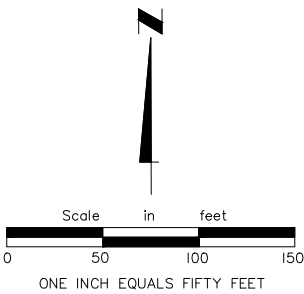


Being 5 feet in width and adjoining lot lines
and 10 feet in width and adjoining street lines
as shown on this plat, unless otherwise shown.

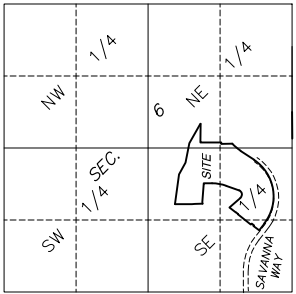
THE SOUTH LINE OF OUTLOT A, HARVEST WEST
SECOND ADDITION, CARVER COUNTY, MINNESOTA IS
ASSUMED TO HAVE A BEARING OF N90°00'00"E.
(CARVER COUNTY COORDINATE SYSTEM NAD83 86 Adj.)

- Denotes monument found 1/2 inch iron pipe
marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set
marked by license no. 44110 unless otherwise shown

D&U Denotes drainage and utility easement

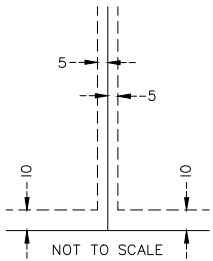


HARVEST WEST THIRD ADDITION
INSET C
"EXHIBIT B" OF PLAT
CORRECTION



VICINITY MAP
SECTION 6, T115N, R23W
NOT TO SCALE

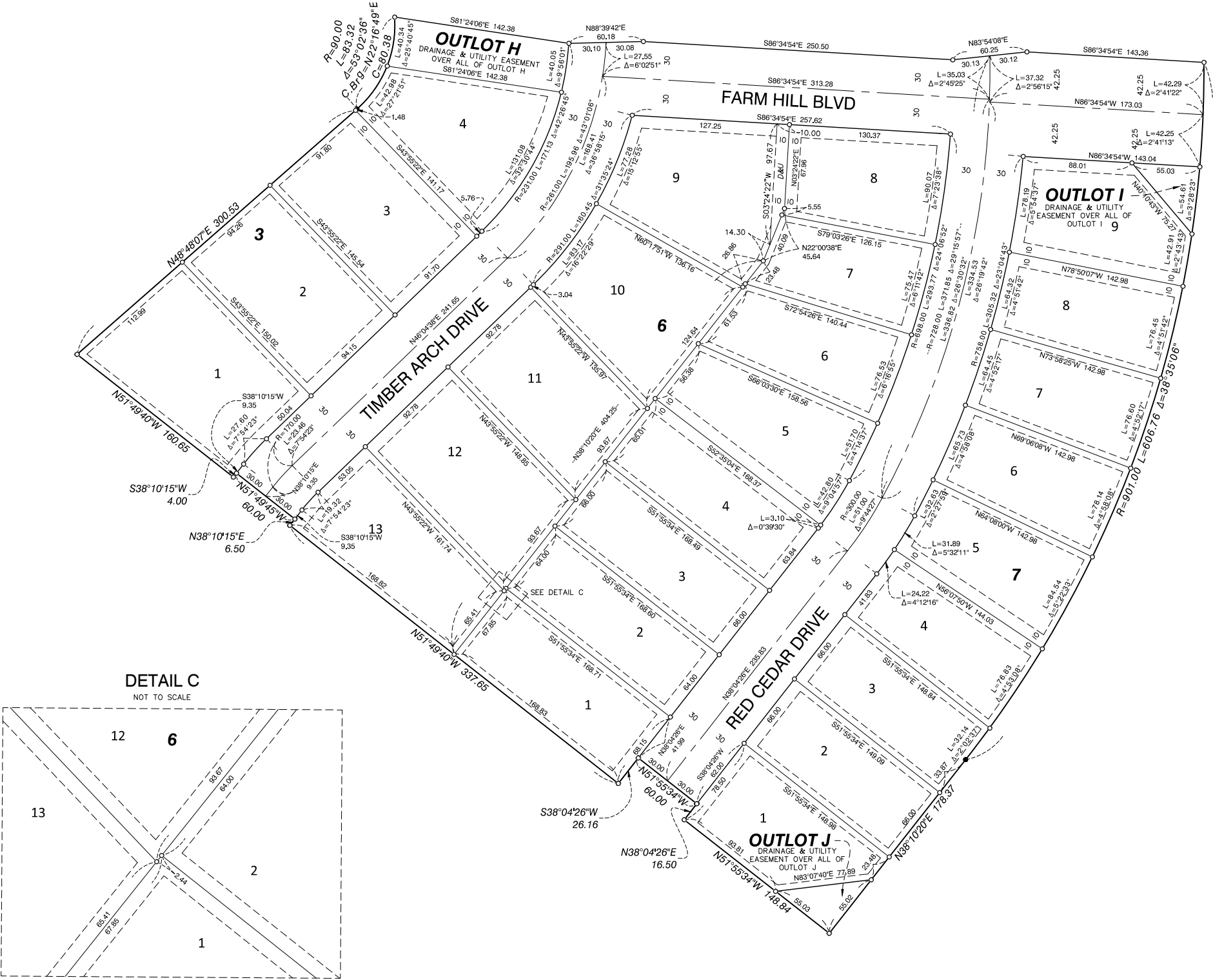
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines
and 10 feet in width and adjoining street lines
as shown on this plat, unless otherwise shown.

THE SOUTH LINE OF OUTLOT A, HARVEST WEST
SECOND ADDITION, CARVER COUNTY, MINNESOTA IS
ASSUMED TO HAVE A BEARING OF N90°00'00"E.
(CARVER COUNTY COORDINATE SYSTEM NAD83 86 Adj.)

- Denotes monument found 1/2 inch iron pipe
marked by license no. 18425 unless otherwise shown
- Denotes 1/2 inch x 18 inch iron monument set
marked by license no. 44110 unless otherwise shown
- D&U Denotes drainage and utility easement



REQUEST FOR ACTION CHASKA CITY COUNCIL 1/3/2022

**Subject: Designate City Depositories, Investment Institutions, and
Authorized Signatories for 2022**

Prepared By: Noel Graczyk, Administrative Services Director
 Kelly Grinnell, Finance Manger

Background

As required by State Statute, any bank with City funds on deposit must annually be designated by the City Council as an official depository. The City's Cash Management Program also states that the City Council shall annually designate financial institutions for placement of investments. The City's independent auditor further recommends that annually the City Council designate account signatories on all demand deposit accounts.

Historically, the City Council has designated each bank that operates a local office within the City as a City depository. In addition, USBank is designated since the League of Minnesota Cities sponsors the 4M Fund and USBank is used as the agent bank. USBank is also used by the City to process lockbox transactions for utility billing.

It is recommended that all current depositories and all current financial institutions as listed be designated for 2022. The following lists include both currently designated and newly designated depositories and financial institutions: newly designated firms are marked with "*", those to be removed are marked with "**".

Current Depositories (Eight Depositories for 2022)

Bank Vista
Center National Bank*
Charter Bank
Old National Bank
Security Bank
USBank
Wells Fargo Bank
Wings Financial Credit Union

Current Financial Institutions (Eight Institutions for 2022)

Computershare Corporate Trust (FKA - Wells Fargo Investments)
League of Minnesota Cities and PMA Financial Network (4M Fund)
Northland Securities, Inc.
Oppenheimer & Co., Inc.
Piper Sandler Companies

Public Financial Management (PFM)
RBC Capital Markets, Inc.
USBank Investment Services, Inc.

(* New for 2022)
(** Removed for 2022)

Checks as issued by the City and drawn against a demand deposit account require three signatures on each check. Currently the three designated account signatories include the Mayor, City Administrator, and Treasurer.

Staff Recommendation

Staff recommends approval of bank depositories, investment institutions and authorized account signatories as listed below und City Council Action Requested.

CITY COUNCIL ACTION REQUESTED

Motion to designate the following official depositories, financial institutions, and authorized account signatories:

Depositories

Bank Vista; Center National Bank; Charter Bank; Old National Bank; Security Bank; USBank; Wells Fargo Bank; and Wings Financial Credit Union

Financial Institutions

Computershare Corporate Trust; League of Minnesota Cities and PMA Financial Network (4M Fund); Northland Securities, Inc.; Oppenheimer & Co.; Inc.; Piper Sandler Companies; Public Financial Management (PFM); RBC Capital Markets, Inc.; and USBank Investment Services, Inc.

Authorized Account Signatories

Mayor.....Mark Windschitl
City AdministratorMatt Podhradsky
TreasurerNoel J. Graczyk

REQUEST FOR ACTION CHASKA CITY COUNCIL 1/3/2022

Subject: Appointment of City Trustees to the Chaska Fire Department Relief Association Board for 2022

Prepared By: Matt Podhradsky, City Administrator
Noel Graczyk, Administrative Services Director

Background

Members of the Chaska Fire Department Relief Association (CFDRA) and the City Council of the City of Chaska approved restated and amended By Laws for the CFDRA as of October 30, 2013. In accordance with both State Statutes and the amended By Laws, the Board of Trustees for the CFDRA shall consist of nine members with three members drawn from officials of the sponsoring City.

One of the three City members must be an elected official and one must be either elected or appointed official. Both City members must be designated annually by the City Council. The third City member must be the Fire Chief.

Recommendation

In 2021, the Mayor, Mr. Mark Windschitl was appointed to serve as the required elected official to the CFDRA Board. In previous discussions during 2021, members of the City Council indicated that as part of appointment of City members for 2022 that it wanted to discuss options for appointment of the required elected official.

Staff recommends that the second City member be an appointed official and that the Administrative Services Director / Treasurer, Mr. Noel Graczyk continue in 2022 as the second City member to the CFDRA Board.

CITY COUNCIL ACTION REQUESTED

Motion to appoint _____ as a required elected-official Trustee and _____ as a Trustee to the Chaska Fire Department Relief Association Board for 2022.

REQUEST FOR ACTION CHASKA CITY COUNCIL 01/03/22

Subject: West Creek Apartments (fka Hickory Street Apartments) – Concept Plan

Applicant: Community Asset Development Group

Location: 401 Hickory Street; south of Chaska Boulevard, west of Hickory Street

Case No.: PC No. 2021-11

Synopsis: The applicant is requesting approval of a concept plan to construct an apartment that supports young adults transitioning out of homelessness.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

At its May 15, 2017 City Council meeting, the applicant made their first introduction of a Homeless Transition Housing project at 401 Hickory Street to the Council under visitor presentation. At this time the applicant informed the Council on a proposal for supportive housing that would be targeted towards homeless individuals looking to find long term housing. The project was to provide a temporary place to live and counseling services to help them avoid homelessness. 28 dwelling units comprised of studios, one bedroom and two bedrooms were proposed on the Hickory Street site and approximately 1 acre of City-owned land. At this time, the applicant was seeking support from the City for the project to apply for State Funding. A letter of support from the City was necessary in their application. The Council directed Staff to draft a letter of support to be reviewed at the June 5, 2017 City Council meeting.

At its June 5, 2017 City Council meeting, the letter of support from staff was reviewed as a discussion item. There were a number of representatives there from organizations such as 180 Degrees, Launch Ministry, Carver County, and some residents that expressed support in the project. There were also a number of residents that expressed concern for the project. Concerns ranging from amount of time homeless residents are allowed to stay in the facility, proximity of project to residential neighborhoods, lack of affordable housing options, density, traffic, impacts on property values, and safety. The Council Members expressed support for the project's objective of helping the homeless, however, they were not in a position of supporting the project's site until it goes through the necessary planning approvals and more information is received. The letter of support drafted by the Mayor also reinforced this perspective. Only two Council Members voted aye, three voted nay against the consideration of providing a letter of support for the project. Motion failed.

At its May 20, 2019 City Council meeting, the original Concept Plan was approved for Hickory Street Apartments, which included two separate apartments buildings; one three-story apartment

for 26 market-rate units, and one two-story for 16 units supporting homeless individuals. The Plan was also showed approximately 1-acre of City land to be sold to the developer for the project area. Also at this meeting the Council approved a letter of support to the State of Minnesota that supported the supportive housing project.

At its August 17, 2020 City Council meeting the 2040 Comprehensive Plan was adopted. The Comprehensive Plan changed this site to be Downtown Mixed Use, which also included approximately 1-acre of the adjacent City owned land that is anticipated to be acquired into the project area.

CHANGES SINCE MAY 2019 APPROVALS:

The proposed plan this evening has been scaled down since the 2019 approvals. The following changes have occurred since then:

- The 26-unit market-rate apartment has been eliminated
- The 16-unit supportive housing apartment is now a 19-unit supportive housing apartment, and will be oriented towards Hickory Street
- The front desk for the 19-unit apartment will have a staff person on-site 24/7; one of the apartment units will be allocated to a 'live-in' staff person that will be responsible for monitoring the building during overnight hours

Most of these changes are based on poor soils that have been evaluated, meeting Stormwater requirements, meeting Corps of Engineers requirements, and meeting the 125 foot centerline setback.

The change to eliminate the market-rate apartment was significant enough for the City Council to request that this item come back for Concept Plan approvals again.

Homeless Transitional Housing

In January 2018, 94 persons were on the Carver County Homeless Waiting List with families accounting for 26% and individuals the remaining 74%. These surveys only count people that are known to housing case workers and who give permission for their information to be included so the numbers could be much higher. There are currently no emergency housing options for single adults or families in either Carver or Scott County, with the closest options being referrals to shelters in Minneapolis. Of particular concern, and the focus of the effort, is homelessness in the young adult population. In January 2019, 63 youth between the ages of 18-29 were on Carver County's "certified homeless list". 44 were single with an even split between males and females. Of the total individuals 60% originally resided in Carver County and the remainder were from Scott County.

In late 2015, a group of community partners gathered together to discuss strategies to meet these needs. These partners include members of nonprofit organizations, pastors and leaders of faith communities, local government, and concerned citizens. Throughout the last year, our emphasis has been developing a strategy to take the next step in addressing young adult homelessness by construction a new facility.

In partnership with Launch Ministries, the Community Asset Foundation is proposing to construct a 16 unit apartment building in Chaska targeted to single young adults. Founded in 2009, the

mission of The Community Asset Foundation is to develop, construct, and renovate community assets in partnership with community operating entities. The Foundation operates as a nonprofit and is managed by a 5 member board of directors. The Foundation is committed to working closely with local community groups and the city to develop quality projects that meet the local community's identified needs. Currently, the Foundation has assets in excess of \$14 million and will be the prime financial backer of the 16-unit building

Although not fully finalized, resident selection would be based on the following criteria:

- Young adults 18 to 29 years of age
- Currently homeless and recommended by Launch Ministries
- Employed
- Previous resident or employed in Carver County, or attended school in the County
- Must continue to participate in Launch case management and other required programs
- Must maintain employment

CURRENT REQUEST

The request this evening is for Concept Plan approval for the construction of an apartment building totaling 19 units and 2 stories high.

The proposed building will be owned by the Community Asset Foundation, a local nonprofit. The Foundation has now received the full funding necessary to construct the building. The units will be rented to young adults coming out of a homeless situation. The building will be professionally managed by the Scott Carver CAP Agency who manages similar buildings in Scott County. Site counseling services will be provided by Launch Ministries of Chaska. Launch is currently the case manager for 34 young adults housed in scattered sites across the county. In addition, Launch operates a drop-in center in downtown Chaska serving this population. As a condition of the lease each resident will be required to participate in the counseling serve and follow Launch's counseling recommendations. One operational change from the original plan is that the front desk will now be staff on a 24 /7 basis. Additional, one of the units will be available for a "live in" staff person that would be responsible to monitoring the building during overnight hours. The Foundation has in place a 20-year funding plan that assures the site staffing and building operations can be sustained.

Project Goals as identified by Developer

The applicant has listed out the following goals regarding the project:

- Adhere to the guidelines of Chaska Comprehensive Plan and Downtown Master Plan
- Provide an apartment that meets an affordable level for single young adults coming out of homelessness
- Enhance Hickory Street as entrance to downtown
- Utilize architecture consistent with historic Chaska
- Enhance the pedestrian connections to downtown and the existing community trail system
- Preserve the woods along Chaska Blvd & west of the site
- Improve Chaska's perception as a "quality small town" for all

Existing Conditions

The overall site is 2.5 acres in size (including one acre area from the City-owned property to the northwest) and consists of a single family home and detached garage. The site abuts the

City's flood channel which is situated on the site's south edge. The northern portion of the property is wooded and acts as a buffer between the site and Chaska Boulevard. The topography of the site slopes down from Chaska Boulevard. The west side of the site is also wooded. There are two large storm sewer pipes that encumber the property.

Adjacent properties

The site is bounded on the south by the Flood Channel; the north by City-owned property and Chaska Boulevard; the east by Hickory Street and the ISD #112 Bus Barn site; and the west by the Flood Channel and open space.

Easements & Proximity to Flood Channel

The property is encumbered by two large storm sewers; one is 54 inches in diameter and the other is 60 inches in diameter. These storm sewers accommodate drainage from a large portion of Southwest Chaska and convey it into the flood channel. The 54 inch storm sewer pipe is on the site and generally runs adjacent to the Hickory Street right-of-way. The 60 inch storm sewer pipe bifurcates the site generally from the northeast to the southwest. Based on the plan it would appear that these pipes are not impacted.

Chaska's Flood Control system (i.e., Levee, Flood Channel, and adjacent appurtenances) is controlled by the Army Corps of Engineers. The developer and the City have engaged them to review the newest plan. They have concluded that the new plan does not appear to impact the flood system and its easements. As long as the plan is not infringing on the area 15 feet from the walls then a Section 408 review is not required. The 15 foot area must be void of substantial earthwork (i.e. buildings, impervious surface, grading, filling, etc).

The city property, which is being proposed to be utilized/acquired in this project, contains two overhead electric distribution facilities for the Chaska Electric Department. It appears that the project does not impact these facilities.

Comprehensive Plan & Zoning

The current 2040 Comprehensive Plan guides this site to be Downtown Mixed Use. The City-Owned property to the northwest is also guided to be Downtown Mixed Use.

The current zoning on the property is Medium Density Residential (R-2). The site will more than likely be rezoned to a Planned Residential Development District.

Building Location/Design

The 19 unit transitional housing building will be 2 stories with single-occupancy units targeted towards 18-29 year old transitioning out of homelessness. The intended look is to be more 'residential' with roof lines and window/siding treatments that are more similar to detached single family homes. Amenities will include lobby/gathering space, office, common laundry, and an outdoor picnic barbeque space. The proposed building will be owned by the Community Asset Foundation, a local non-profit. Rents will be below market with rents set at a level affordable by a single person earning \$15 per hour. The partner in the project will be Launch Ministries, which currently is the case manager for 16 young adults housing in scattered sites across the County.

Analysis

The City of Chaska has certain building design and material requirements for multi-family buildings. A portion of it is stated as follows:

"Multi-family buildings shall use at least three (3) Class I materials and shall be composed of at least eighty (80) percent Class I materials, and no more than five (5) percent Class III materials."

Building Materials	
Class I	Glass, face brick modular, LP siding (shakes and board & batten) (100%)
Class II	Not provided
Class III	Not provided
CLASS I REQUIRED	80%; three different materials
CLASS III REQUIRED	Shall not exceed 5%
CLASS I PROVIDED	97%; three different materials
CLASS III PROVIDED	None

Another item of note, is showing a design that is compatible with downtown Chaska, and more importantly providing a positive downtown image as a gateway site. The applicant is showing to use a Chaska color face brick on the building. This application will tie in harmoniously with the other buildings within Chaska and downtown.

Parking/Access/Circulation

The site is proposing 22 parking spaces. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Multi-Family	19 Units	2ps/dwelling unit	38 parking spaces
		REQUIRED	38 parking spaces
		PROVIDED	22 parking spaces

According to this table the applicant is deficient by 16 parking spaces. The apartment building is providing 22 surface parking stalls for its 19-unit facility. These units will all be single-occupancy units and thus only need one vehicle per unit. There will be language in the leasing contracts that limit one vehicle per unit as well. The residents will also not all have vehicles according to the applicant. There will only be one staff member on site at any given time. Staff is amenable to the parking provision since the future zoning of the site (when rezoned) will reflect a permitted use and parking that matches what is being proposed now. If the building were to change uses in the future it would have to go through the proper zoning and site planning processes.

Access into the site will come from an access point at the southern portion of the property. This access point will be generally in line with the Bus Barn's access point, which staff is favorable of.

Transit

Staff had questions on how the occupants of the transitional homeless building travel in the original concept plan. It would seem that some, or most, might not have access to personal vehicles and thus require a form of public transportation to travel around. Because of this, transit has been an important topic of discussion. The site does not afford itself to be located near public transportation opportunities/bus stops so it will be important to understand what the transportation options will be available to the occupants and whether the site being looked at is conducive to this initiative. The applicant has engaged Southwest Transit on services that could be offered to the new apartment building. Prime Micro Transit is an option that could be adequately utilized, which operates Monday-Saturday. This service can transport users from the core SW cities to Shakopee, Eden Prairie and the Minneapolis/St Paul airport. There are other services offered noted in the SW Transit attachment that would be of use to the residents of this new apartment building.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	125 feet from centerline
From Hickory Street	20 feet
From Flood Channel Walls	15 feet
Interior Property Lines	10 feet

PARKING SETBACKS	
Direction	Setback
From Flood Channel Walls	15 feet
Property Lines	5 feet

Landscaping & Tree Preservation

Landscaping will have to meet the City's ordinance in terms of quantity and size. The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING		
	Required	Proposed
Overstory Trees	42.5 caliper inches (14 trees)	70 caliper inches (27 trees)
Understory Trees	4	5

Shrubs	23	157
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A tree survey was conducted on site. 32 trees will be removed on site. A majority of these trees are elm and boxelder trees, and some maples which are located in the center of the site. They are proposing to preserve the tree edges on the west and south sides of the site. These areas mainly contain the larger caliber inch trees surveyed.

Usable Open Space

Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use". A minimum of 15% of the gross site area shall be shared open area. The applicant is showing an outdoor patio area on the northeast portion of the building (700 square feet). This area will provide a level of seating, tables, and landscaping. This area only accounts for 1% of the total usable open space requirement. The applicant is aware they are under the required threshold and has started to look at other areas to implement more usable open space, such as the area around the stormwater pond and in front (north) of the building. In order for areas to qualify as 'usable' they must include provisions that can be used such as trails, seating areas, grilling areas, etc. The applicant will have to show in their preliminary submittal how the site provides for adequate usable open space.

Pedestrian Connections

Currently there exists a public trail on the east side of Hickory Street that connects up to the Chaska Boulevard intersection and continues along Big Woods Boulevard. There is also a sidewalk on the west side of Hickory Street that stubs at the end of the Flood Channel bridge. The applicant is proposing to continue this sidewalk to the intersection of Chaska Boulevard and Hickory Street. The applicant will also have to show how this sidewalk will provide adequate and safe connection across Hickory Street to connect into the trail system on the east side.

Lighting

The exterior lighting proposed for this plan will be fully screened and face downward. The applicant has provided a photometric plan and lighting specs that meet the City's ordinance.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

The applicant is proposing stormwater ponding on the southwest portion of the site. The site will have to provide a system that will meet all Carver County WMO and City standards.

Platting

The site will need to be platted to show one lot including the City land adjacent. The applicant does not anticipate any outlots as the stormwater pond will be owned and maintained by the property owner. A preliminary plat will be applied for during the preliminary stage of this project.

Rezoning

The site will need to be rezoned from Medium Density Residential (R2) to a Planned Residential Development District.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Tuesday, November 30, 2021. Pursuant to Minnesota State Statutes the City is to act on this request by **Saturday, January 29, 2022 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Wednesday, March 30, 2022. The City may, with the petitioner's consent, extend the review period beyond the Wednesday, March 30, 2022 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 12/08/21:

Motion to recommend approval of the Concept Plan for West Creek Apartments, subject to the following conditions:

1. Approvals shall be based on the following concept exhibits:
 - a. Existing Conditions Hickory Addition, prepared by Sathre Bergquist, Inc., dated January 12, 2021
 - b. Tree Survey, prepared by Sathre Bergquist, Inc., dated April 23, 2021
 - c. Site Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - d. Utility Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - e. Grading Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - f. Basin Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - g. Erosion Control and Topsoil, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - h. City Detail Plates (pgs 1-3), prepared by Sathre Bergquist, Inc., dated May 19, 2021
 - i. Tree Inventory Plan, prepared by 292 Design, dated November 2, 2021
 - j. Landscape Plan, prepared by 292 Design, dated November 2, 2021
 - k. Patio Enlargement, prepared by 292 Design, dated November 2, 2021
 - l. Landscape Details, prepared by 292 Design, dated November 2, 2021
 - m. Photometric Site Plan, prepared by 292 Design, dated November 12, 2021
2. Compliance with section 9.11 Building Design/Materials in Multi Family Residential.
3. Provision that modular face brick is used.
4. Provision to provide usable open space that meets zoning section 9.11.4.1.1A and to be submitted at preliminary.
5. Provision of a sidewalk on the west side of Hickory Street and safe pedestrian connection between the east and west sides of Hickory Street at the Chaska Blvd and Hickory St intersection, and to be shown at preliminary.
6. Parking on Hickory Street between Chaska Blvd and 4th Street will be prohibited.
7. Coordination with the City Engineer for the provision of public utilities to the site.
8. Provision of two fire hydrants on site to be in locations determined by the fire department, and to be shown on the preliminary plans.
9. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
10. Provision of a storm water management plan meeting City and Carver County WMO standards.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2021-96 approving the Concept Plan for West Creek Apartments (PC #2021-11)

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 01/03/2022 **RESOLUTION NO.** 2021-96

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

**Resolution approving the Concept Plan for West Creek Apartments/Community
Asset Development Group/PC #2021-11**

WHEREAS, the request this evening is for Concept Plan approval for the construction of an apartment building totaling 19 units and 2 stories high; and

WHEREAS, the proposed building will be owned by the Community Asset Foundation, a local nonprofit; and

WHEREAS, the units will be rented to young adults coming out of a homeless situation, and the building will be professionally managed by the Scott Carver CAP Agency who manages similar buildings in Scott County; and

WHEREAS, as a condition of the lease each resident will be required to participate in the counseling serve and follow Launch Ministry's counseling recommendations; and

WHEREAS, one operational change from the original plan is that the front desk will now be staff on a 24 /7 basis, and one of the units will be available for a "live in" staff person that would be responsible to monitoring the building during overnight hours; and

WHEREAS, the property is encumbered by two large storm sewers; one is 54 inches in diameter and the other is 60 inches in diameter, which cannot be impacted; and

WHEREAS, Chaska's Flood Control system (i.e., Levee, Flood Channel, and adjacent appurtenances) is controlled by the Army Corps of Engineers; and

WHEREAS, as long as the plan is not infringing on the area 15 feet from the walls then a Section 408 review is not required; and

WHEREAS, the 15 foot area must be void of substantial earthwork (i.e. buildings, impervious surface, grading, filling, etc); and

WHEREAS, the 19 unit transitional housing building will be 2 stories with single-occupancy units targeted towards 18-29 year old transitioning out of homelessness; and

WHEREAS, the apartment building is providing 22 surface parking stalls for its 19-unit facility; and

WHEREAS, these units will all be single-occupancy units and thus only need one vehicle per unit; and

WHEREAS, there will be language in the leasing contracts that limit one vehicle per unit as well; and

WHEREAS, the residents will also not all have vehicles according to the applicant, and there will only be one staff member on site at any given time; and

WHEREAS, Multi-Family residential building sites are required to provide sufficient, usable open space, which is defined as defined as "a portion of a lot which provides the purpose for outdoor recreation, scenic amenity, and/or shared exterior space for people to gather and use", and a minimum of 15% of the gross site area shall be shared open area; and

WHEREAS, in order for areas to qualify as 'usable' they must include provisions that can be used such as trails, seating areas, grilling areas, etc, and the applicant will have to show in their preliminary submittal how the site provides for adequate usable open space; and

WHEREAS, the site will need to be platted to show one lot including the City land adjacent; and

WHEREAS, on December 8, 2021 the Planning Commission recommended approval to the City Council of the West Creek Apartments Concept Plan (PC#2021-11); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the West Creek Apartments Concept Plan (PC#2021-11), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following concept exhibits:
 - a. Existing Conditions Hickory Addition, prepared by Sathre Bergquist, Inc., dated January 12, 2021
 - b. Tree Survey, prepared by Sathre Bergquist, Inc., dated April 23, 2021
 - c. Site Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - d. Utility Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - e. Grading Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - f. Basin Plan, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - g. Erosion Control and Topsoil, prepared by Sathre Bergquist, Inc., dated November 17, 2021
 - h. City Detail Plates (pgs 1-3), prepared by Sathre Bergquist, Inc., dated May 19, 2021
 - i. Tree Inventory Plan, prepared by 292 Design, dated November 2, 2021
 - j. Landscape Plan, prepared by 292 Design, dated November 2, 2021
 - k. Patio Enlargement, prepared by 292 Design, dated November 2, 2021
 - l. Landscape Details, prepared by 292 Design, dated November 2, 2021
 - m. Photometric Site Plan, prepared by 292 Design, dated November 12, 2021
2. Compliance with section 9.11 Building Design/Materials in Multi Family Residential.
3. Provision that modular face brick is used.
4. Provision to provide usable open space that meets zoning section 9.11.4.1.1A and to be submitted at preliminary.
5. Provision of a sidewalk on the west side of Hickory Street and safe pedestrian connection between the east and west sides of Hickory Street at the Chaska Blvd and Hickory St intersection, and to be shown at preliminary.
6. Parking on Hickory Street between Chaska Blvd and 4th Street will be prohibited.
7. Coordination with the City Engineer for the provision of public utilities to the site.
8. Provision of two fire hydrants on site to be in locations determined by the fire department, and to be shown on the preliminary plans.
9. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
10. Provision of a storm water management plan meeting City and Carver County WMO standards.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 3rd day of January, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: December 8th, 2021
Subject: West Creek Apartments – Concept Plan

The application for the site proposes redevelopment over the two and half acre parcel at the corner of Hickory Street and Chaska Boulevard with a new 19-unit apartment building complex along with site amenities. Major storm sewer piping extends through the property that connects with the Corp Levy channel and restricts the site for development. Easement areas for storm water will need to be further evaluated with the preliminary plans to identify areas where landscaping or planned improvement limits. The preliminary plans need to properly show areas that abut the levy restricted by the Corp of Engineers. The plan proposes to extend sidewalk along Hickory Street that will require coordination with Carver County to modify signals to add pedestrian crosswalk enhancements. From a storm water perspective, a grading a drainage plan is required plan for managing runoff that meets both the City and watershed requirements. The developer will need to work with staff on how utility service is proposed to connect into the City system.

**COMMUNITY ASSET
DEVELOPMENT GROUP**

**1110 Yellow Brick Road
Chaska, Mn 55318
612-703-5709**

11/1/21

Kevin Ringwald, Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Dear Mr. Ringwald,

The Community Asset Foundation is submitting an application for rezoning to a planned residential district and site and building plans for a 19-unit apartment complex at the corner of Hickory and Chaska Blvd. In May of 2019 the City approved a concept plan for this development and we have used that plan for the basis of our submittal. In approving the concept, the City Council did so based on a number of conditions. In submitting this application, we have attempted to address each of the required conditions.

The goals for the project remain unchanged and are:

- ✓ *Adhere to the guidelines of Chaska Comprehensive Plan and Downtown Master Plan*
- ✓ *Provide an apartment that meets an affordable level for single young adults coming out of homelessness*
- ✓ *Enhance Hickory Street as entrance to downtown*
- ✓ *Utilize architecture consistent with historic Chaska*
- ✓ *Enhance the pedestrian connections to downtown and the existing community trail system*
- ✓ *Preserve the woods along Chaska Blvd & west of the site*
- ✓ *Improve Chaska's perception as a "quality small town" for all*

Currently, the site is a rental single-family home accessing onto Hickory Street. The site is served by sanitary sewer and water and has a major storm sewer running through the property with that pipe discharging into the West Creek Channel which is located on the south of the site. The location of the storm pipes and their accompanying easements have a significant impact on how the site can be redeveloped and where buildings can be located. The parcel has a fair amount of grade change with the site dropping 10 feet from the east to the west. Although now abandoned, at one time, the north portion of the site was a railroad corridor. In 1995 the City deeded the southern 50ft of the ROW to the previous owner of this parcel. To the east of the site is ISD 112's bus storage garage which is also slated for future redevelopment. Until the bus site is redeveloped, the bus storage, especially outdoor storage, will have a negative influence on the proposed site.

In conjunction with the Flood Control Project, Hickory St was reconstructed to a full urban section with curb and gutter. Recently, the City completed a major upgrading of the Hickory St/Chaska Blvd intersection adding turn lanes and a semaphore. Since it was assumed that this site would someday be converted to a higher use, the City determined that the site benefited from the intersection improvements and the property was assessed \$70,000 as a benefiting parcel. With the residential development occurring to the north off of County Rd 140, traffic at this intersection will change significantly. Hickory St. will become the access point for ultimately

2,000 to 2,500 new residential units into the historic downtown. Our proposed development will be a small portion of the increased traffic at the intersection.

A full traffic study was completed for this proposal and a copy of the study is included.

The property is well situated relative to the community's trail system. To the south of the flood channel is a paved bike/walking trail that travels along the flood levee and connects to the full City system. Sidewalks exist along both sides of Hickory with these leading into downtown adjacent to 4th Street. Currently, no side walk exists on this parcel, but that sidewalk will be added as part of our project. A community trail is located on the north side of Chaska Blvd connecting the site to Firemen's Park and a future trail is planned along City RD 140 connecting the site to the future new housing area.

The site is designated as "neighborhood mixed use" in the Chaska Comprehensive Plan and was identified as a priority redevelopment area in Chaska's Downtown Master Plan. The proposed redevelopment intends to follow the guidelines of this designation. Consistent with the Comprehensive Plan, a minimum of 50% of the site is planned for higher density residential with a gross density of 24 units per acre. A 125 ft setback from the center-line of Chaska Blvd is required and will be provided. The proposed density, setbacks and parking are consistent with other multifamily dwellings in the downtown area.

The original plan as proposed consisted of a 24-unit, 3 story market rate apartment building with underground parking and a smaller two story, 18 unit building to the rear. Since that concept was approved, the development team determined that the 24-unit building was not feasible since:

- The 125 ft set back could not be met
- The two-building plan required an elaborate storm water solution to meet the current City and County standards
- The site soils were worse than originally anticipated
- By planning for only one building, the potential concerns from the Corps of Engineers could be addressed

The 19-unit building will be 2 stories with 9 efficiency units on the main floor and 10 efficiency units on the second. Included in the building will be a lobby/gathering space, office and a common laundry. To the north is an area for an outdoor patio and picnic/barbecue space. Twenty surface parking spaces are planned which given the fact the the units are designed for single occupancy one parking space per unit is deemed to be adequate. We recognize that this is an exception to the standard requirement of two spaces per apartment unit, but since the units are all designed for single occupancy, 36 spaces would be excessive. The approved concept plan was based on one stall per unit for this building. The ownership will include language in the individual leases limiting tenants to a maximum of one vehicle per unit.

The architecture of building is intended to be more "residential" than commercial with roof lines and window/siding treatments that are similar to detached single family homes. In picking colors and brick/stone materials, the goal was to have materials that compliment historic downtown buildings. The plan, as submitted, meets the City architectural standards for multifamily buildings and will be an asset to downtown.

Having access to the downtown retail, social services, transit, grocery, employment and community gathering spaces is also one of the reasons this site was selected for the 19-unit building. A condition in the concept plan approval was that we provide an explanation on how transit services would be provided to serve these residents. Included in our submittal is a detailed description of the SW Transit Prime service which will be available to the residents.

In siting the building, a limiting factor is the location of the two storm water pipe easements running thru the site. Attached is an exhibit showing the location of the easements in relation to the building. No structures are proposed within the easements and no changes in the easements are requested. In reviewing the title work the westerly pipe was constructed with no easement provided. Once the location of this pipe is determined by the City, we will provide the City an easement.

To comply with the concerns of the Corps of Engineers, minimal grading is proposed within 30 ft of the channel and no tree planning is proposed in this area.

The recommendation of the traffic consultant to locate the driveway access to the east edge of the site aligned with the access to the bus garage has been followed.

Trail access to the site is one of its positives and accessibility to the trail system is envisioned to be an attraction for future residents, thus a strong connection will enhance the site. The proposed plan is to create a sidewalk from Chaska Blvd to the bridge with appropriated streetscape to make this a prominent element of the development. Also, an internal sidewalk is provided to permit resident's direct access to the community trail/sidewalk system.

The site is wooded on the north and the west and these areas will be preserved. The tree line along Chaska Blvd is planned to remain. The survey identified two small natural wetlands on the west end of the site. The plan envisions preserving these areas. Generally, the site surface drains to the southwest and consequently the plan will require a pond being developed for treatment and retention at the southwest corner of the parcel.

The proposed building will be owned by the Community Asset Foundation, a local nonprofit. The Foundation has now received the full funding necessary to construct the building. The units will be rented to young adults coming out of a homeless situation. The building will be professionally managed by the Scott Carver CAP Agency who manages similar buildings in Scott County. Site counseling services will be provided by Launch Ministries of Chaska. Launch is currently the case manager for 34 young adults housed in scattered sites across the county. In addition, Launch operates a drop-in center in downtown Chaska serving this population. As a condition of the lease each resident will be required to participate in the counseling serve and follow Launch's counseling recommendations. An operational change from the original plan is that the front desk will now be staff on a 24 /7 basis. Additionally, one of the units will be available for a "live in" staff person that would be responsible to monitoring the building during overnight hours. The Foundation has in place a 20-year funding plan that assures the site staffing and building operations can be sustained. That plan along with service agreements with Launch and the CAP Agency have been shared and review with City staff.

As part of our application package, we have included the following:

- Site survey
- Tree survey
- Site plan

- Grading Plan
- Utility plan
- Erosion control plan
- Landscape and site amenity plan
- Photometric plan
- Building elevations
- Floor plans
- Traffic study
- Wetland delineation
- Narrative on transit
- Stormwater calculations

If you need additional information, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Pokorney".

David Pokorney
Community Asset Development Group
davepokorney@gmail.com



Dave Pokorney <davepokorney@gmail.com>

West Creek Apartments1 message

Len Simich <lsimich@swtransit.org>

Fri, Apr 23, 2021 at 5:08 PM

To: "davepokorney@gmail.com" <davepokorney@gmail.com>, Robert Roepke <rroepke@gmail.com>

Good afternoon Dave and Bob;

The purpose of this email is to outline the transportation options SouthWest Transit has to assist any individual needing transportation in our Communities.

The option that works best, and without sounding boastful one of the best transit options available in the entire region for transit dependent individuals, is our Prime micro transit service. Prime current operates Monday-Friday, from 5:30am-7:00pm. And starting June (2021), Saturday service will once again be introduced operating from 7:30-5:30pm.

Prime rides can be booked from our app, our web page, or by calling our customer service line. On the average, customers are picked up within 20 minutes of requesting a ride.

Prime service is not only available in our core cities (Chaska, Chanhassen and Eden Prairie), but you can also travel to/from the Cities of Carver, Victoria, Shakopee, and anywhere across the 494 corridor from Eden Prairie to the Minneapolis/St. Paul International Airport.

Prime also ties into the SouthWest Transit Commuter Express routes as well as the Mall of America. Transferring from Prime on to a SouthWest Transit Commuter bus or at the Mall of America allows passenger to make free transfer connection to virtually anywhere in the region.

For individuals using Prime for medical purposes we also provide a service called Prime MD. This service allows passengers to book their ride to a medical facility up to two weeks in advance of their appointment. We also travel beyond our normal city borders and serve medical facilities in Waconia, Shakopee, Edina, and off Highway 7 in Minnetonka.

Finally, SouthWest Transit provides discounted rides for individuals needing financial assistance. Our Transit Assistance Program or TAP provides discounted rides to individuals for \$2 per ride, versus the normal \$4 per ride. SouthWest Transit also has a \$2 discounted fare for everyone from 9am-12pm M-F, for individuals needing to shop for food and/or medical supplies.

Please let me know if there is any further information you may need. We look forward to working with and serving the West Creek Apartments.



Len Simich

**Chief Executive Officer and
General Manager**

Phone: 952.974.3101

Mobile: 952.486.1898

Email: lsimich@swtransit.org

Web: www.swtransit.org





Dave Pokorney <davepokorney@gmail.com>

RE: [Non-DoD Source] Re: Hickory Street Section 408

1 message

Wittine, Eric A CIV (USA) <Eric.A.Wittine@usace.army.mil>

Wed, Nov 17, 2021 at 9:32 AM

To: Dave Pokorney <davepokorney@gmail.com>, "Prosser, Michelle E CIV USARMY CEMVP (USA)" <Michelle.E.Prosser@usace.army.mil>

Hi Dave,

Thanks for your patience and sorry to keep you waiting.

We had a meeting to discuss this yesterday. We were trying to align the easement drawings with the current site conditions and it was a difficult task. As long as the new plan is not infringing on the area 15 feet from the walls then no 408 is required. By infringement we are stating that no substantial earth work should take place to place additional material within that 15 foot zone (and likewise, no substantial removal of material should take place either). If you clear some trees/shrubs from that area but generally maintain the current grade we see no reason for you to have to wait through a 408 process. We also acknowledge that all of the new infrastructure and buildings are outside the easement and won't impact the federally authorized project.

If you have any additional questions or concerns, please feel free to reach out to us.

Eric



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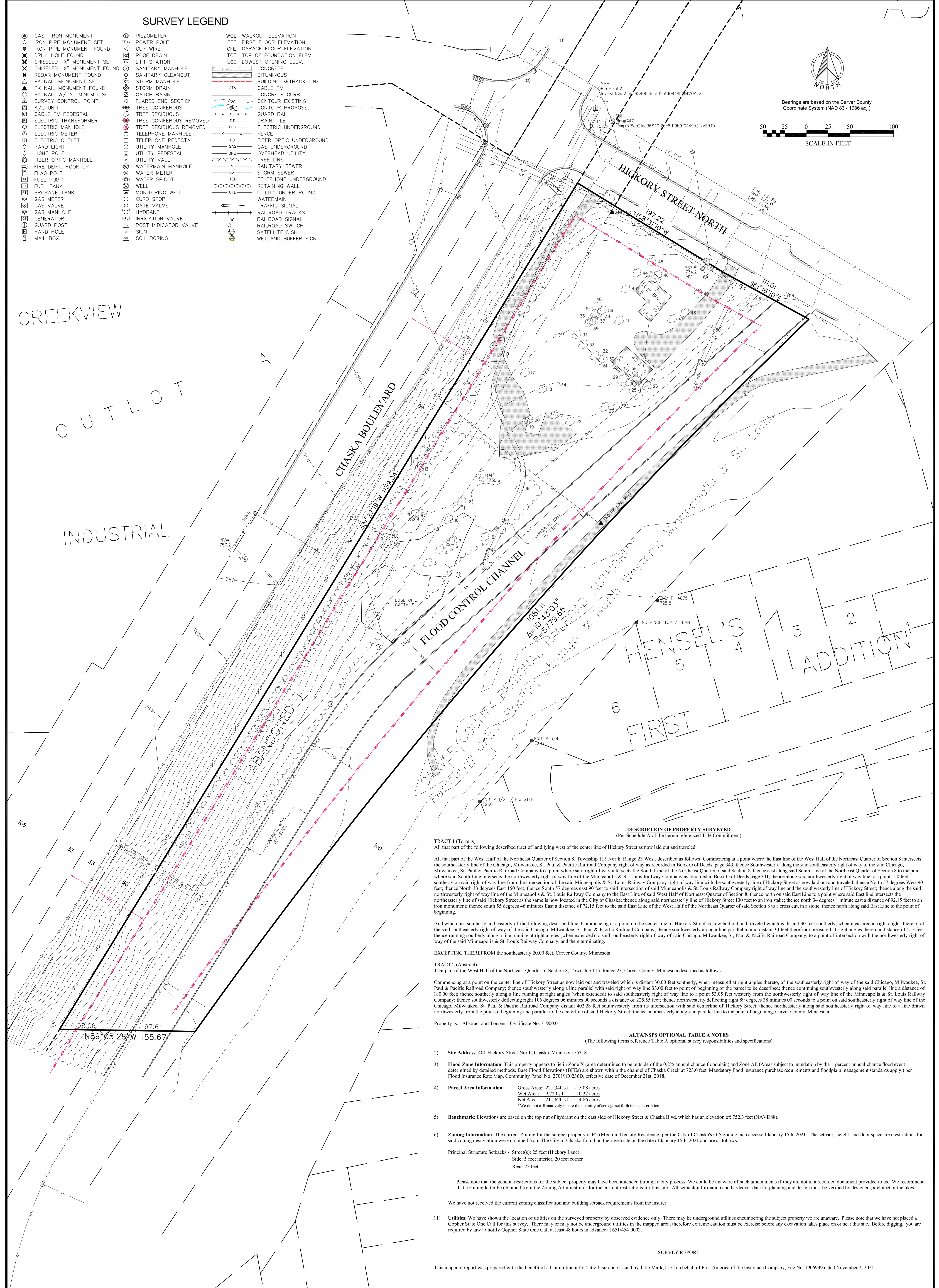
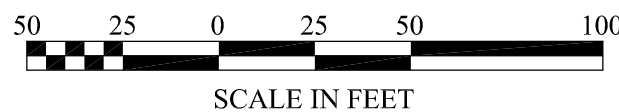
Google Earth

SURVEY LEGEND

● CAST IRON MONUMENT	⊙ PIEZOMETER	WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⌞ POWER POLE	FFE FIRST FLOOR ELEVATION
● IRON PIPE MONUMENT FOUND	⌞ GUY WIRE	GFE GARAGE FLOOR ELEVATION
△ DRILL HOLE FOUND	⌞ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT SET	⌞ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "X" MONUMENT FOUND	⊙ SANITARY MANHOLE	CONCRETE
✕ REBAR MONUMENT FOUND	⊙ SANITARY CLEANOUT	BITUMINOUS
△ PK NAIL MONUMENT SET	⊙ STORM MANHOLE	BUILDING SETBACK LINE
△ PK NAIL MONUMENT FOUND	⊙ STORM DRAIN	CABLE TV
○ PK NAIL W/ ALUMINUM DISC	⊙ CATCH BASIN	CONCRETE CURB
⊙ SURVEY CONTROL POINT	⊙ FLARED END SECTION	CONTOUR EXISTING
⊙ A/C UNIT	⊙ TREE CONIFEROUS	CONTOUR PROPOSED
⊙ CABLE TV PEDESTAL	⊙ TREE DECIDUOUS	GUARD RAIL
⊙ ELECTRIC TRANSFORMER	✕ TREE CONIFEROUS REMOVED	DRAIN TILE
⊙ ELECTRIC MANHOLE	✕ TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
⊙ ELECTRIC METER	✕ TELEPHONE MANHOLE	FENCE
⊙ ELECTRIC OUTLET	⊙ TELEPHONE PEDESTAL	FIBER OPTIC UNDERGROUND
⊙ LIGHT LIGHT	⊙ UTILITY MANHOLE	GAS UNDERGROUND
⊙ FIBER OPTIC MANHOLE	⊙ UTILITY PEDESTAL	OVERHEAD UTILITY
⊙ FIRE DEPT. HOOK UP	⊙ UTILITY VAULT	TREE LINE
⊙ FLAG POLE	⊙ WATERMAIN MANHOLE	SANITARY SEWER
⊙ FUEL PUMP	⊙ WATER METER	STORM SEWER
⊙ FUEL TANK	⊙ WATER SPIGOT	TELEPHONE UNDERGROUND
⊙ PROpane TANK	⊙ WELL	RETAINING WALL
⊙ GAS METER	⊙ MONITORING WELL	UTILITY UNDERGROUND
⊙ GAS VALVE	⊙ CURB STOP	WATERMAIN
⊙ GAS MANHOLE	⊙ GATE VALVE	TRAFFIC SIGNAL
⊙ GENERATOR	⊙ HYDRANT	RAILROAD TRACKS
⊙ GUARD POST	⊙ IRRIGATION VALVE	RAILROAD SIGNAL
⊙ HAND HOLE	⊙ POST INDICATOR VALVE	RAILROAD SWITCH
⊙ MAIL BOX	⊙ SIGN	SATELLITE DISH
	⊙ SOIL BORING	WETLAND BUFFER SIGN



Bearings are based on the Carver County
Coordinate System (NAD 83 - 1986 adj.)



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

TRACT 1 (Torrens):

All that part of the following described tract of land lying west of the center line of Hickory Street as now laid out and traveled:

All that part of the West Half of the Northeast Quarter of Section 8, Township 115 North, Range 23 West, described as follows: Commencing at a point where the East line of the West Half of the Northeast Quarter of Section 8 intersects the southeasterly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company right of way as recorded in Book O of Deeds, page 343; thence Southwesterly along the said southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company to a point where said right of way intersects the South Line of the Northeast Quarter of said Section 8; thence east along said South Line of the Northeast Quarter of Section 8 to the point where said South Line intersects the northwesterly right of way line of the Minneapolis & St. Louis Railway Company as recorded in Book O of Deeds page 341; thence along said northwesterly right of way line to a point 150 feet southerly on said right of way line from the intersection of the said Minneapolis & St. Louis Railway Company right of way line with the southwesterly line of Hickory Street as now laid out and traveled; thence North 57 degrees West 90 feet; thence North 33 degrees East 150 feet; thence South 57 degrees east 90 feet to said intersection of said Minneapolis & St. Louis Railway Company right of way line and the southwesterly line of Hickory Street; thence along the said northwesterly right of way line of the Minneapolis & St. Louis Railway Company to the East Line of said West Half of Northeast Quarter of Section 8; thence north on said East Line to a point where said East line intersects the northwesterly line of said Hickory Street as the same is now located in the City of Chaska; thence along said northwesterly line of Hickory Street 130 feet to an iron stake; thence north 34 degrees 1 minute east a distance of 92.15 feet to an iron monument; thence south 55 degrees 46 minutes East a distance of 72.15 feet to the said East Line of the West Half of the Northeast Quarter of said Section 8 to a cross cut, in a stone; thence north along said East Line to the point of beginning.

And which lies southerly and easterly of the following described line: Commencing at a point on the center line of Hickory Street as now laid out and traveled which is distant 30 feet southerly, when measured at right angles thereto, of the said southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company; thence southwesterly along a line parallel to and distant 30 feet therefrom measured at right angles thereto a distance of 213 feet; thence running southerly along a line running at right angles (when extended) to said southeasterly right of way of said Chicago, Milwaukee, St. Paul & Pacific Railroad Company, to a point of intersection with the northwesterly right of way of the said Minneapolis & St. Louis Railway Company, and there terminating.

EXCEPTING THEREFROM the southeasterly 20.00 feet, Carver County, Minnesota.

TRACT 2 (Abstract):

That part of the West Half of the Northeast Quarter of Section 8, Township 115, Range 23, Carver County, Minnesota described as follows:

Commencing at a point on the center line of Hickory Street as now laid out and traveled which is distant 30.00 feet southerly, when measured at right angles thereto, of the southeasterly right of way of the said Chicago, Milwaukee, St. Paul & Pacific Railroad Company; thence southwesterly along a line parallel with said right of way line 33.00 feet to point of beginning of the parcel to be described; thence continuing southwesterly along said parallel line a distance of 180.00 feet; thence southerly along a line running at right angles (when extended) to said southeasterly right of way line to a point 51.05 feet westerly from the northwesterly right of way line of the Minneapolis & St. Louis Railway Company; thence southwesterly deflecting right 106 degrees 06 minutes 00 seconds a distance of 225.55 feet; thence northwesterly deflecting right 89 degrees 38 minutes 00 seconds to a point on said southeasterly right of way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company distant 402.28 feet southwesterly from its intersection with said centerline of Hickory Street; thence northwesterly along said southeasterly right of way line to a line drawn northwesterly from the point of beginning and parallel to the centerline of said Hickory Street; thence southeasterly along said parallel line to the point of beginning, Carver County, Minnesota.

Property is: Abstract and Torrens Certificate No. 31900.0

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items reference Table A optional survey responsibilities and specifications)

- Site Address:** 401 Hickory Street North, Chaska, Minnesota 55318
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown within the channel of Chaska Creek at 723.0 feet. Mandatory flood insurance purchase requirements and Floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27019C036D, effective date of December 21st, 2018.
- Parcel Area Information:**

Gross Area:	221,340 s.f. ~ 5.08 acres
Wet Area:	9,720 s.f. ~ 0.22 acres
Net Area:	211,620 s.f. ~ 4.86 acres

*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on the top nut of hydrant on the east side of Hickory Street & Chaska Blvd. which has an elevation of: 752.3 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is R2 (Medium Density Residence) per the City of Chaska's GIS zoning map accessed January 15th, 2021. The setback, height, and floor space area restrictions for said zoning designation were obtained from The City of Chaska found on their web site on the date of January 15th, 2021 and are as follows:
Principal Structure Setbacks - Street(s): 25 feet (Hickory Lane)
Side: 5 feet interior, 20 feet corner
Rear: 25 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by designers, architect or the likes.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

SURVEY REPORT

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Title Mark, LLC on behalf of First American Title Insurance Company. File No. 1906939 dated November 2, 2021.

- We note the following with regards to Schedule B of the herein referenced Title Commitment:

- Item no.'s 1-9, 11-17, and 21-23 are not survey related
- Item no. 10 - Any encroachment, measurement, party walls, or other facts which a correct survey of the premises would show
- Item no. 18 - A Permanent Easement in favor of City of Chaska, a municipal corporation organized under the laws of the State of Minnesota, dated December 6, 1995; filed December 13, 1995 as Document No. T90050.
- Item no. 19 - Reservation of easement by the City of Chaska for flood and drainage control and utility purposes pursuant to Quit Claim Deed dated December 6, 1995; filed December 13, 1995 as Document No. 188744.
- Item no. 20 - Non-Exclusive Ingress and Egress Easement dated December 6, 1995; filed December 13, 1995 as Document No. 188745.

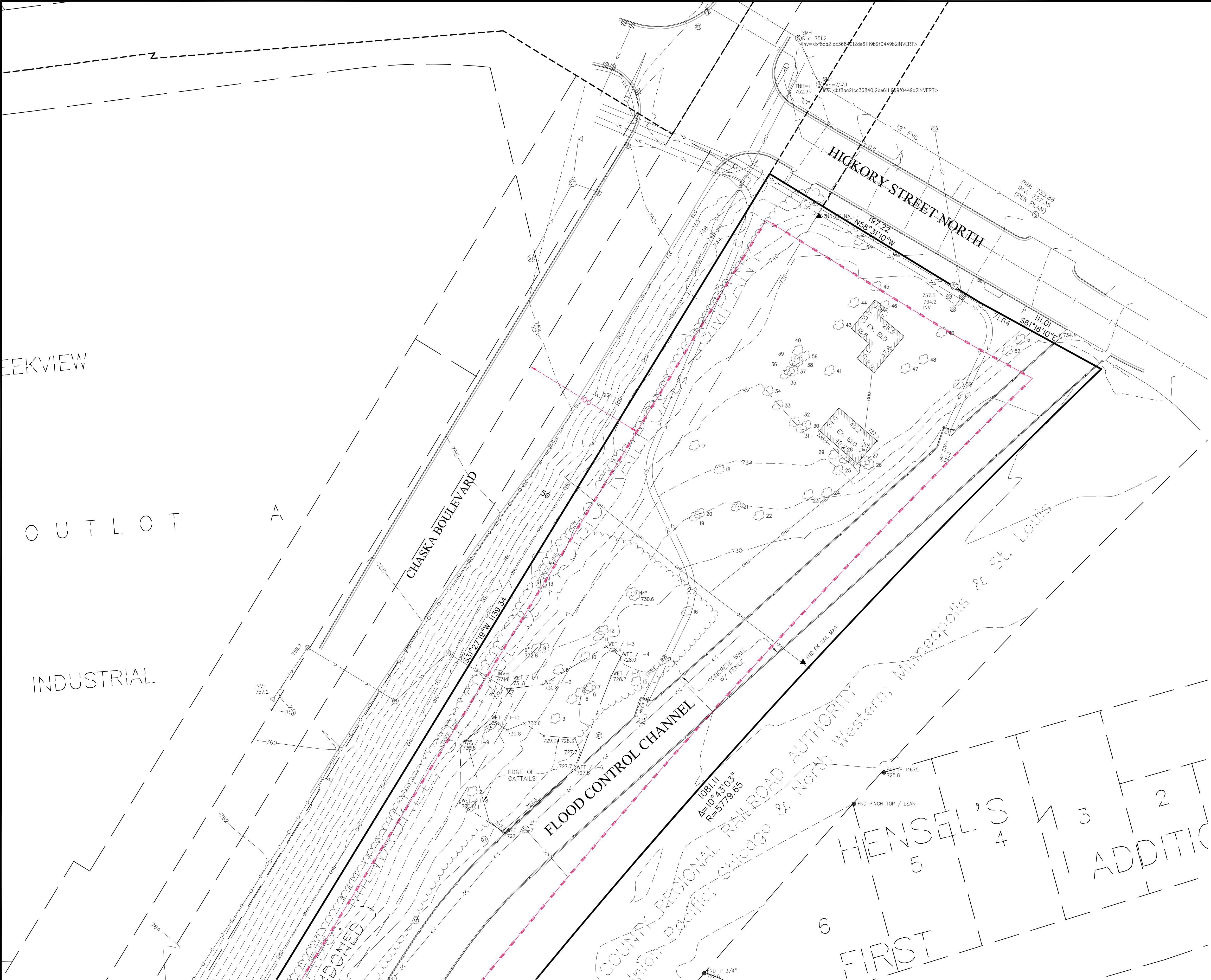
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 23 day of May, 2021.

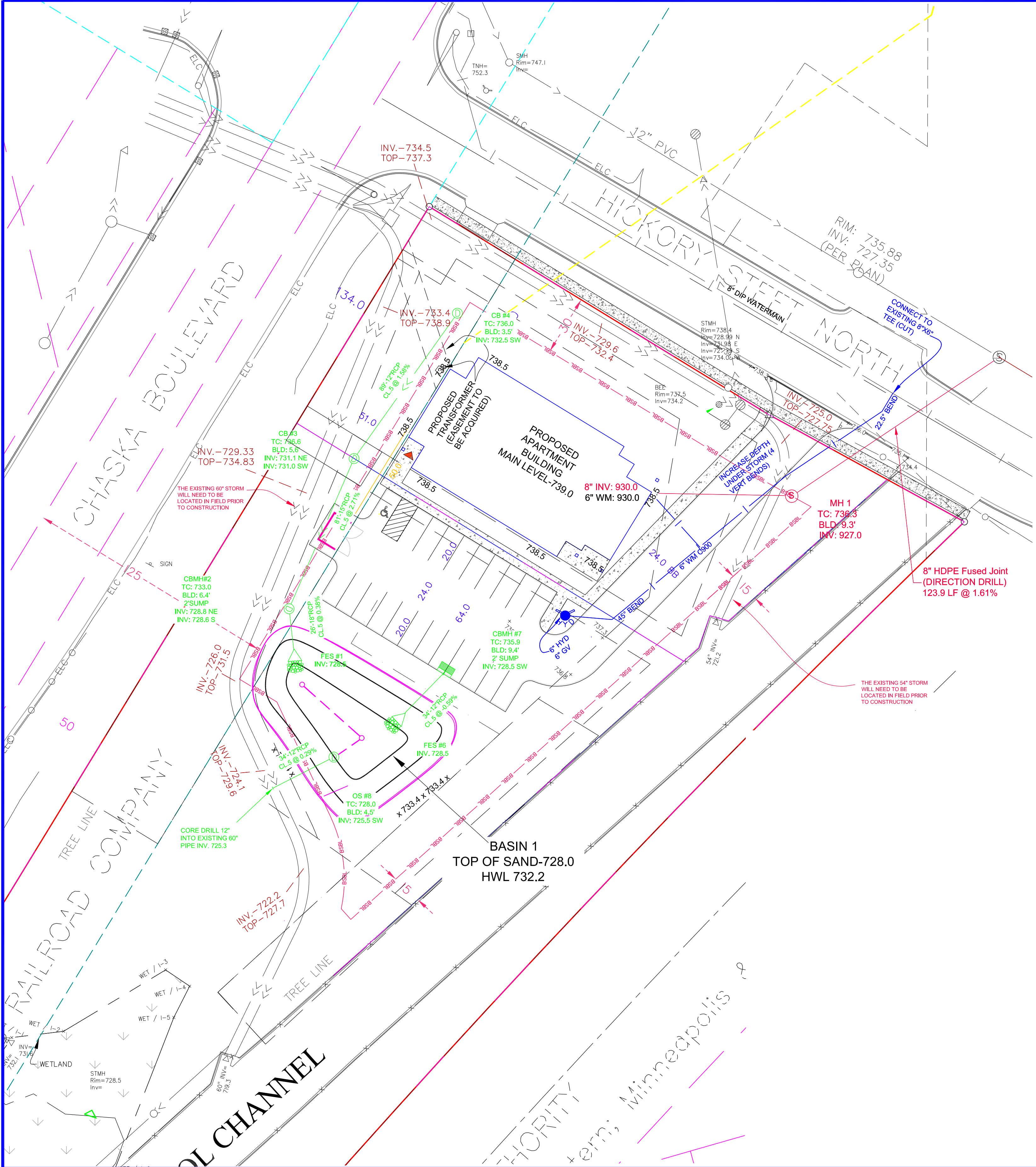
Daniel L. Schmidt

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

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DRAWN											
EMW											
CHECKED											
DLS											
DATE											



Tree #	Species	DBH	Condition	Stems
1	Willow	12.5	Good	1
2	Willow	14.0	Good	1
3	Maple, silver	15.0	Good	1
4	Maple, silver	20.0	Good	1
5	Willow	42.0	Fair	3
6	Willow	15.0	Fair	1
7	Willow	14.5	Good	1
8	Basswood	18.5	Fair	1
9	Boxelder	15.0	Fair	1
10	Basswood	13.5	Good	1
11	Basswood	20.0	Fair	1
12	Cottonwood	45.0	Good	1
13	Boxelder	27.5	Fair	2
14	Cottonwood	39.0	Good	1
15	Spruce, blue	7.0	Fair	1
16	Olive, Russian	10.5	Poor	1
17	Willow	42.0	Poor	1
18	Willow	50.0	Poor	1
19	Elm, American	13.0	Fair	1
20	Cottonwood	21.0	Fair	1
21	Mulberry	42.0	Fair	8
22	Boxelder	17.0	Good	2
23	Boxelder	41.5	Fair	4
24	Boxelder	23.0	Fair	2
25	Boxelder	15.5	Good	1
26	Elm, Siberian	17.0	Fair	1
27	Walnut, black	15.0	Fair	1
28	Boxelder	23.0	Fair	2
29	Boxelder	15.5	Good	1
30	Maple, silver	25.0	Fair	1
31	Mulberry	20.0	Fair	1
32	Boxelder	22.0	Fair	2
33	Maple, silver	15.5	Good	1
34	Boxelder	14.5	Fair	2
35	Maple, silver	14.0	Fair	2
36	Boxelder	14.5	Good	1
37	Maple, silver	19.0	Fair	1
38	Maple, silver	20.0	Fair	1
39	Boxelder	12.5	Good	1
40	Boxelder	23.0	Poor	1
40	Maple, silver	16.0	Fair	1
41	Maple, sugar	19.0	Fair	1
43	Arborvitae	12.0	Good	5
44	Arborvitae	20.0	Good	4
45	Arborvitae	8.0	Good	1
46	Arborvitae	9.0	Good	1
47	Maple, sugar	18.0	Fair	1
48	Elm, American	35.0	Good	1
49	Maple, sugar	17.5	Good	1
50	Mulberry	38.0	Fair	5
51	Apple	11.0	Fair	1
52	Apple	15.0	Fair	3
53	Apple	8.0	Fair	1
54	Apple	9.0	Fair	1
55	Elm, American	19.0	Fair	3

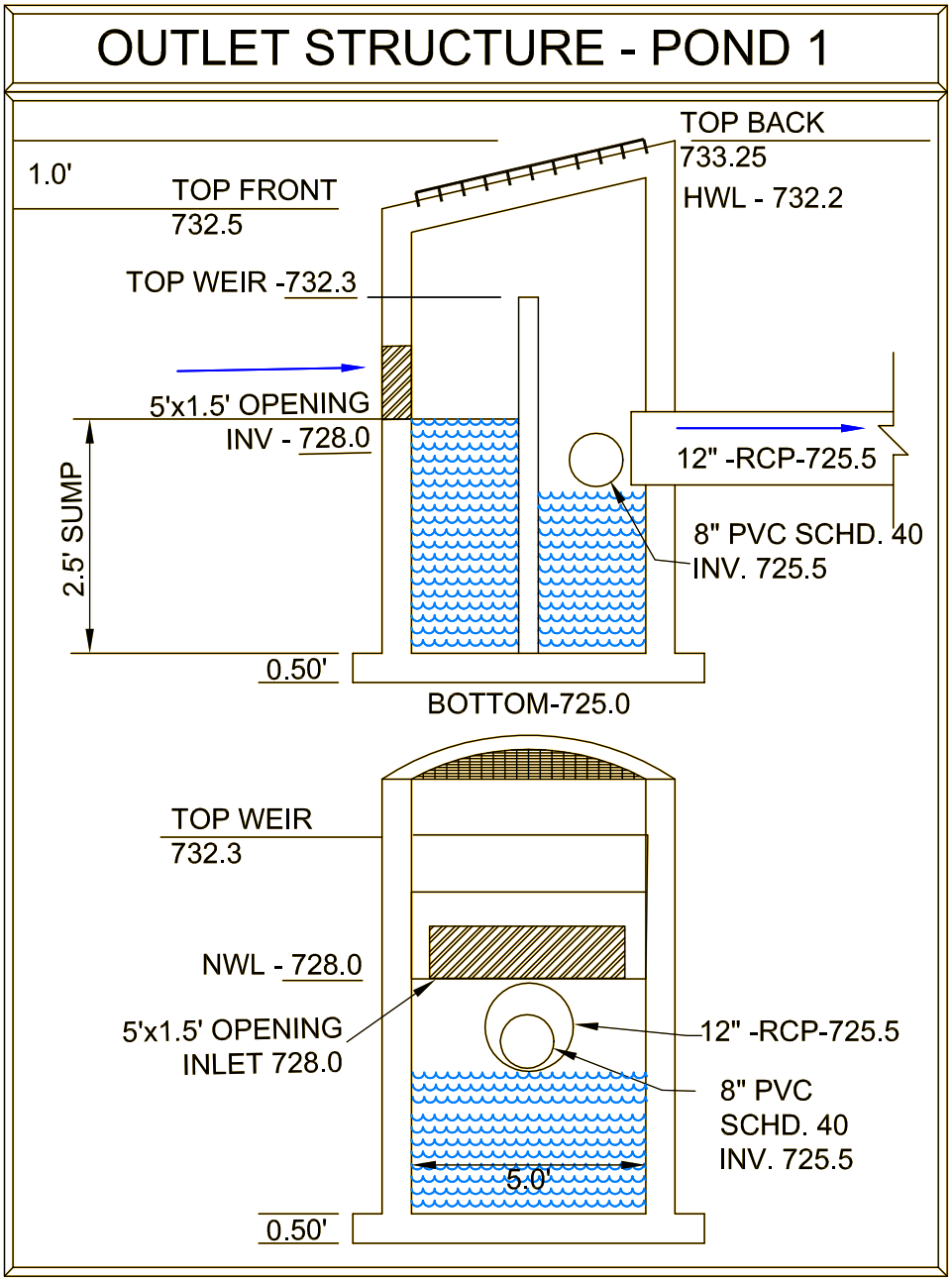
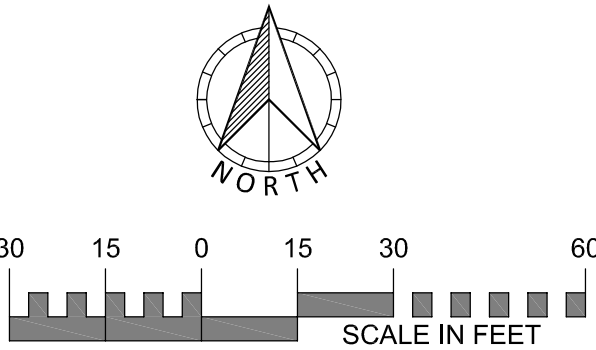


SANITARY SEWER AND WATERMAIN NOTES:

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

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

- ALL 4"-12" WATERMAIN SHALL BE PVC C900 (DR25).
- 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 TELEVIEWED & ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL CONTACT THE SEWER AND WATER DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
- ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS BY "STRIKE PRODUCTS" OR APPROVED EQUAL INSTALLED.
- CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
- ALL BELOW GRADE BOLTS SHALL BE INSTALLED AS PER CITY OF CHASKA DETAIL PLATES.
- RESTRAIN VERTICAL BENDS WITH STAINLESS STEEL TIE RODS PER CITY SPECIFICATION.
- WATER SERVICES SHALL BE 1" POLYETHYLENE PIPE, SANITARY SERVICES SHALL BE 4" SCH 40 PVC.
- ALL MANHOLE EXTERIORS SHALL BE COATED WITH BITUMINOUS AS PER CITY DETAIL PLATE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
16572-002	1	DLS	05/28/21	CITY COMMENTS
DRAWN BY	2	DLS	9/28/2021	REV. SITE PLAN TO 1 BLD.
DLS	3	DLS	10/20/2021	CLIENT COMMENTS
CHECKED BY	4	DLS	11/17/2021	REVISIONS
MV				
DATE				
04/23/2021				

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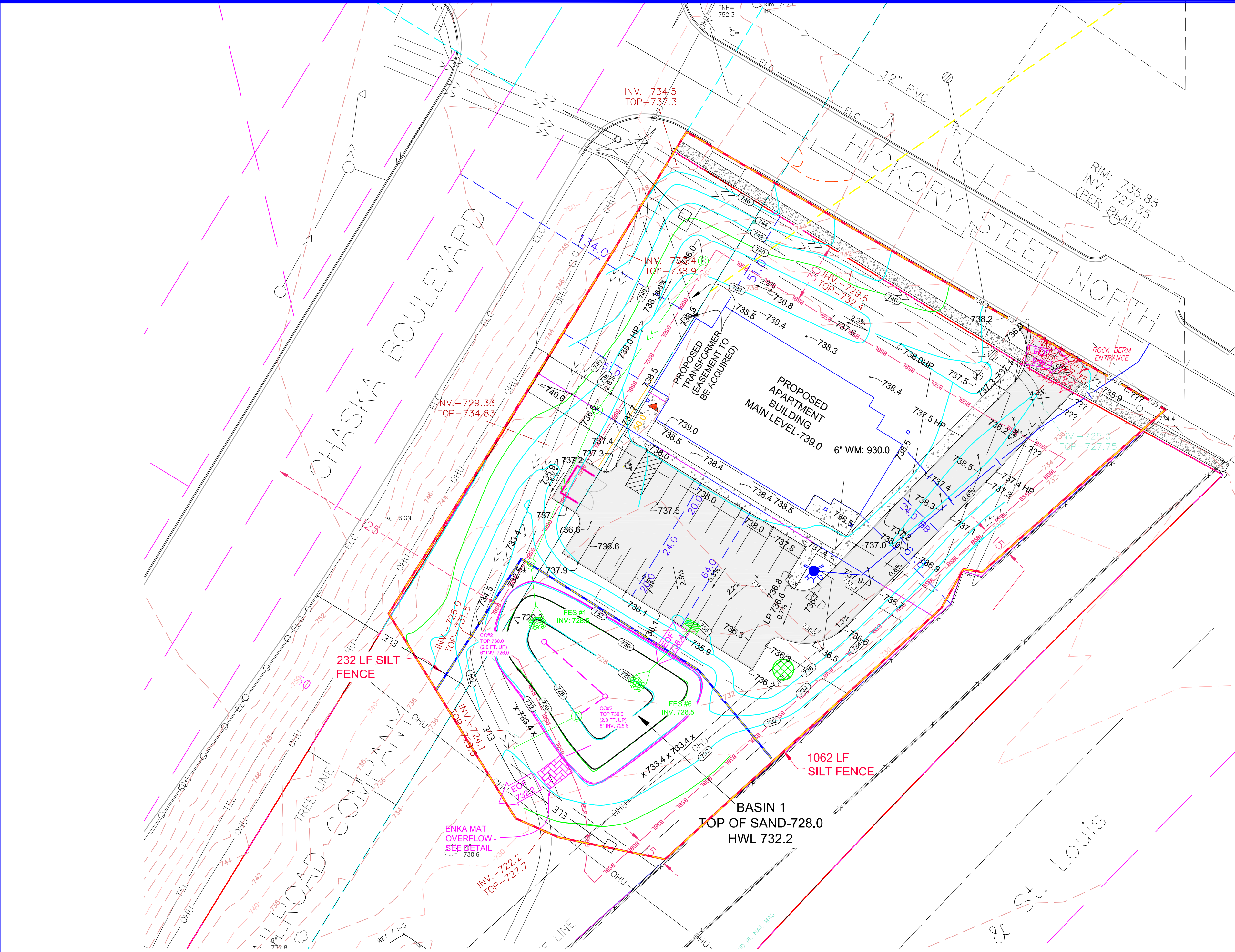
Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 05/04/2021 Lic. No. 26147

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

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

CITY PROJECT NO.	FILE NO.
---	16572-002
CHASKA, MINNESOTA	2
UTILITY PLAN	8
WEST CREEK APARTMENTS	
COMMUNITY DEVELOPMENT	

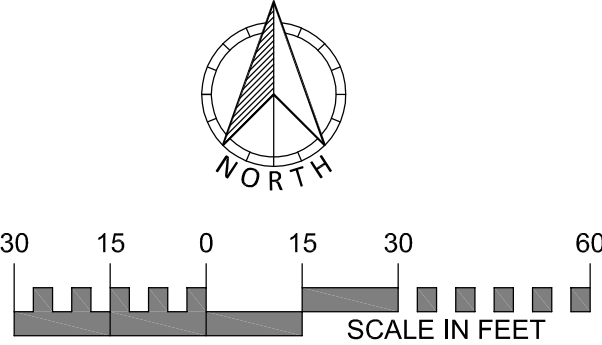
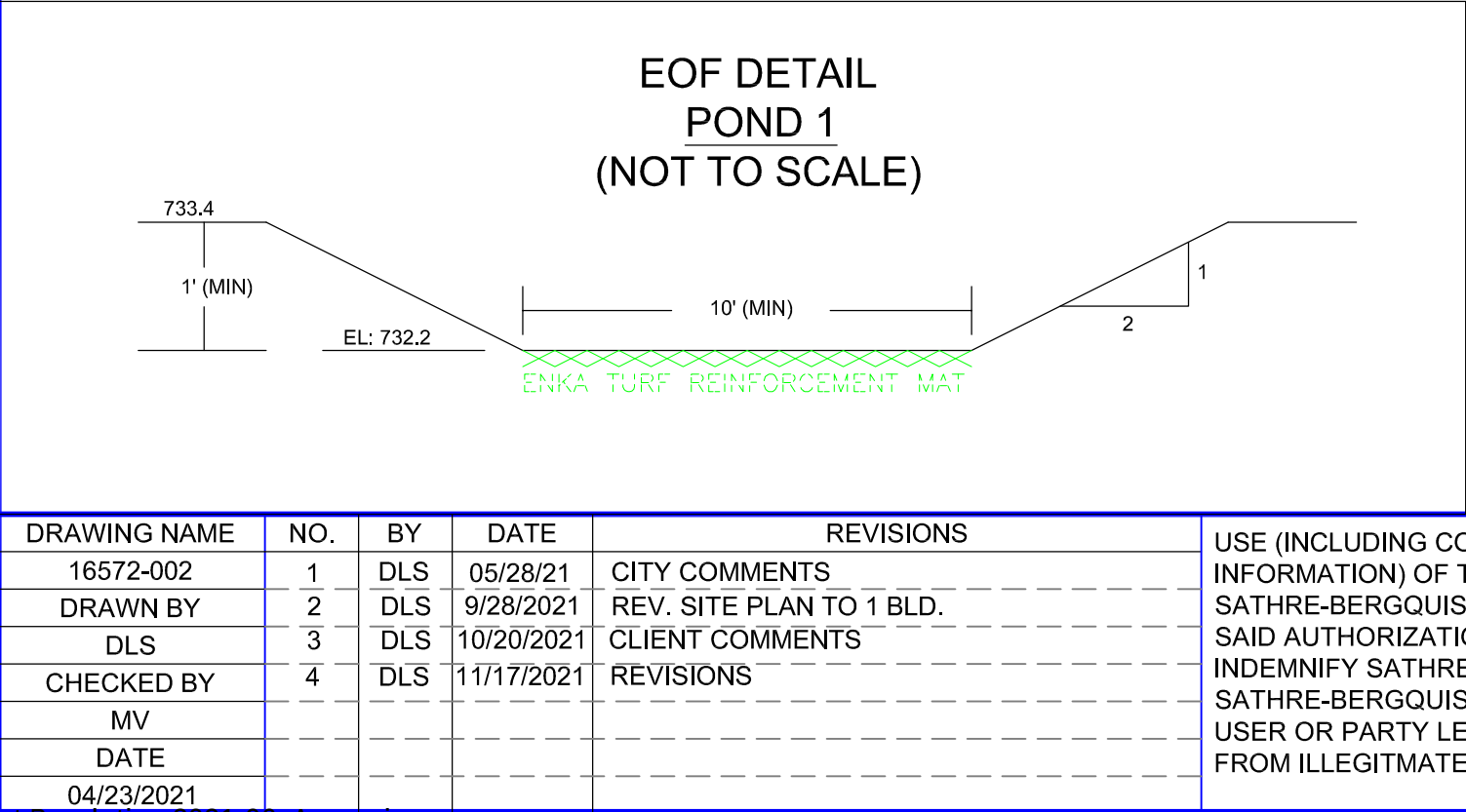


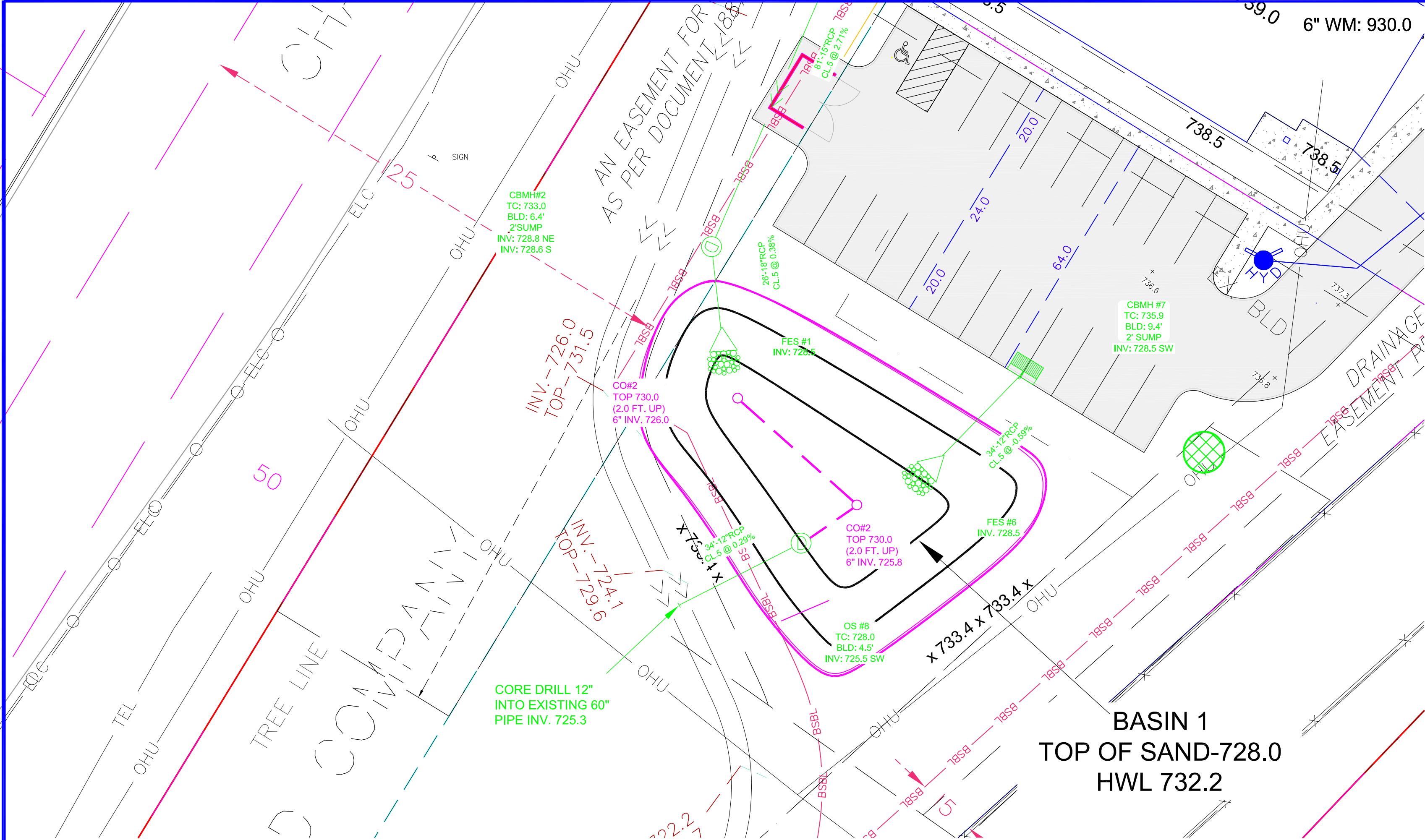
- GENERAL NOTES:
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF CHASKA OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND 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 PERFORATED RISER PIPE 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. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 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. REMOVE ALL OLD FENCE LINES & DUMPSITE DEBRIS ON PROPERTY.
 17. FIELD VERIFY ANY DEAD TREES NEAR PERIMETER THAT MAY NEED TO BE TAKEN.

- 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. 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.

- RESTORATION NOTES
- RESTORATION - 1.2 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 MNDOT 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 MNDOT 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 SPECIFICATIONS.
- 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 - 1,062 LF
AFTER GRADING - 232 LF
- K. WOODFIBER BLANKET - 1,700 SY



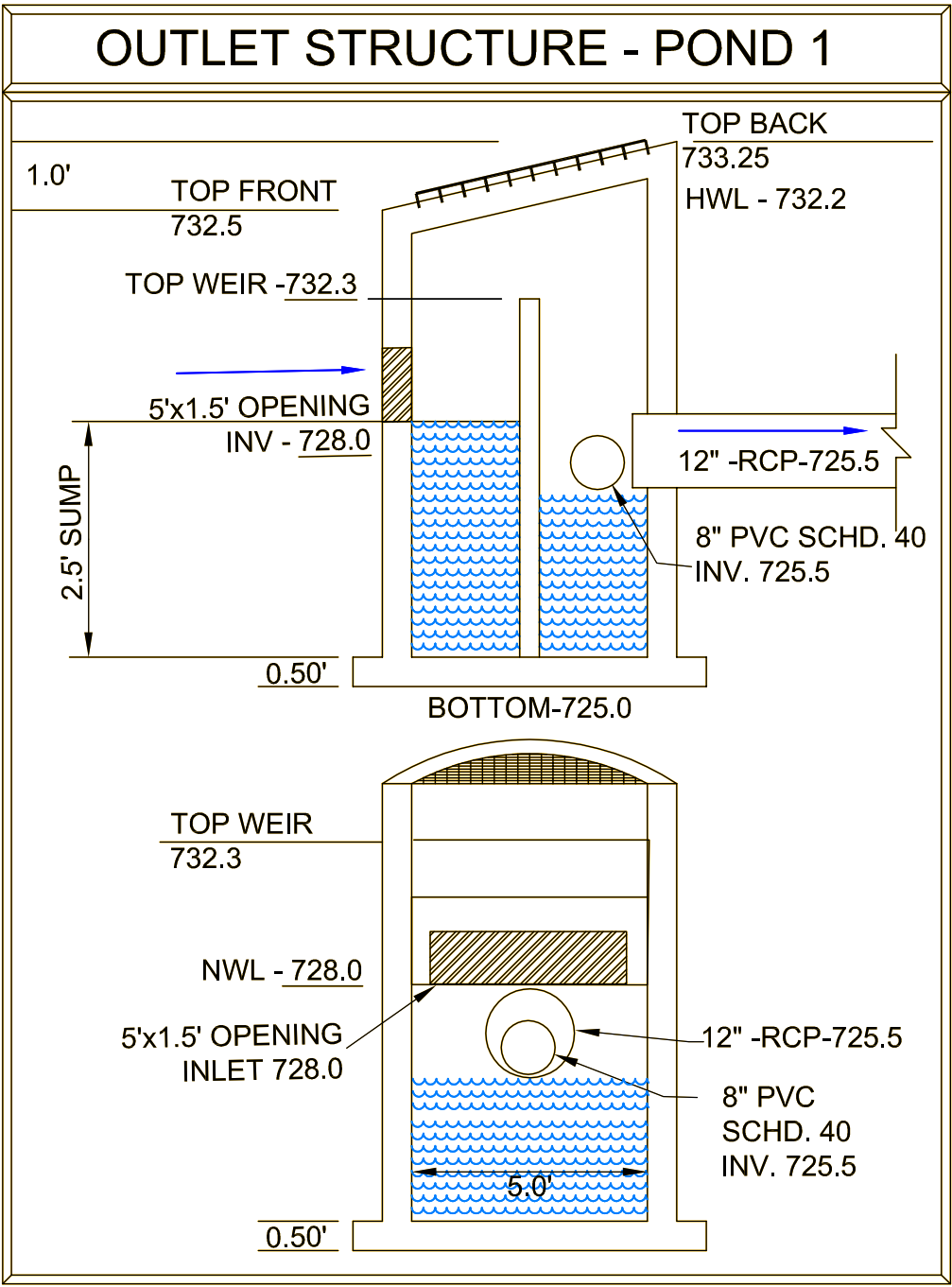
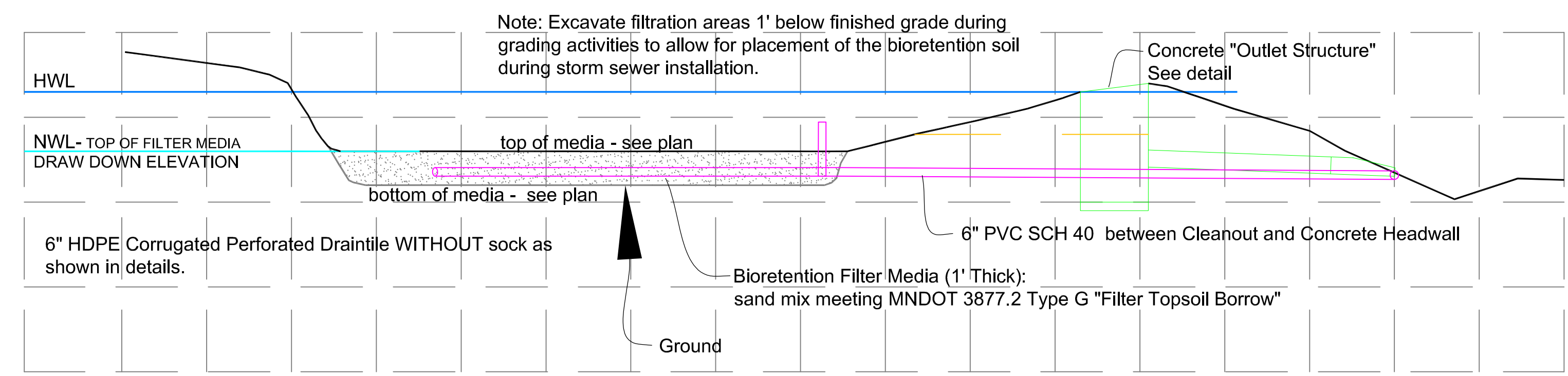


BASIN 1
TOP OF SAND-728.0
HWL 732.2

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.

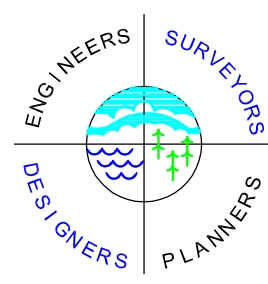
TYPICAL BIOFILTRATION BASIN DETAIL



DRAWING NAME	NO.	BY	DATE	REVISIONS
16572-002	1	DLS	05/28/21	CITY COMMENTS
DRAWN BY	2	DLS	9/28/2021	REV. SITE PLAN TO 1 BLD.
DLS	3	DLS	10/20/2021	CLIENT COMMENTS
CHECKED BY	4	DLS	11/17/2021	REVISIONS
MV				
DATE				
04/23/2021				

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

CITY PROJECT NO.

CHASKA,
MINNESOTA

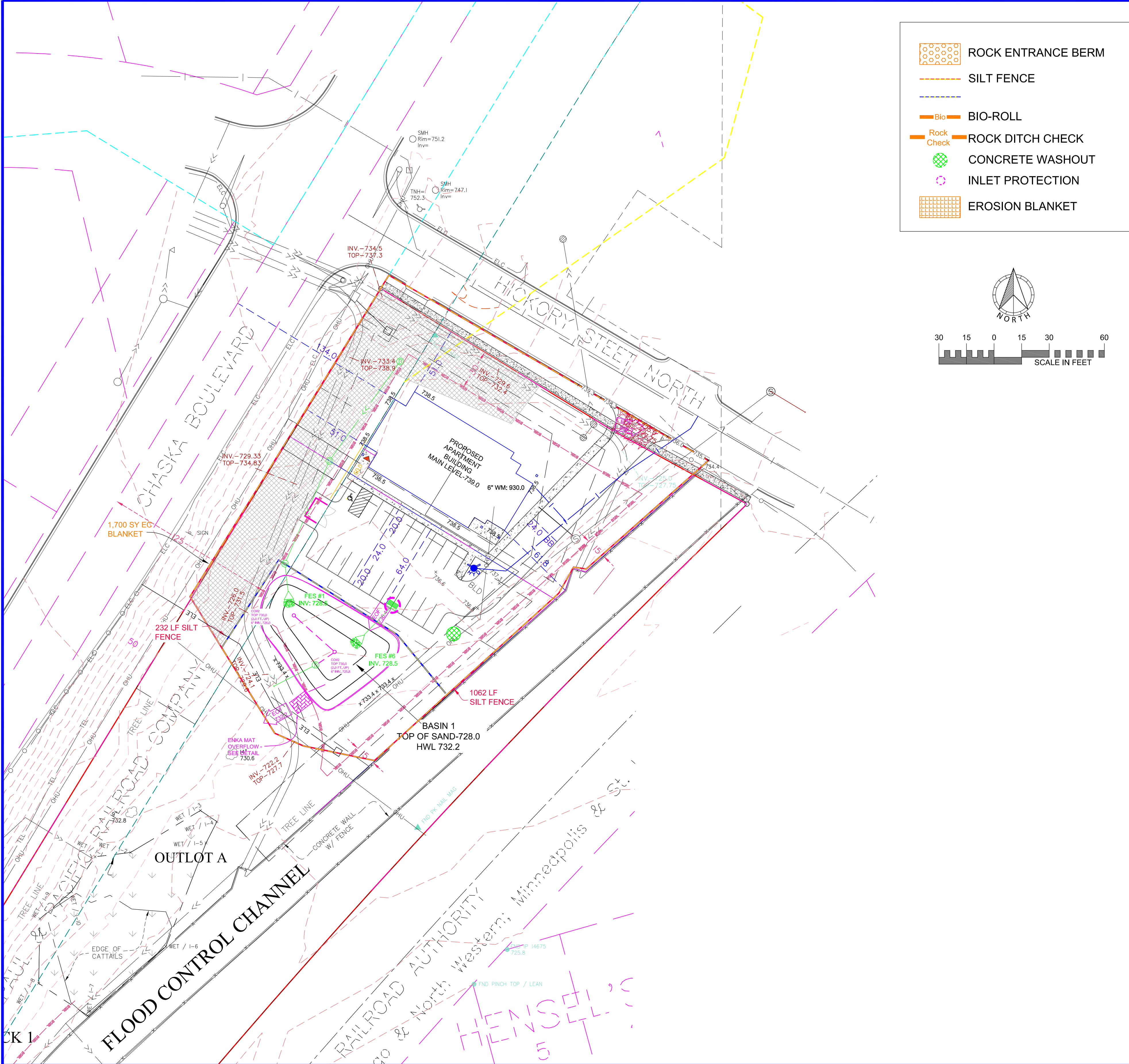
BASIN PLAN

WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
16572-002

4

8



ROCK ENTRANCE BERM

SILT FENCE

BIO

BIO-ROLL

Rock

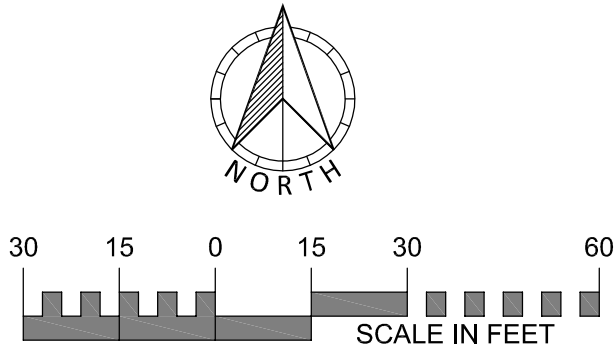
Check

ROCK DITCH CHECK

CONCRETE WASHOUT

INLET PROTECTION

EROSION BLANKET



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,

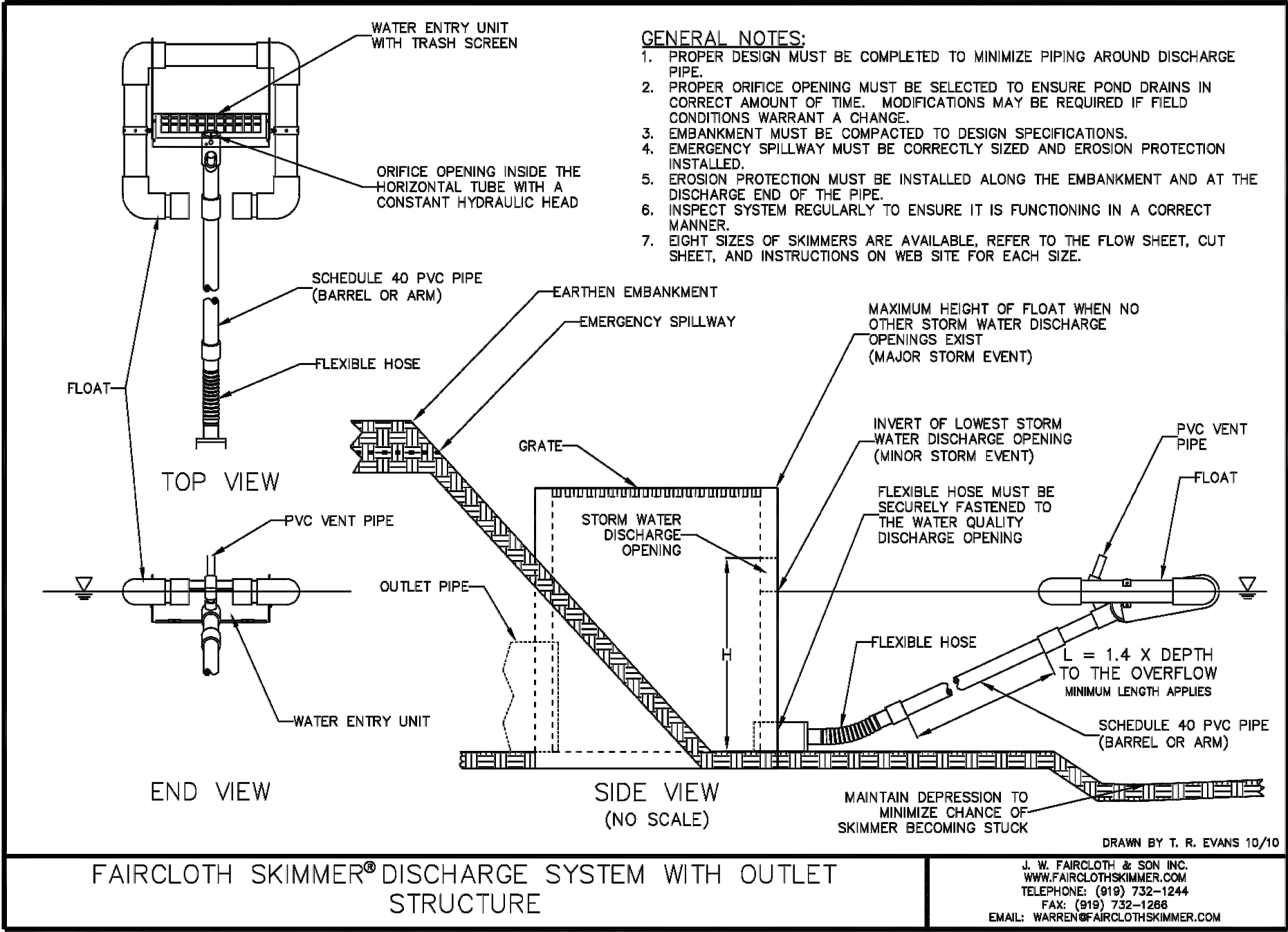
or

-bulk density of less than 1.4 grams per cubic centimeter (g/cm3) in the upper 12 inches of soil

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

Total 1,300 c.y.
- Estimated depth of topsoil available on site - 6"
- Description of equipment to be used to strip topsoil - Dozer, Backhoe, and/or trucks
- Temporary methods of erosion and sediment control for topsoil stockpile - Seed and Mulch.
- 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.
- Topsoil Re-application Procedures- Topsoil to be respread by home construction.
- Method for decompacting subsoil prior to reapplication shall be ripped to a depth of 9".
- Method for re-applying stockpiled topsoil-
 - Topsoil to be striped and stockpiled prior to home construction
 - After home construction, topsoil to be respread and decompacted
 - Topsoil to be measure prior to placement of sod. If less than 6" then additional topsoil to be imported from stockpile in mining area.
 - Topsoil borrow to be tested for compaction, Ph, and organic matter.

- Construction Schedule and Phasing.
Start - June 15, 2022
Finish - November 30, 2024



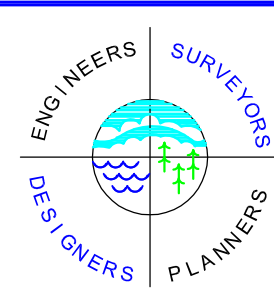
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CITY PROJECT NO.

**CHASKA,
MINNESOTA**

EROSION CONTROL AND TOPSOIL

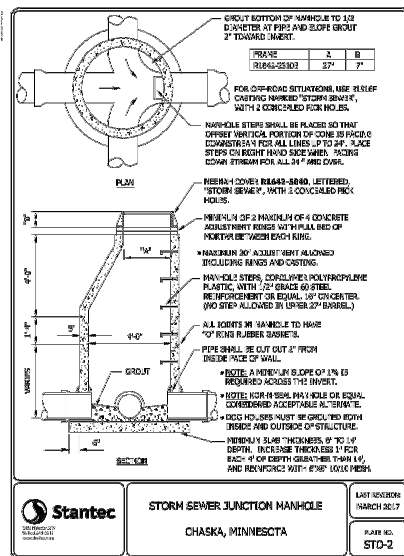
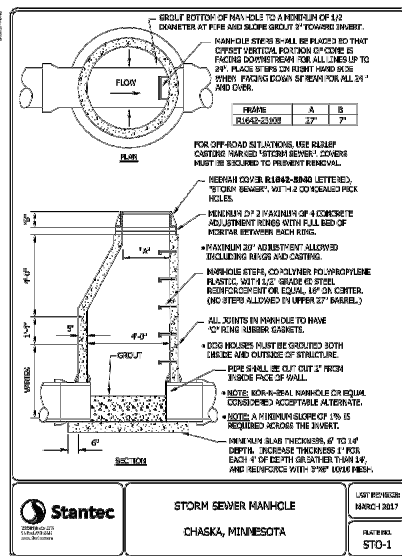
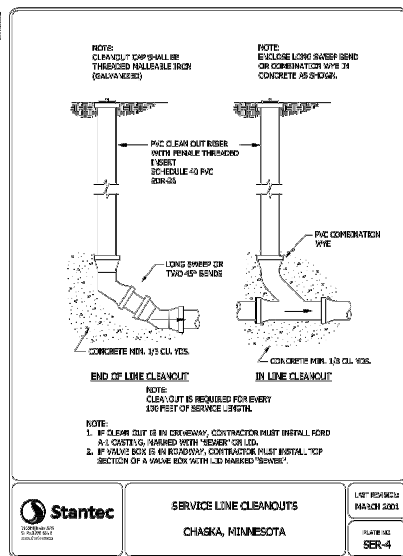
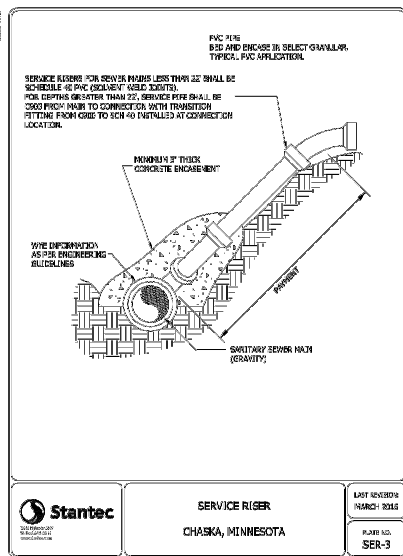
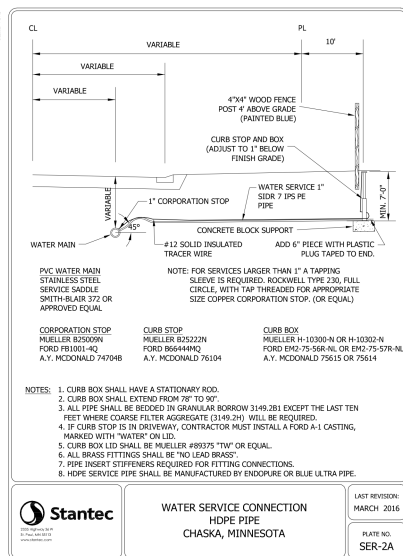
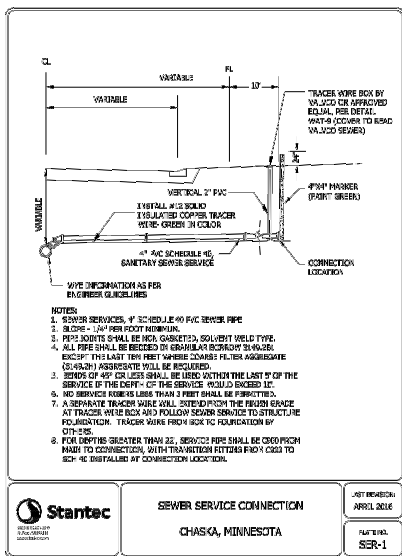
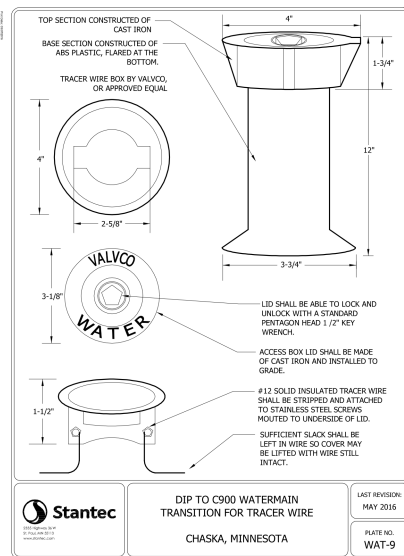
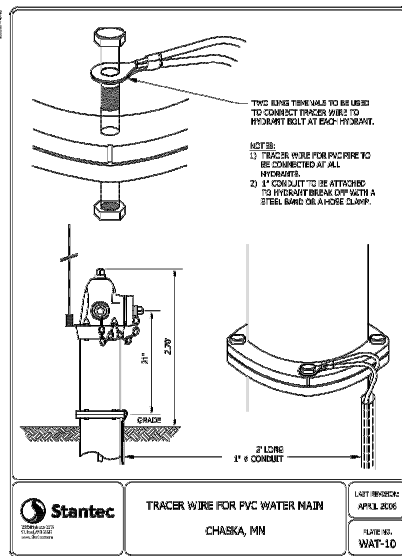
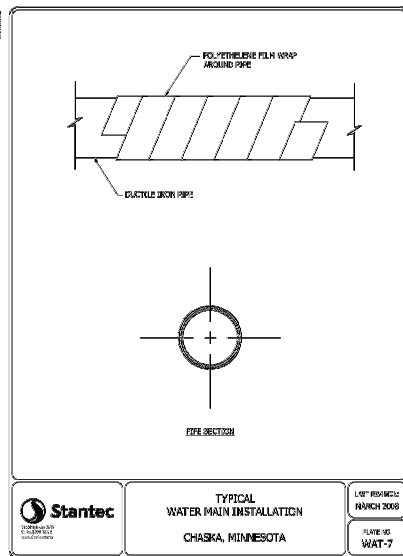
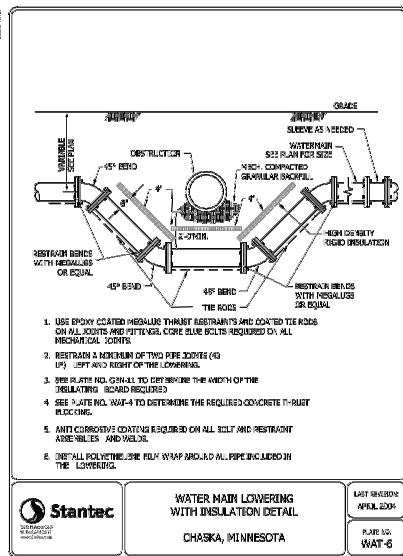
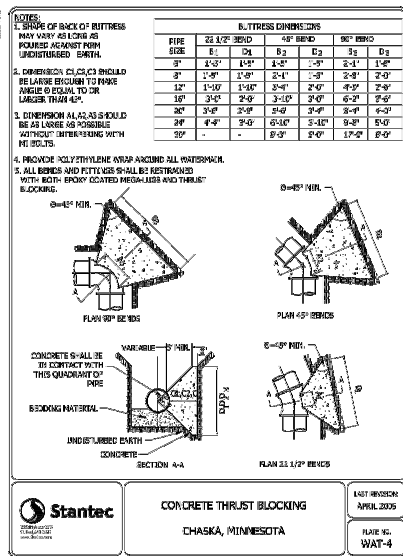
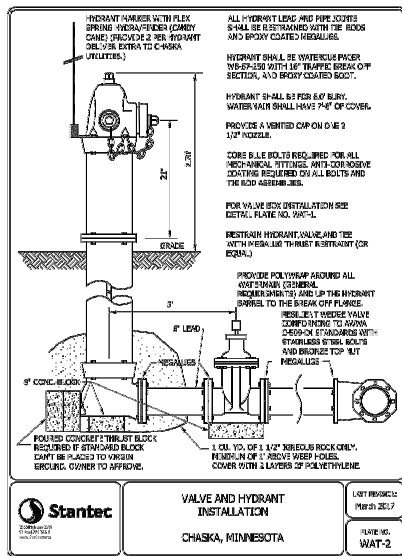
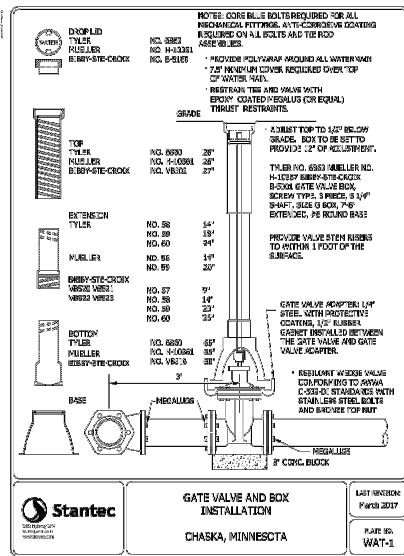
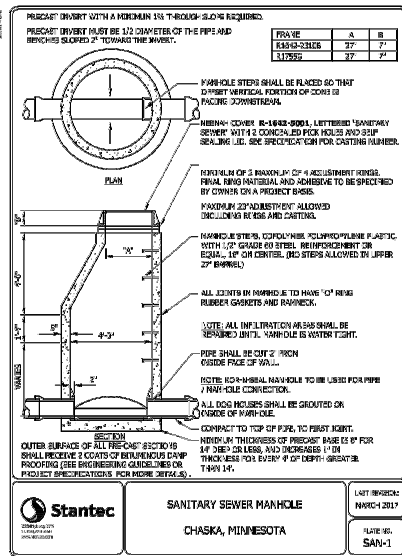
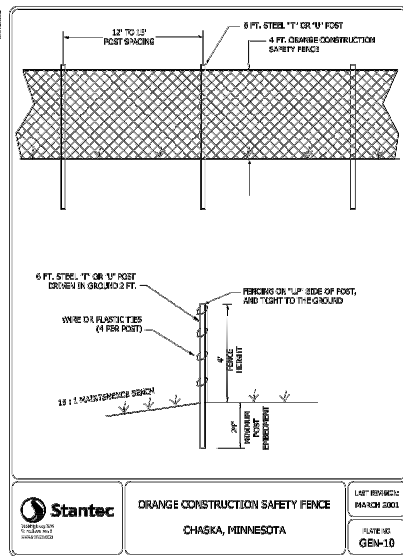
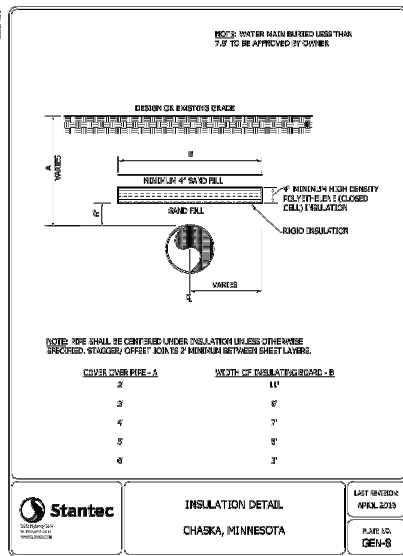
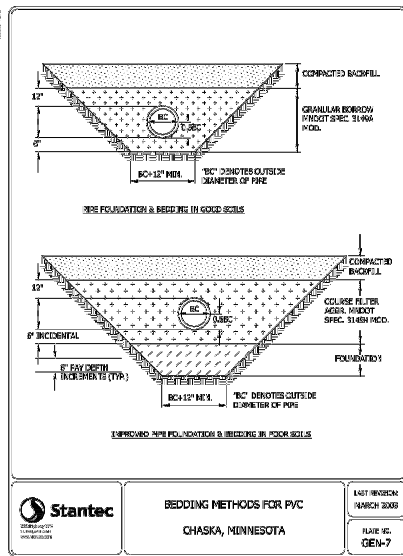
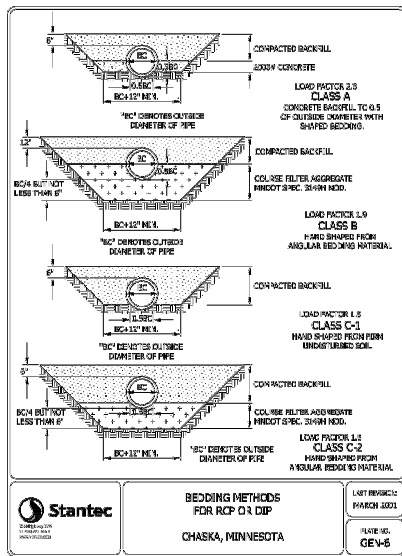
WEST CREEK APARTMENTS

COMMUNITY DEVELOPMENT

FILE NO.
16572-002

5

8



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
DATE	08	DLS	05/19/2021	RIP RAP DESIGN

6.B. Adopt Resolution 2021-06 Approving...

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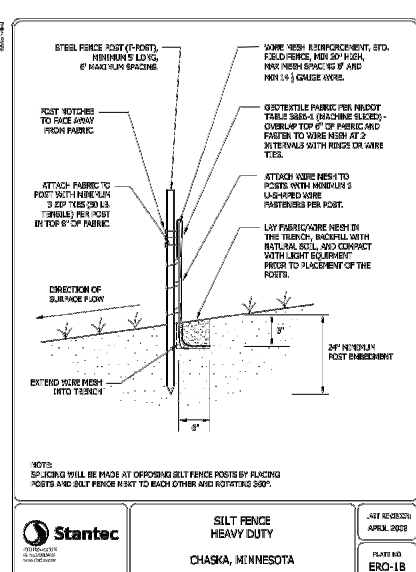
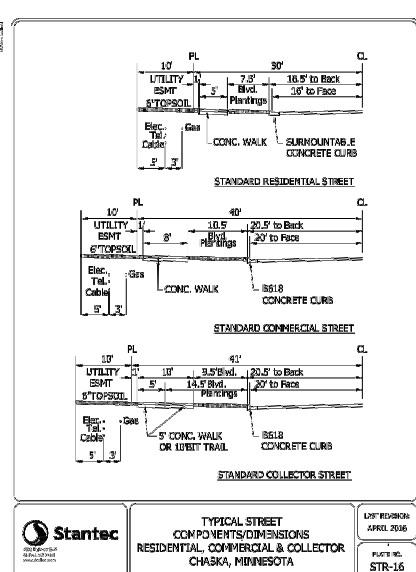
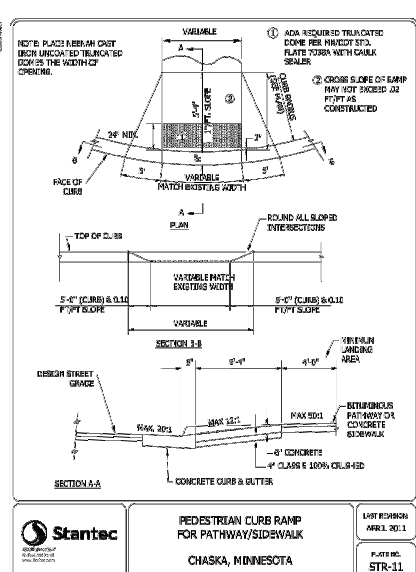
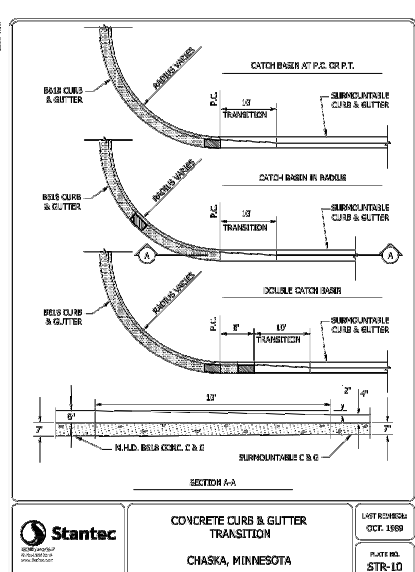
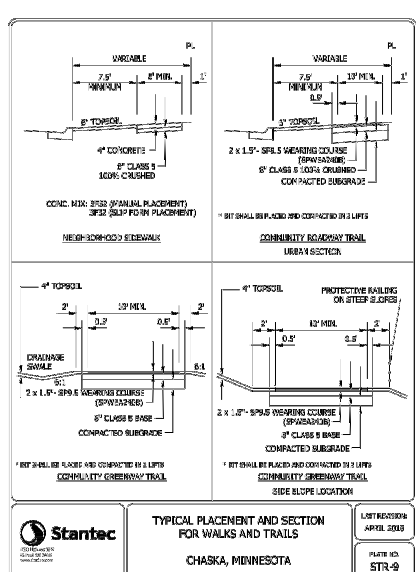
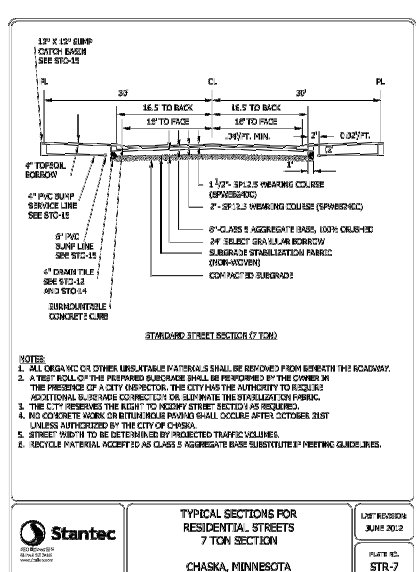
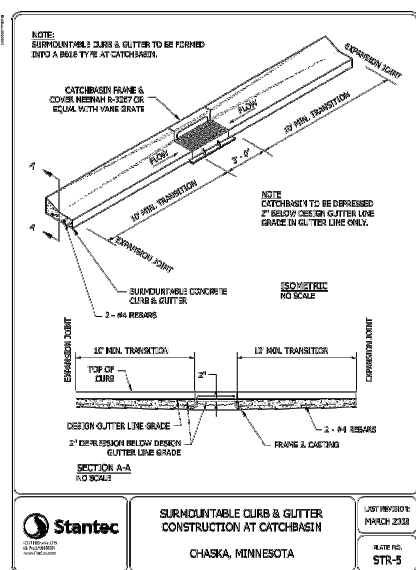
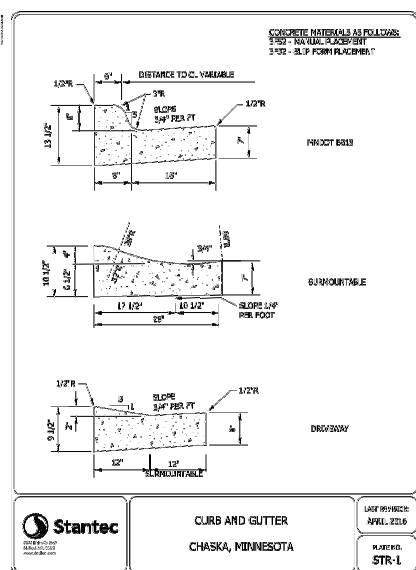
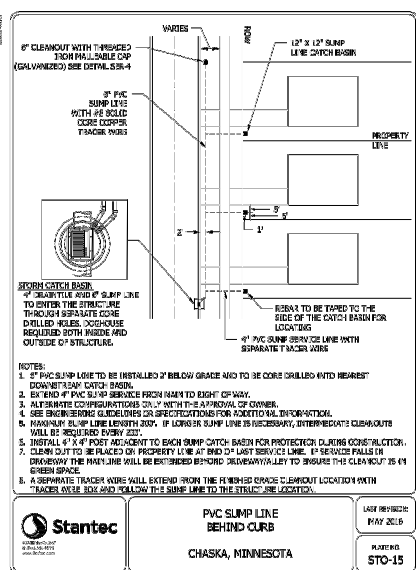
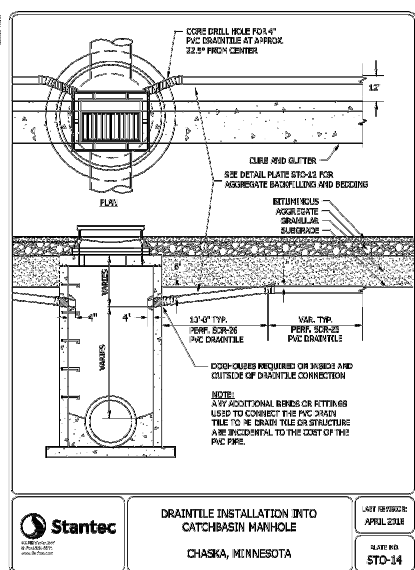
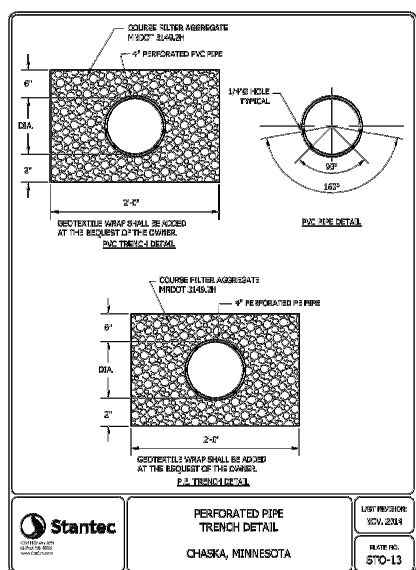
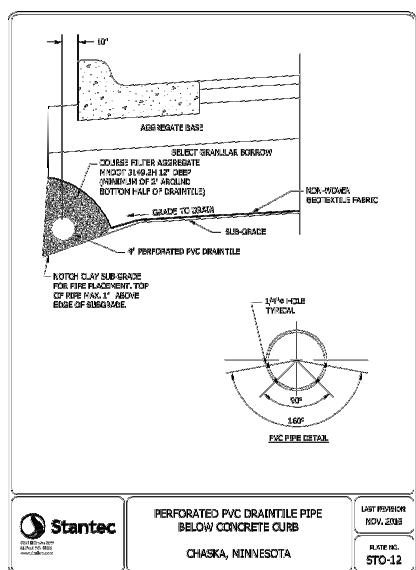
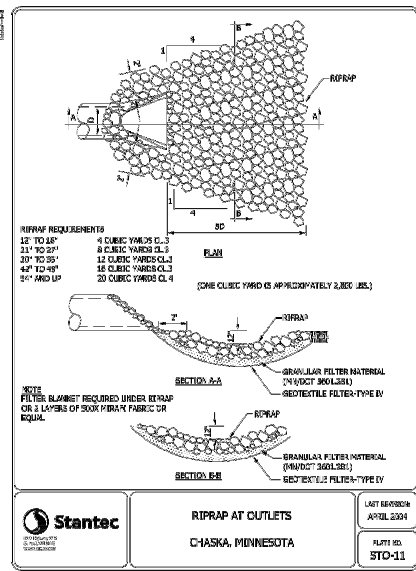
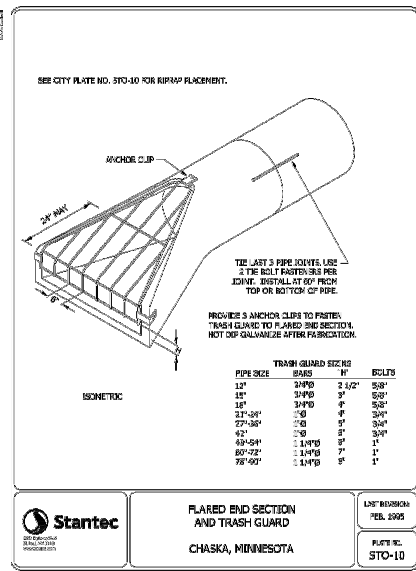
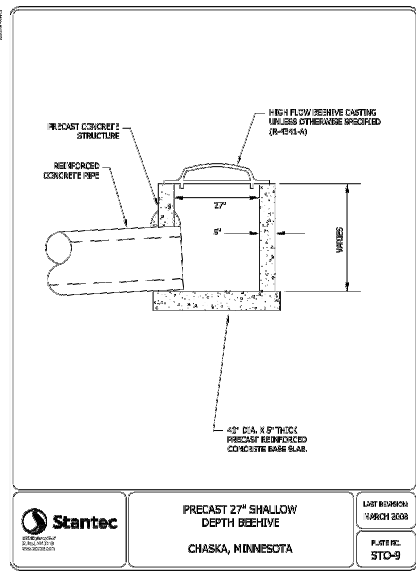
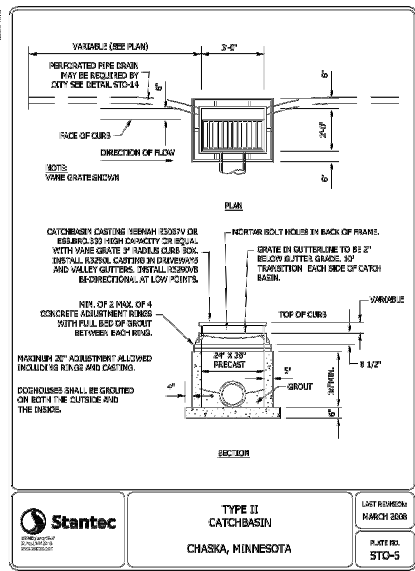
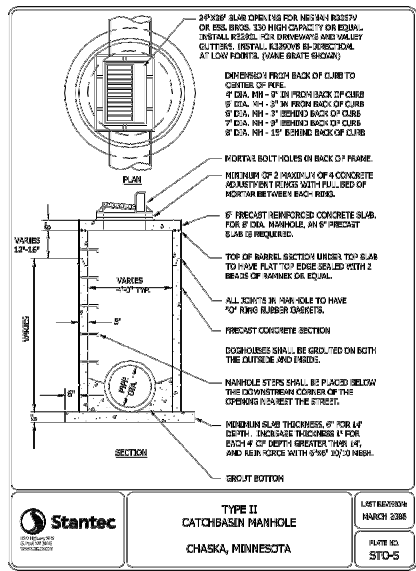
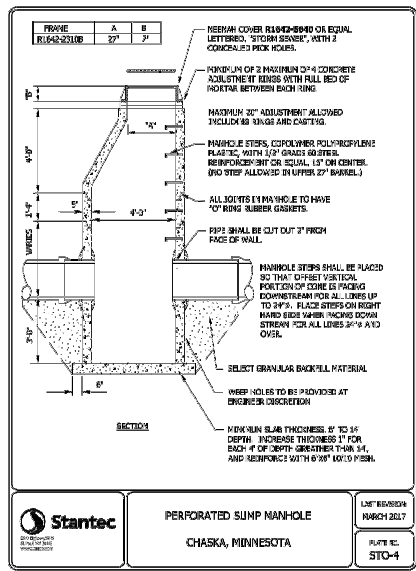


SATHRE-BERQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
CHASKA, MINNESOTA

CITY DETAIL PLATES
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
19000-072
6
8



DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST				
DRAWN BY				
CHK				
CHECKED BY				
DATE				
6.B. Adopt Resolution 2021-96, Approving...				
Page 30 of 42				

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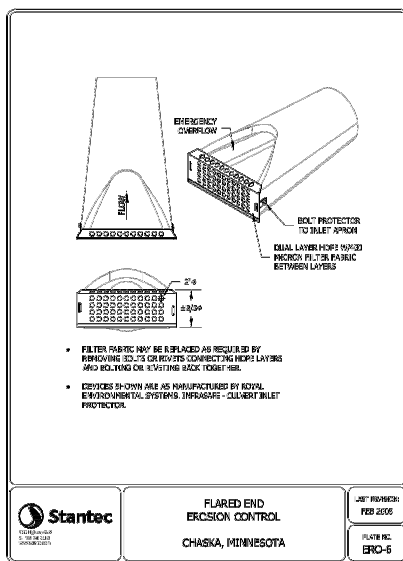
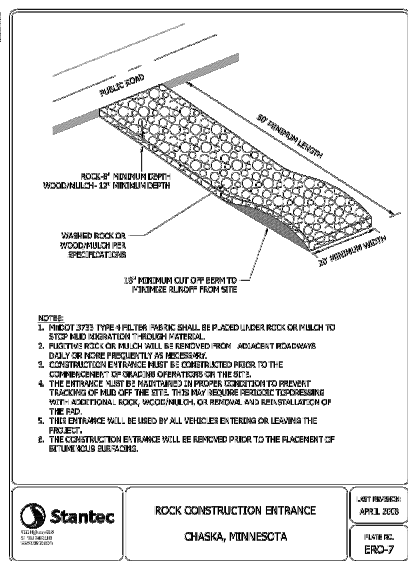
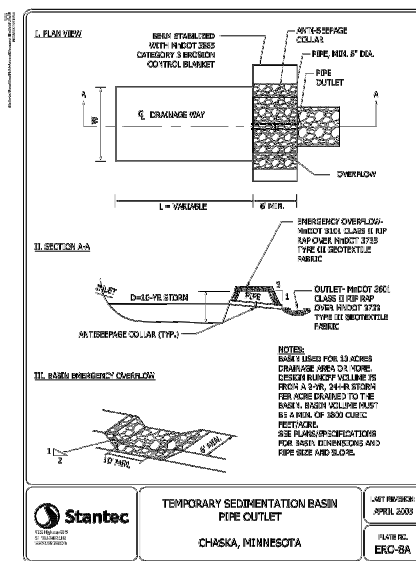
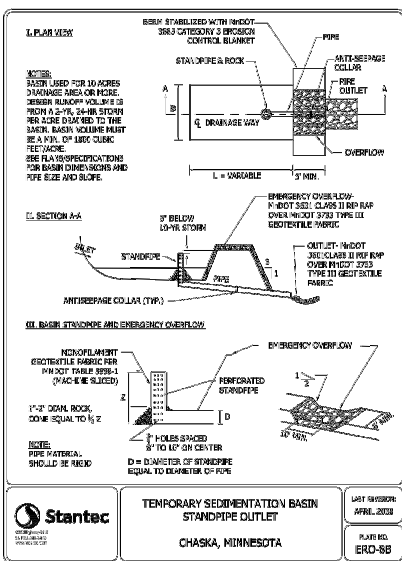
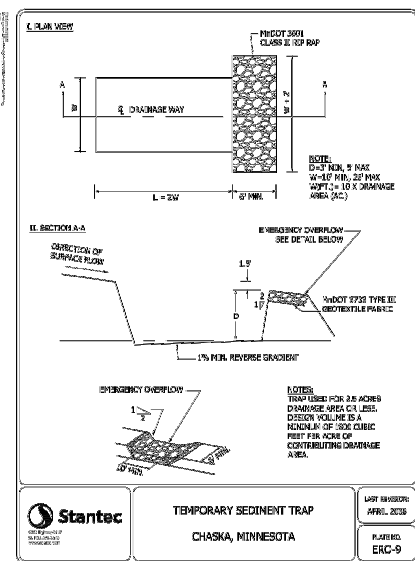
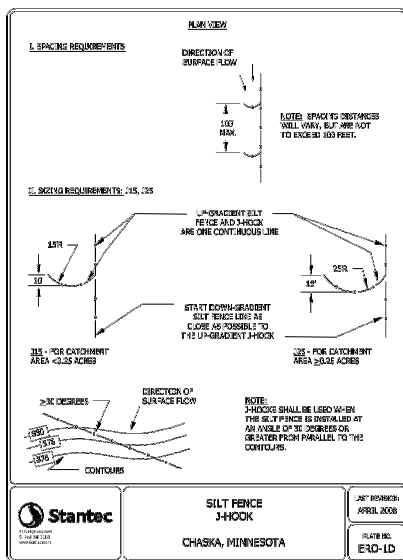
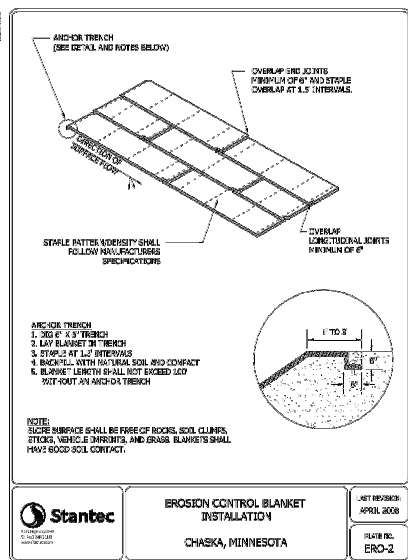
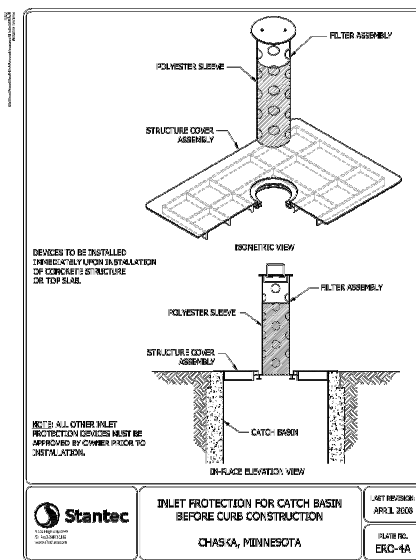
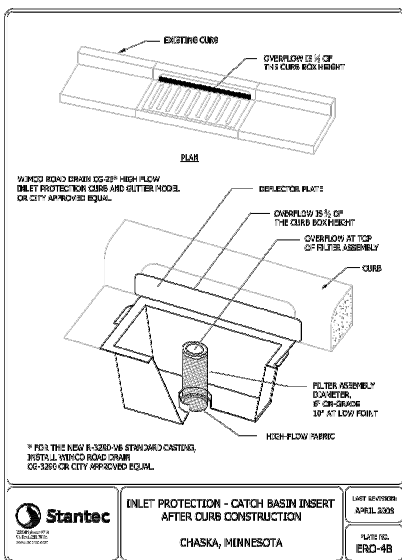
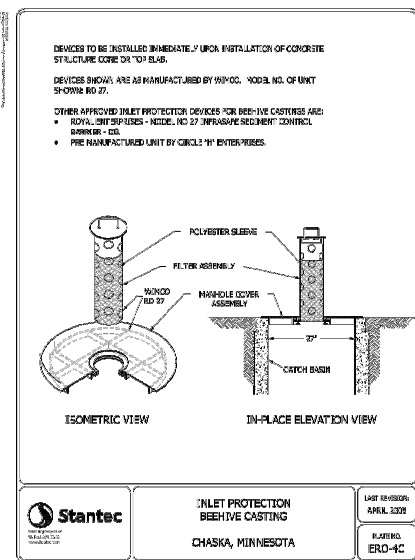
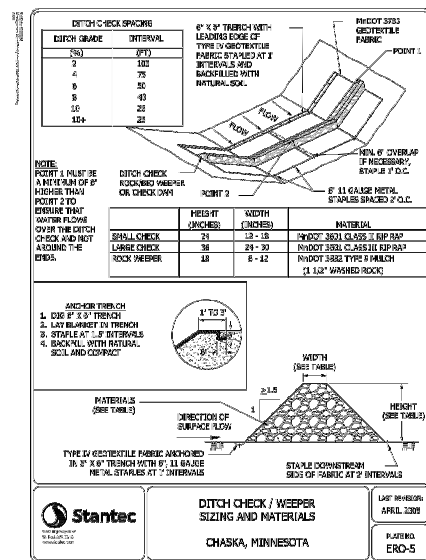
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

ENGINEERS
SURVEYORS
PLANNERS

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

CITY PROJECT NO.	CITY DETAIL PLATES	FILE NO.
---	WEST CREEK APARTMENTS COMMUNITY DEVELOPMENT	19000-072
CHASKA, MINNESOTA		7
		8



DRAWING NAME	NO.	BY	DATE	REVISIONS
CLUB WEST	03	DLS	12/30/2020	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
DATE	08	DLS	05/19/2021	RIP RAP DESIGN

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PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I
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LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt Packet Page 71 of 71

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



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

CITY PROJECT NO.

--

CHASKA,
MINNESOTA

CITY DETAIL PLATES
WEST CREEK APARTMENTS
COMMUNITY DEVELOPMENT

FILE NO.
19000-072

8

8



SIGNIFICANT TREE TABLE

TREE #	SPECIES	DIAM	DISPOSITION
1	ELM	19"	REMOVED
2	APPLE	9"	REMOVED
3	APPLE	8"	REMOVED
4	MAPLE	17.5"	REMOVED
5	ELM	35"	REMOVED
6	MAPLE	18"	REMOVED
7	APPLE	11"	SAVED
8	APPLE	15"	SAVED
9	MULBERRY	38"	REMOVED
10	BOXELDER	23"	REMOVED
11	MAPLE	16"	REMOVED
12	MAPLE	19"	REMOVED
13	BOXELDER	12.5"	REMOVED
14	MAPLE	20"	REMOVED
15	BOXELDER	14.5"	REMOVED
16	MAPLE	19"	REMOVED
17	MAPLE	14"	REMOVED
18	BOXELDER	14.5"	REMOVED
19	MAPLE	15.5"	REMOVED
20	BOXELDER	22"	REMOVED
21	MAPLE	25"	REMOVED
22	MULBERRY	20"	REMOVED
23	BOXELDER	15.5"	REMOVED
24	BOXELDER	23"	REMOVED
25	WALNUT	15"	REMOVED
26	ELM	17"	REMOVED
27	BOXELDER	15.5"	REMOVED
28	BOXELDER	41.5"	REMOVED
29	BOXELDER	23"	REMOVED
30	WILLOW	42"	REMOVED
31	WILLOW	50"	REMOVED
32	ELM	19"	REMOVED
33	COTTONWOOD	21"	REMOVED
34	MULBERRY	42"	REMOVED
35	BOXELDER	17"	REMOVED
36	BOXELDER	27.5"	SAVED
37	COTTONWOOD	14"	SAVED
38	COTTONWOOD	14"	SAVED
39	BOXELDER	9"	SAVED
40	BOXELDER	15"	SAVED
41	COTTONWOOD	45"	SAVED
42	BASSWOOD	20"	SAVED

- LEGEND
- X NON-SIGNIFICANT TREE / SHRUB TO BE REMOVED
 - X¹⁸ SIGNIFICANT TREE TO BE REMOVED

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Gregory A. Johnson - LA

Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

TREE INVENTORY PLAN

Project number	21238
Date	05.28.2021
Drawn by	GAJ
Checked by	21200

L100

Scale



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CANOPY TREES	REQ'D	PROP
BUILDING GROSS SQUARE FOOTAGE - 13,480 SF	42.5 CAL. IN.	
PROPOSED CANOPY TREE - 2.5" CAL		62.5 CAL. IN.
PROPOSED EVERGREEN TREE - 2.5" CAL		7.5 CAL. IN.
TOTAL TREES		70 CAL. IN.

ORNAMENTAL TREES	REQ'D	PROP
ORNAMENTAL TREES = REQUIRED CANOPY TREES X 25%	16 CAL. IN.	7.5 CAL. IN.

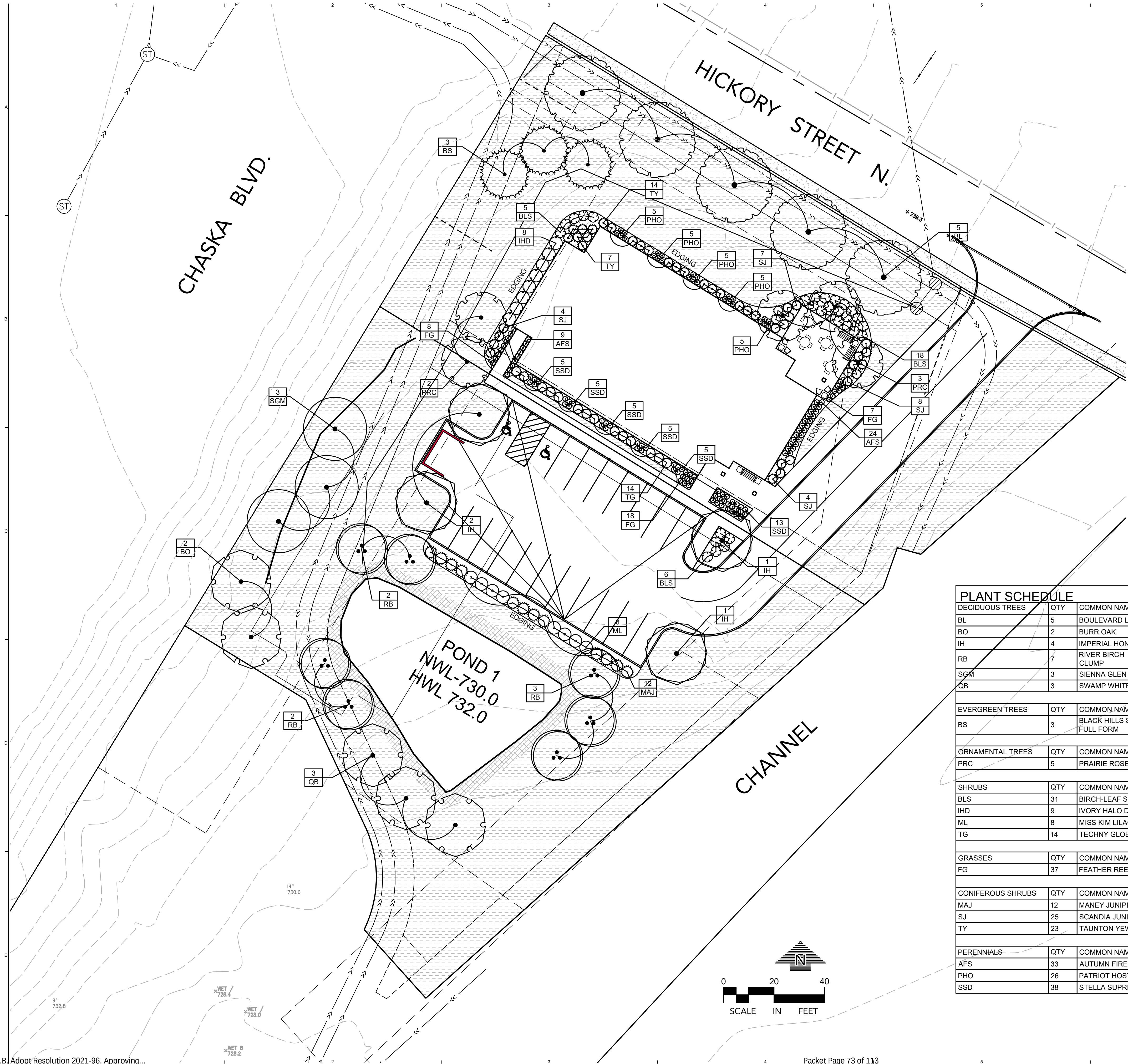
SHRUBS	REQ'D	PROP
BUILDING FOOTPRINT - 6,740 SF /300	23	157

GROUND COVER LEGEND

	SOD / TOPSOIL - SEE NOTES
	MNDOT NATIVE SEED MIX 33-261
	STORMWATER BASIN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BL	5	BOULEVARD LINDEN	Tilia americana 'Boulevard'	B & B	2.5"Cal		
BO	2	BURR OAK	Quercus macrocarpa	B & B	2.5"Cal		
IH	4	IMPERIAL HONEYLOCUST	Gleditsia triacanthos 'Impcole' TM	B & B	2.5"Cal		
RB	7	RIVER BIRCH CLUMP	Betula nigra	B & B		8' HGT	
SGM	3	SIENNA GLEN MAPLE	Acer freemanii 'Sienna Glen'	B & B	2.5"Cal		
QB	3	SWAMP WHITE OAK	Quercus bicolor	B & B	2.5"Cal		
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
BS	3	BLACK HILLS SPRUCE FULL FORM	Picea glauca 'Densata'	B & B		6' HGT	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SIZE	
PRC	5	PRAIRIE ROSE CRABAPPLE	Malus x 'Prairie Rose'	B & B	1.5"Cal		
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
BLS	31	BIRCH-LEAF SPIREA	Spirea x betulifolia 'Tor'	5 gal	24" HGT		48" o.c.
IHD	9	IVORY HALO DOGWOOD	Cornus alba 'Bailhalo' TM	5 gal	24" HGT		60" o.c.
ML	8	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 gal	24" HGT		60" o.c.
TG	14	TECHNY GLOBE ARBORVITAE	Thuja occidentalis 'Techny Globe'	5 gal			48" o.c.
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
FG	37	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 gal			24" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
MAJ	12	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	5 gal	18" SPRD		60" o.c.
SJ	25	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 gal			48" o.c.
TY	23	TAUNTON YEW	Taxus x media 'Taunton'	5 gal	18" SPRD		48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	FIELD3	SPACING
AFS	33	AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	1 gal			24" o.c.
PHO	26	PATRIOT HOSTA	Hosta x 'Patriot'	1 gal			24" o.c.
SSD	38	STELLA SUPREME DAYLILY	Hemerocallis x 'Stella Supreme'	1 gal			24" o.c.



292Desig
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3533 E. LAKE STREET MINNEAPOLIS, MN 55406

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Gregory A. Johnson - LA
Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

WEST CREEK APARTMENTS

LANDSCAPE PLAN

Project number 21238
Date 05/28/2021
Drawn by GAD
Checked by 21200

L200
Scale



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Gregory A. Johnson - LA
Date: Reg. No: 24610

NOT FOR CONSTRUCTION

	CITY REVIEW	11/2/2021

Revisions

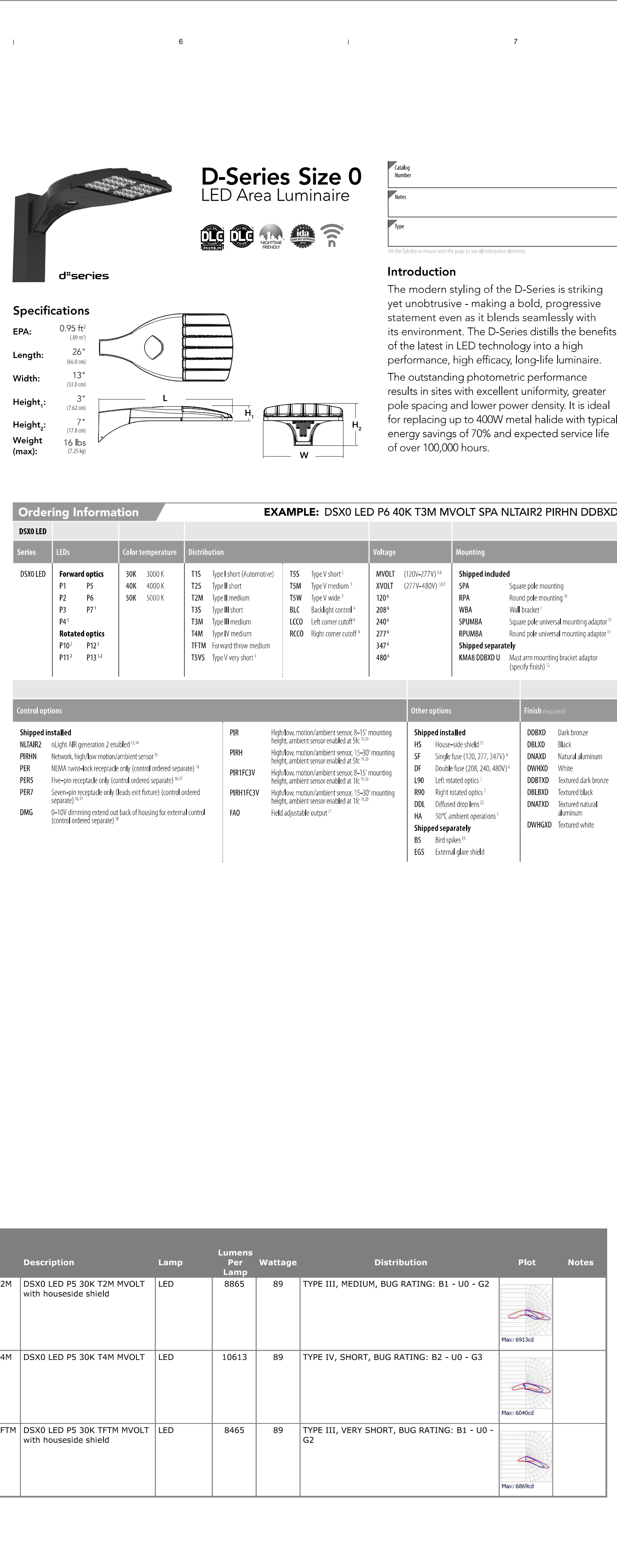
WEST CREEK APARTMENTS

PATIO ENLARGEMENT

Project number	21238
Date	11/02/2021
Drawn by	GAJ
Checked by	NWE

L201

Scale



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3533 E. LAKE STREET MINNEAPOLIS, MN 55406

2352 E County Road J
White Bear Lake, MN 55110
Office: (651) 407-6056
www.paulsonclark.com

PHOTOMETRIC SITE PLAN

PE100



VIEW OF NORTH SIDE OF BUILDING

292Design

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MINNESOTA

m. wintger

COMMUNITY
ASSET
DEVELOPMENT
GROUP

WEST CREEK
APARTMENTS
401 HICKORY
STREET CHASKA,
MN 55318

EXTERIOR IMAGE

Project number	17015.00
Date	05.04.21
Drawn by	MTW
Checked by	MSW

A800



PATIO VIEW

292Design

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MINNESOTA

m. wenter

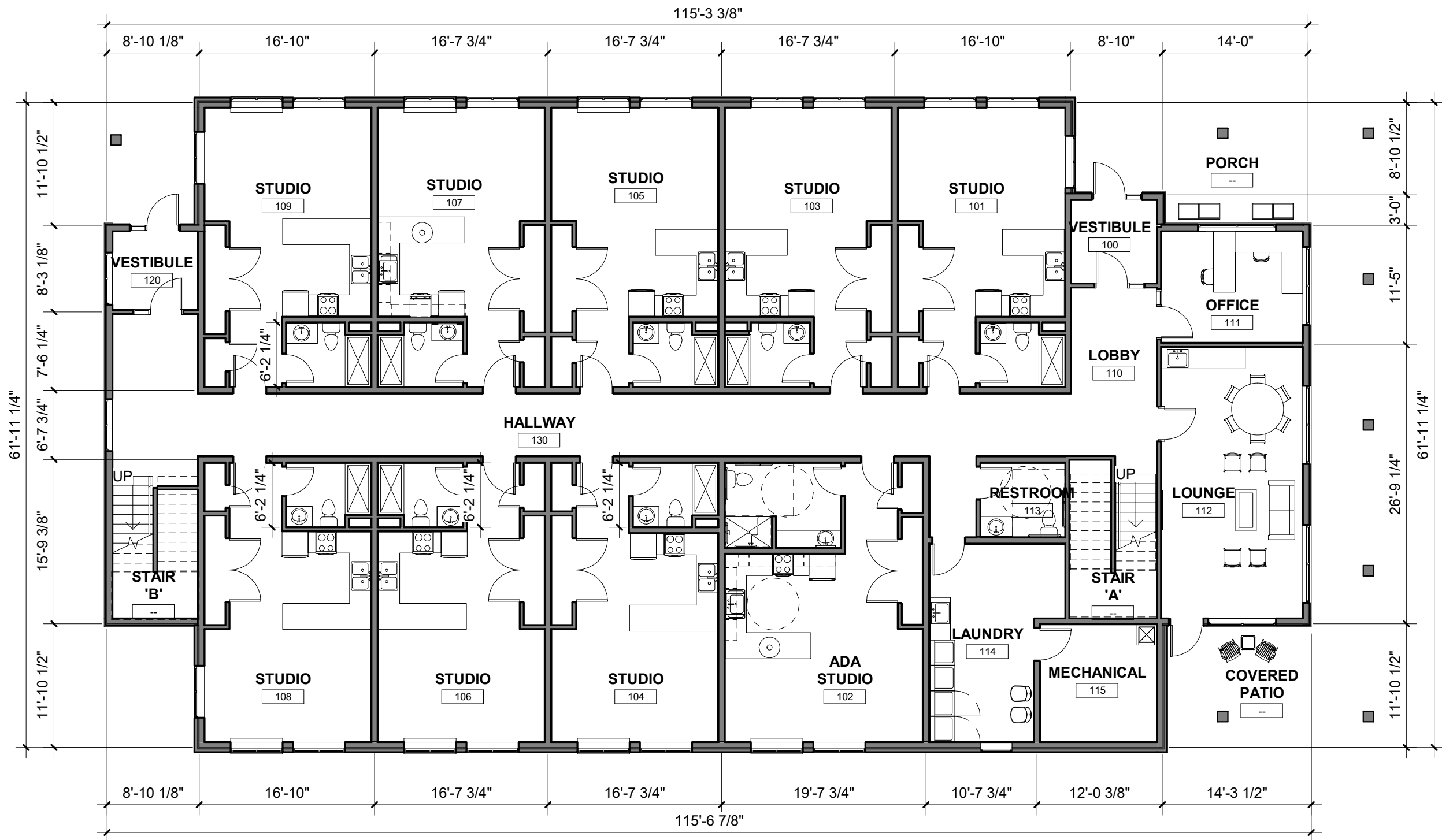
COMMUNITY
ASSET
DEVELOPMENT
GROUP

WEST CREEK
APARTMENTS
401 HICKORY
STREET CHASKA,
MN 55318

EXTERIOR IMAGE

Project number	17015.00
Date	05.04.21
Drawn by	Author
Checked by	Checker

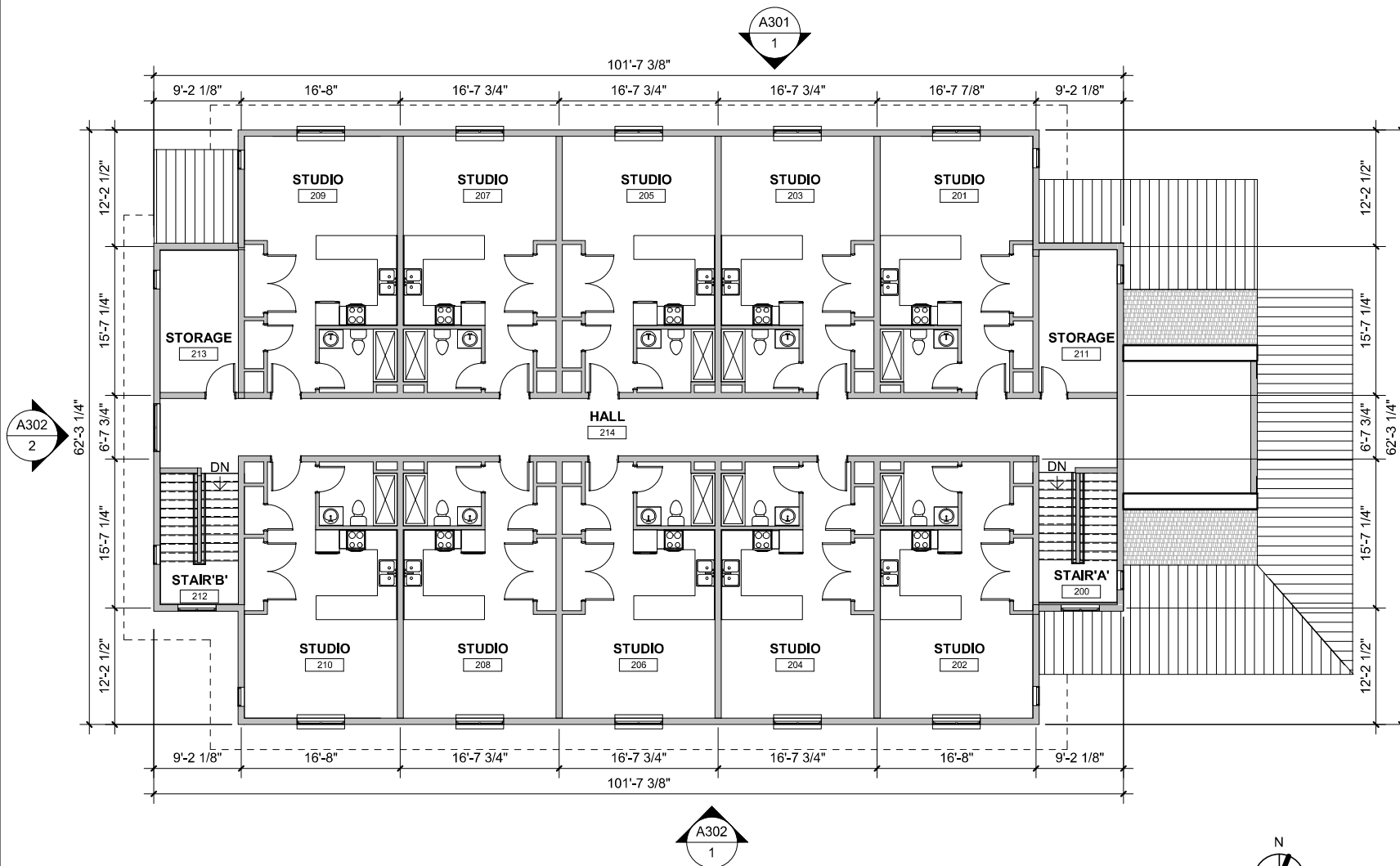
A801



① FIRST FLOOR PLAN - REVISED 10/21/2021
3/32" = 1'-0"

COMMUNITY ASSET DEVELOPMENT GROUP WEST CREEK APARTMENTS

292Design



1 SECOND FLOOR PLAN
3/32" = 1'-0"

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m. m. m.

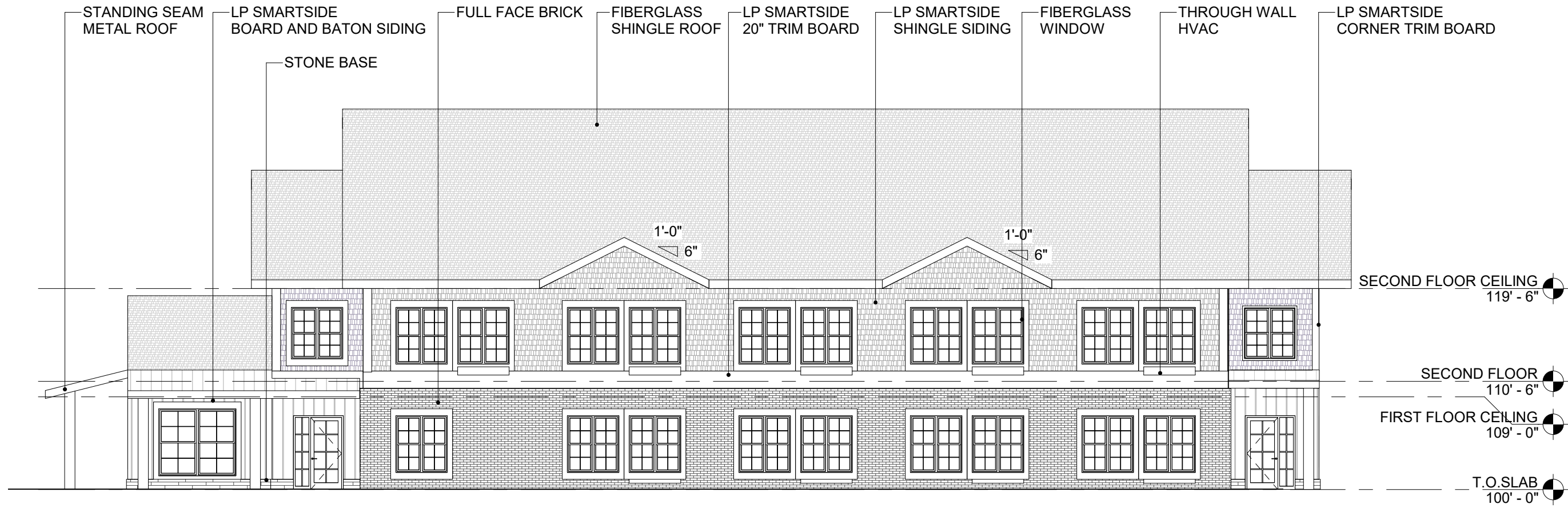
COMMUNITY
ASSET
DEVELOPMENT
GROUP

WEST CREEK
APARTMENTS
401 HICKORY
STREET CHASKA,
MN 55318

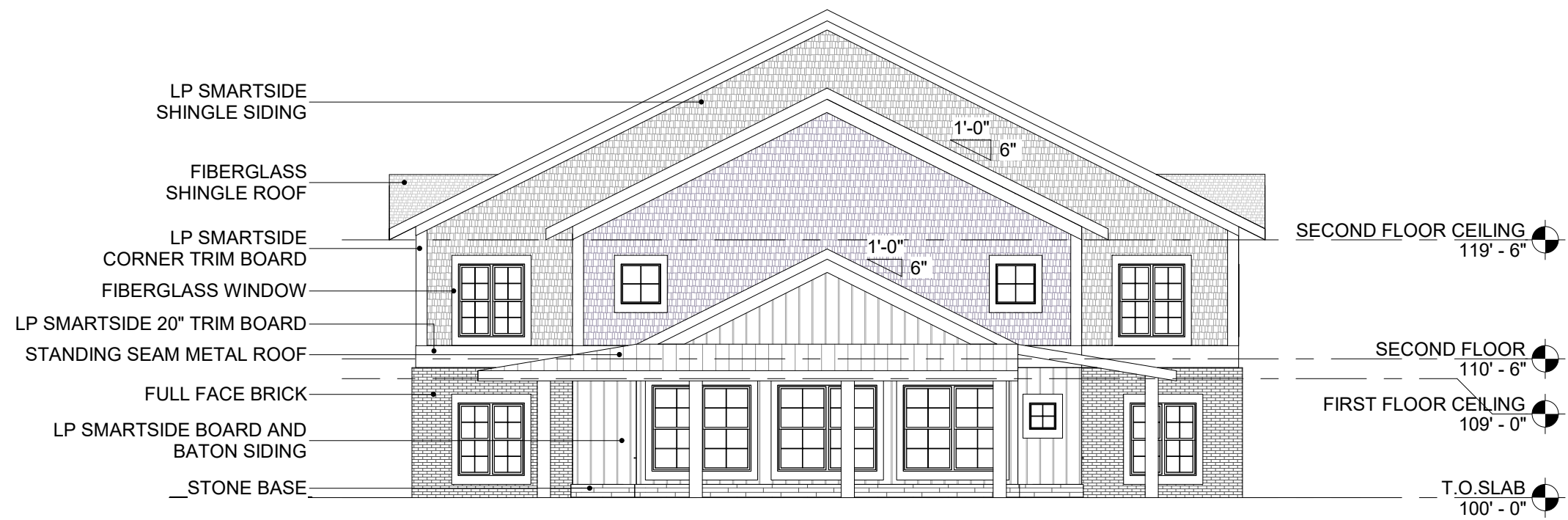
SECOND FLOOR
PLAN

Project number 17015.00
Date 05.04.21
Drawn by MTW
Checked by MSW

A102



1 S BUILDING ELEVATION
3/32" = 1'-0"



2 E BUILDING ELEVATION
3/32" = 1'-0"

MATERIAL BREAK DOWN			
CLASS	MATERIAL	SF	%
NORTH		2,100 SF	
1	BRICK	465 SF	24%
1	GLASS	860 SF	40%
1	BOARD AND BATTEN	190 SF	9%
1	STONE	40 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	545 SF	25%
EAST		1,600 SF	
1	BRICK	160 SF	10%
1	GLASS	395 SF	25%
1	BOARD AND BATTEN	250 SF	16%
1	STONE	30 SF	1%
1	LP SMARTSIDE SHINGLE SIDING	765 SF	48%
SOUTH		2,100 SF	
1	BRICK	480 SF	23%
1	GLASS	975 SF	46%
1	BOARD AND BATTEN	60 SF	3%
1	STONE	40 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	545 SF	26%
WEST		1,600 SF	
1	BRICK	160 SF	10%
1	GLASS	370 SF	24%
1	BOARD AND BATTEN	260 SF	16%
1	STONE	30 SF	1%
1	LP SMARTSIDE SHINGLE SIDING	780 SF	49%
TOTAL		7,400 SF	
1	BRICK	1,265 SF	17%
1	GLASS	2,600 SF	35%
1	BOARD AND BATTEN	760 SF	10%
1	STONE	140 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	2,635 SF	36%

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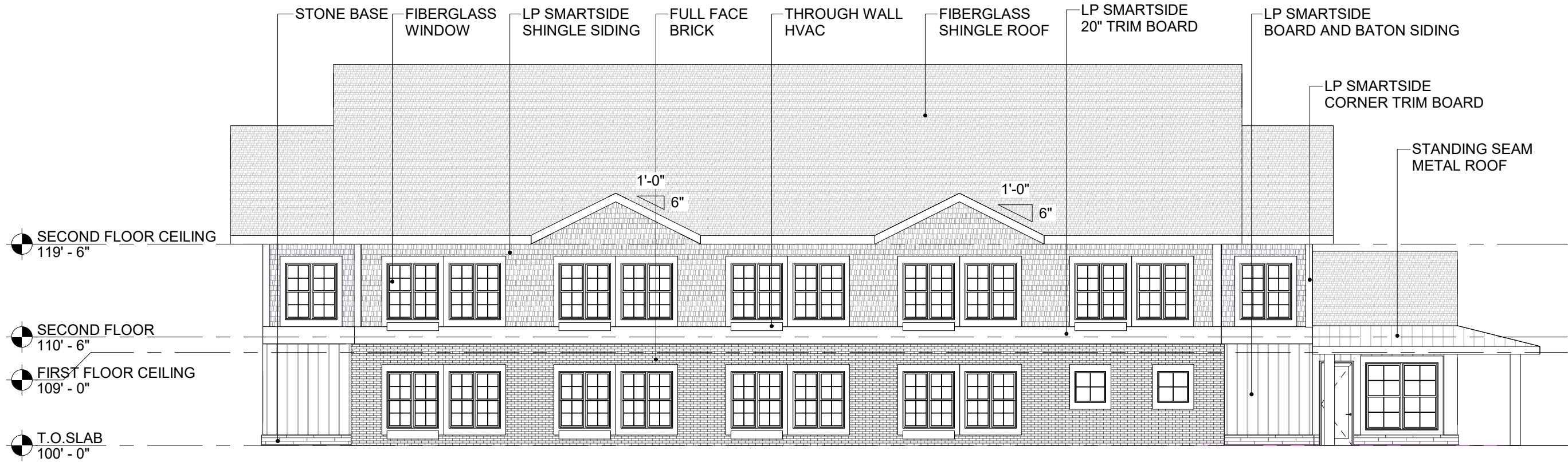
m. wenter

WEST CREEK APARTMENTS
401 HICKORY STREET CHASKA, MN 55318

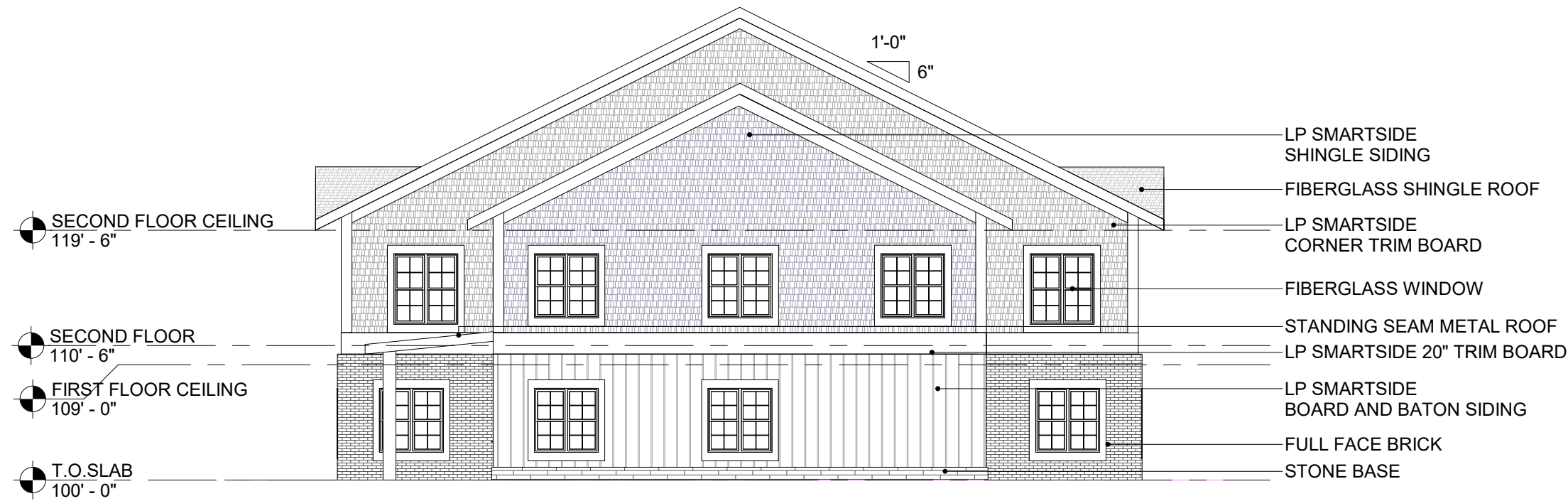
EXTERIOR ELEVATIONS

Project number	17015.00
Date	05.04.21
Drawn by	MTW
Checked by	MSW

A_301



1 N BUILDING ELEVATION
3/32" = 1'-0"



2 W BUILDING ELEVATION
3/32" = 1'-0"

MATERIAL BREAK DOWN			
CLASS	MATERIAL	SF	%
NORTH		2,100 SF	
1	BRICK	465 SF	24%
1	GLASS	860 SF	40%
1	BOARD AND BATTEN	190 SF	9%
1	STONE	40 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	545 SF	25%
EAST		1,600 SF	
1	BRICK	160 SF	10%
1	GLASS	395 SF	25%
1	BOARD AND BATTEN	250 SF	16%
1	STONE	30 SF	1%
1	LP SMARTSIDE SHINGLE SIDING	765 SF	48%
SOUTH		2,100 SF	
1	BRICK	480 SF	23%
1	GLASS	975 SF	46%
1	BOARD AND BATTEN	60 SF	3%
1	STONE	40 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	545 SF	26%
WEST		1,600 SF	
1	BRICK	160 SF	10%
1	GLASS	370 SF	24%
1	BOARD AND BATTEN	260 SF	16%
1	STONE	30 SF	1%
1	LP SMARTSIDE SHINGLE SIDING	780 SF	49%
TOTAL		7,400 SF	
1	BRICK	1,285 SF	17%
1	GLASS	2,600 SF	35%
1	BOARD AND BATTEN	760 SF	10%
1	STONE	140 SF	2%
1	LP SMARTSIDE SHINGLE SIDING	2,635 SF	36%

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state of MINNESOTA

m. wenter

WEST CREEK APARTMENTS
401 HICKORY STREET CHASKA, MN 55318

EXTERIOR ELEVATIONS

Project number 17015.00

Date 05.04.21

Drawn by MTW

Checked by MSW

A_302

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

January 3, 2022

Paid and Unpaid Invoices:

Check #'s 340752-340926

\$2,149,186.33

Paid Electronic Invoices:

Wire #'s 3037-3055

\$3,194,441.36

Amount for Approval-Council Meeting:

January 3, 2022

\$5,343,627.69

Checks

12/30/2021 10:37 8482mrob		City of Chaska VENDOR INVOICE LIST		munis a tyler erp solution		P apinvlst		1	
INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110301 ABRAHAMSON, EVAN									
31802		12/27/2021	010422	340845	24.60	01/27/2022	INV	PD	CREDIT BALANCE REFUND-211
CHECK DATE: 01/04/2022									
100028 ACME ELECTRIC MOTOR INC									
9475735		12/20/2021	122821	340763	1,488.74	01/20/2022	INV	PD	BATTERY TOOLS
CHECK DATE: 12/28/2021									
9497435		12/27/2021	010422	340846	395.43	01/27/2022	INV	PD	CUTTING HEAD FOR BATTERY
CHECK DATE: 01/04/2022									
9498670		12/27/2021	010422	340846	533.31	01/27/2022	INV	PD	CRIMPER HEAD FOR BATTERY
CHECK DATE: 01/04/2022									
					2,417.48				
108061 ERNST ENTERPRISES INC									
96324		11/29/2021	122821	340764	2,995.00	12/29/2021	INV	PD	Ice Arena Roof repairs
CHECK DATE: 12/28/2021									
100119 SHAKOPEE VALLEY FORD									
310955FOW		12/02/2021	122821	340765	25.20	01/15/2022	INV	PD	Squad 1213 - Window Switc
CHECK DATE: 12/28/2021									
312386FOW		12/16/2021	122821	340765	22.26	01/16/2022	INV	PD	Squad 1161 Heater blend d
CHECK DATE: 12/28/2021									
					47.46				
105023 ARTS CONSORTIUM OF CARVER COUNTY									
111 12/28/21		12/28/2021	010422	340847	207.16	12/31/2021	INV	PD	Nov Partnered Programs-AO
CHECK DATE: 01/04/2022									
100144 ASPEN EQUIPMENT COMPANY									
10233802		12/16/2021	122821	340766	258.91	01/15/2022	INV	PD	HEAD LIGHT FOR PICKUP
CHECK DATE: 12/28/2021									
107572 BAKER TILLY VIRCHOW KRAUSE LLP									
BTMA12131		11/16/2021	122821	340767	1,500.00	12/31/2021	INV	PD	2021 ARB CALC SERIES 2015
CHECK DATE: 12/28/2021									
100172 WC ENTERPRISES INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
P46992880		12/17/2021	122821	340768	15.99	01/17/2022	INV	PD	BATTERY FOR BATTERY BACK-
CHECK DATE: 12/28/2021									
100174 BAUER BUILT TIRE AND BATTERY									
180277085		12/10/2021	122821	340769	692.00	01/15/2022	INV	PD	Squad 1211 - Tires
CHECK DATE: 12/28/2021									
100188 BERRY COFFEE COMPANY									
876613		12/15/2021	122821	340770	55.80	01/15/2022	INV	PD	CCC coffee
CHECK DATE: 12/28/2021									
876614		12/15/2021	122821	340770	104.46	01/15/2022	INV	PD	Lodge coffee
CHECK DATE: 12/28/2021									
					160.26				
100201 BCBSM INC									
211203219022		12/03/2021	010422	340848	161,277.57	01/01/2022	INV	PD	JAN EMP INS PREM-MEDICAL
CHECK DATE: 01/04/2022									
100205 BMO HARRIS BANK N.A.									
28		01/01/2022	010422	340849	72,952.53	01/31/2022	INV	PD	PAYGO NOTE PMT-CLOVER FIE
CHECK DATE: 01/04/2022									
102279 BOLTON & MENK INC									
0281014		12/17/2021	122821	340771	565.00	01/17/2022	INV	PD	2022 FUNDING ASSISTANCE-C
CHECK DATE: 12/28/2021									
0281036		12/17/2021	122821	340771	1,472.00	01/17/2022	INV	PD	CULTURAL RESOURCES MONITO
CHECK DATE: 12/28/2021									
0281149		12/17/2021	122821	340771	183,971.03	01/17/2022	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 12/28/2021									
					186,008.03				
107152 BORGMEYER, WILLIAM									
96199		12/11/2021	122821	340772	55.00	01/11/2022	INV	PD	REIMB CLASS SC LICENSE EX
CHECK DATE: 12/28/2021									
100220 BOYER FORD TRUCKS INC									
008P5533		12/16/2021	122821	340773	765.72	01/16/2022	INV	PD	#114 DUMP TRUCK SEAT



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/28/2021									
100226 BRAUN INTERTEC CORPORATION									
B278516		12/20/2021	122821	340774	10,765.75	01/20/2022	INV	PD	2021 DT ST RECON
CHECK DATE: 12/28/2021									
108245 THOMAS M PREZIOSO									
19024		12/23/2021	010422	340850	350.00	01/23/2022	INV	PD	Window tint for offices-P
CHECK DATE: 01/04/2022									
100254 BRYAN ROCK PRODUCTS INC									
51551		11/30/2021	122821	340775	4,473.10	12/30/2021	INV	PD	GRAVEL-MCKNIGHT RD, 82ND
CHECK DATE: 12/28/2021									
51758		12/15/2021	122821	340775	491.11	01/15/2022	INV	PD	NEW TOWN COURSE BRIDGE
CHECK DATE: 12/28/2021									
					4,964.21				
110290 BUCKINGHAM, BRICE									
10005998		12/27/2021	010422	340851	87.66	01/27/2022	INV	PD	CREDIT BALANCE REFUND-272
CHECK DATE: 01/04/2022									
100275 CALLAWAY GOLF									
932984353		04/12/2021	122821	340776	216.00	12/31/2021	INV	PD	RESALE
CHECK DATE: 12/28/2021									
100304 CARBURETION & TURBO SYSTEMS INC									
192058		12/06/2021	122821	340777	525.00	01/06/2022	INV	PD	Zamboni & Forklift emissi
CHECK DATE: 12/28/2021									
110294 CARLSON, RICHARD									
10007528		12/27/2021	010422	340852	780.63	01/27/2022	INV	PD	CREDIT BALANCE REFUND-289
CHECK DATE: 01/04/2022									
100314 CARVER COUNTY IS/GIS DEPT									
2955		12/17/2021	122821	340778	265.00	01/17/2022	INV	PD	DEC INTERNET SERVICE
CHECK DATE: 12/28/2021									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100299 CARVER COUNTY PARKS & RECREATION									
203622		12/15/2021	122821	340779	1,345.00	12/31/2021	INV	PD	Partner Rec Programs-Rev
CHECK DATE:		12/28/2021							
100319 CARVER COUNTY PUBLIC WORKS									
PW-5577		04/28/2021	122821	340780	16,681.07	12/31/2021	INV	PD	ARBORETUM TRANSPORT PLAN-
CHECK DATE:		12/28/2021							
109016 CASTLE GATE CONSTRUCTION									
4435	SAVANNA TRL	12/28/2021	010422	340853	750.00	01/28/2022	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE:		01/04/2022							
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/NOV21		12/03/2021	122121-2	340752	5,030.03	12/31/2021	INV	PD	NOV 3210 CHASKA BLVD GAS
CHECK DATE:		12/21/2021							
109045922/NOV21		12/06/2021	122121-2	340752	11,700.63	01/03/2022	INV	PD	NOV 1661 PARK RIDGE DR GA
CHECK DATE:		12/21/2021							
109052076/NOV21		12/06/2021	122121-2	340752	6,472.95	01/03/2022	INV	PD	NOV 1611 PARK RIDGE DR GA
CHECK DATE:		12/21/2021							
80000146268/NOV21		12/13/2021	122121-2	340752	4,722.99	01/07/2022	INV	PD	NOV GAS SVC
CHECK DATE:		12/21/2021							
80000167843/NOV21		12/13/2021	122121-2	340752	3,018.14	01/07/2022	INV	PD	NOV GAS SVC
CHECK DATE:		12/21/2021							
					30,944.74				
100333 CENTERPOINT ENERGY RESOURCES CORP									
80000167793/NOV21		12/13/2021	122121-2	340753	71.40	01/07/2022	INV	PD	NOV CITY PKS GAS SVC
CHECK DATE:		12/21/2021							
100337 QWEST CORPORATION									
313196254/DEC21		12/18/2021	122821	340781	594.35	01/14/2022	INV	PD	DEC CITY HALL LOC PHN SVC
CHECK DATE:		12/28/2021							
313249294/DEC21		12/11/2021	122821	340781	54.75	01/07/2022	INV	PD	DEC TC MAINT LOC PHN SVC
CHECK DATE:		12/28/2021							
313408124/DEC21		12/11/2021	122821	340781	127.11	01/07/2022	INV	PD	DEC TC MAINT LOC PHN SVC
CHECK DATE:		12/28/2021							
314238800/DEC21		12/18/2021	122821	340781	73.83	01/14/2022	INV	PD	DEC MSB LOCAL PHN SVC



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/28/2021									
107163 CHASKA HEIGHTS SENIOR LIVING LLC					850.04				
8		01/02/2022	010422	340854	96,820.13	01/31/2022	INV	PD	PAYGO NOTE PMT-CHASKA HEI
CHECK DATE: 01/04/2022									
110240 CINTAS CORPORATION NO 2									
4102442297		11/22/2021	122821	340782	90.71	12/22/2021	INV	PD	CCC Rug Service
CHECK DATE: 12/28/2021									
4103047308		11/29/2021	122821	340782	90.71	12/29/2021	INV	PD	CCC Rug Service
CHECK DATE: 12/28/2021									
4103695014		12/06/2021	122821	340782	90.71	01/06/2022	INV	PD	CCC Rug Service
CHECK DATE: 12/28/2021									
4104378535		12/13/2021	122821	340782	90.71	01/13/2022	INV	PD	CCC Rug Service
CHECK DATE: 12/28/2021									
4105079443		12/20/2021	122821	340782	90.71	01/20/2022	INV	PD	CCC Rug Service
CHECK DATE: 12/28/2021									
109942 MANSFIELD TOP SERVICES INC					453.55				
32009006251		01/01/2022	010422	340919	2,160.00	01/31/2022	INV	PD	Jan Curl/Event Cleaning
CHECK DATE: 01/04/2022									
102659 ICON ENTERPRISES INC									
218032		12/28/2021	010422	340855	1,901.82	01/27/2022	INV	PD	INTRANET ANNUAL FEE-HOSTI
CHECK DATE: 01/04/2022									
100419 CLOVER CONDOMINIUM ASSOCIATION									
000590		12/20/2021	122821	340783	320.00	01/20/2022	INV	PD	Ins deductible & legal fe
CHECK DATE: 12/28/2021									
100436 COMCAST CORPORATION									
0036243/DEC21-TC		12/07/2021	122821	340784	223.12	01/01/2022	INV	PD	DEC CLUBHOUSE CABLE
CHECK DATE: 12/28/2021									
110285 COMMUNITYGIVING									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
96318		12/21/2021	122821	340785	44.55	12/31/2021	INV	PD	NICK MASON FUND DONATIONS
CHECK DATE: 12/28/2021									
109579 COMPASS MINERALS AMERICA INC									
905769		12/15/2021	122821	340786	3,570.93	01/15/2022	INV	PD	ROAD SALT
CHECK DATE: 12/28/2021									
907016		12/16/2021	122821	340786	10,866.01	01/16/2022	INV	PD	ROAD SALT
CHECK DATE: 12/28/2021									
					14,436.94				
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
319495		12/15/2021	122821	340787	3,517.00	01/14/2022	INV	PD	DEC OFFICE 365 AGREEMENT
CHECK DATE: 12/28/2021									
320196		12/15/2021	122821	340787	220.00	01/14/2022	INV	PD	NOV CYBER SECURITY TRAINI
CHECK DATE: 12/28/2021									
					3,737.00				
100450 COOL AIR MECHANICAL									
24033		12/20/2021	010422	340856	693.70	12/27/2021	INV	PD	Arena Ammonia Detector Ca
CHECK DATE: 01/04/2022									
107208 CREEKS RUN PHASE II LLC									
8		01/02/2022	010422	340857	8,166.17	01/31/2022	INV	PD	PAYGO NOTE PMT-CREEKS RUN
CHECK DATE: 01/04/2022									
100475 CRYSTEEL TRUCK EQUIPMENT INC									
LP206946		12/13/2021	010422	340920	670.97	01/13/2022	INV	PD	SPRINGS FOR PRO PLOWS
CHECK DATE: 01/04/2022									
100520 DEM CON COMPANIES LLC									
9659		11/30/2021	122821	340788	80.69	12/30/2021	INV	PD	PARK DEPT GARBAGE DISPOSA
CHECK DATE: 12/28/2021									
110304 DIAZ MICHAUS, ANDRES									
34202		12/27/2021	010422	340858	20.40	01/27/2022	INV	PD	CREDIT BALANCE REFUND-523
CHECK DATE: 01/04/2022									
109688 DIVERSITYRESOURCES.COM INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1507 CHECK DATE: 01/04/2022		12/22/2021	010422	340859	936.00	01/21/2022	INV	PD	DIVERSITY CALENDAR SUITE
110300 DOERR, DERRICK									
30973 CHECK DATE: 01/04/2022		12/27/2021	010422	340860	87.86	01/27/2022	INV	PD	CREDIT BALANCE REFUND-392
100549 DORSEY AND WHITNEY LLP									
3713356 CHECK DATE: 12/28/2021		12/10/2021	122821	340789	2,376.00	01/10/2022	INV	PD	CHASKA BLDG CTR SITE
3713357 CHECK DATE: 12/28/2021		12/10/2021	122821	340789	4,306.50	01/10/2022	INV	PD	ERNST HOUSE PROJECT
					6,682.50				
100550 DOTCOM PRINTING INC									
26315 CHECK DATE: 12/28/2021		12/18/2021	122821	340790	1,008.47	01/18/2022	INV	PD	RANGE TOKEN BAGS
109650 DUDE SOLUTIONS INC									
INV-102822 CHECK DATE: 01/04/2022		12/16/2021	010422	340861	24,479.73	01/16/2022	INV	PD	2022 SMARTGOV SUBSCRIPTIO
INV-103022 CHECK DATE: 12/28/2021		12/17/2021	122821	340791	950.00	01/16/2022	INV	PD	SMARTGOV-PORTAL CONFIGURA
INV-103023 CHECK DATE: 12/28/2021		12/17/2021	122821	340791	1,037.40	01/16/2022	INV	PD	SMARTGOV-PROJECT MANAGEME
					26,467.13				
110306 ELANDER MECHANICAL									
P21-494 CHECK DATE: 01/04/2022		12/28/2021	010422	340862	646.93	01/28/2022	INV	PD	RFD PLBG PERMIT-6432 HARV
P21-528 CHECK DATE: 01/04/2022		12/28/2021	010422	340862	646.93	01/28/2022	INV	PD	RFD PLBG PERMIT-6510 HARV
P21-576 CHECK DATE: 01/04/2022		12/28/2021	010422	340862	646.93	01/28/2022	INV	PD	RFD PLBG PERMIT-6458 TIMB
					1,940.79				
100593 ELECTION SYSTEMS & SOFTWARE INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CD2013788 CHECK DATE: 12/28/2021		12/13/2021	122821	340792	133.11	01/13/2022	INV	PD	DS200 Power Supplies/Cord
104594 ESP INC									
012234 CHECK DATE: 01/04/2022		11/12/2021	010422	340863	1,680.00	01/04/2022	INV	PD	2022 Fire Sys Monitoring-
110305 ESPARZA, ENRICO									
10009917 CHECK DATE: 01/04/2022		12/27/2021	010422	340864	100.00	01/27/2022	INV	PD	CREDIT BALANCE REFUND-477
110293 EWERS, TIM									
10007321 CHECK DATE: 01/04/2022		12/27/2021	010422	340865	165.58	01/27/2022	INV	PD	CREDIT BALANCE REFUND-999
102575 EXPLORE MINNESOTA GOLF ALLIANCE									
266 CHECK DATE: 01/04/2022		12/07/2021	010422	340866	1,995.00	01/07/2022	INV	PD	2022 MEMBERSHIP DUES
100649 FEDERAL EXPRESS CORPORATION									
7-597-86442 CHECK DATE: 12/21/2021		12/15/2021	122121-2	340754	24.44	12/30/2021	INV	PD	SHIPPING
110169 FELHABER LARSON FENLON AND VOGT PA									
683065 CHECK DATE: 12/28/2021		12/10/2021	122821	340793	32,107.00	12/29/2021	INV	PD	TH 41 PROJECT-PROPERTY AC
100653 FERGUSON ENTERPRISES INC									
8749435 CHECK DATE: 12/28/2021		12/16/2021	122821	340794	71.68	01/16/2022	INV	PD	AERATORS FOR BOTTLE FILL
8957798 CHECK DATE: 12/28/2021		12/10/2021	122821	340794	2,868.75	01/10/2022	INV	PD	TOUCHLESS FAUCETS/TOILET
89736711 CHECK DATE: 12/28/2021		12/16/2021	122821	340794	56.93	01/16/2022	INV	PD	PIPE HANGER & CRIMPER TOO
110270 GARTNER REFRIGERATION INC					2,997.36				



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
IP007504 CHECK DATE: 12/28/2021		12/03/2021	122821	340795	1,734.27 01/03/2022	INV	PD	Curling equip repair for
109121 GARY FISCHLER AND ASSOCIATES								
3828810 CHECK DATE: 12/28/2021		12/10/2021	122821	340796	650.00 01/10/2022	INV	PD	Pre-employment eval-Ashle
100737 GMH ASPHALT CORPORATION								
52492200-5 CHECK DATE: 01/04/2022		12/17/2021	010422	340867	473,914.29 01/17/2022	INV	PD	2021 DT ST RECON
109953 SUMMER RUSTAD								
1178 CHECK DATE: 01/04/2022		09/01/2021	010422	340868	2,164.22 01/27/2022	INV	PD	TC SUMMER GARDEN MAINT
1203 CHECK DATE: 01/04/2022		11/01/2021	010422	340868	984.98 01/27/2022	INV	PD	TC FALL CLEAN UP & DECOR
1238 CHECK DATE: 01/04/2022		12/27/2021	010422	340868	490.15 01/27/2022	INV	PD	TC WINTER POT DECOR
					3,639.35			
110302 GORANOVA, ANNA								
31988 CHECK DATE: 01/04/2022		12/27/2021	010422	340869	99.75 01/27/2022	INV	PD	CREDIT BALANCE REFUND-107
100759 GRAINGER								
9126126623 CHECK DATE: 12/28/2021		11/19/2021	122821	340797	120.75 12/19/2021	INV	PD	Door Stops-CCC
9126170654 CHECK DATE: 12/28/2021		11/19/2021	122821	340797	300.55 12/19/2021	INV	PD	Actuator for Arena 2 fres
9128330405 CHECK DATE: 12/28/2021		11/22/2021	122821	340797	509.21 12/22/2021	INV	PD	Door Alarms-CCC
9138862421 CHECK DATE: 12/28/2021		12/03/2021	122821	340797	261.40 01/02/2022	INV	PD	Barricades-CCC
9147689195 CHECK DATE: 12/28/2021		12/10/2021	122821	340797	112.45 01/09/2022	INV	PD	Door Alarm-CCC
9147951272 CHECK DATE: 12/28/2021		12/10/2021	122821	340797	71.80 01/09/2022	INV	PD	Keys for Door Alarms-CCC



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9148011761 CHECK DATE: 12/28/2021		12/10/2021	122821	340797	47.36	01/09/2022	INV	PD	#127 CHIPPER STOP BUTTON
9149047475 CHECK DATE: 01/04/2022		12/13/2021	010422	340921	159.96	01/12/2022	INV	PD	INTAKE HEATER SOLINOIDS F
9149297815 CHECK DATE: 01/04/2022		12/13/2021	010422	340926	366.36	01/12/2022	INV	PD	EXT LADDER FOR #706 TRUCK
					1,949.84				
110292 HAUGHT, LISA 10007144 CHECK DATE: 01/04/2022		12/27/2021	010422	340871	445.75	01/27/2022	INV	PD	CREDIT BALANCE REFUND-214
100810 HAWKINS INC 6084579 CHECK DATE: 12/28/2021		12/02/2021	122821	340798	3,741.83	01/16/2022	INV	PD	WTP CHEMICALS
100821 HEALTHPARTNERS INC 109229626 CHECK DATE: 01/04/2022		12/08/2021	010422	340872	6,982.64	01/01/2022	INV	PD	JAN EMP INS PREM-DENTAL
110303 HEDIN, MAUDRY 32235 CHECK DATE: 01/04/2022		12/27/2021	010422	340873	26.16	01/27/2022	INV	PD	CREDIT BALANCE REFUND-407
107645 HENNING PROFESSIONAL SERVICES INC 111-10 CHECK DATE: 12/28/2021		12/21/2021	122821	340799	2,191.76	01/21/2022	INV	PD	6TH ST BRIDGE
954-16 CHECK DATE: 12/28/2021		12/21/2021	122821	340799	247.50	01/21/2022	INV	PD	CITY SQUARE WEST
955-15 CHECK DATE: 12/28/2021		12/21/2021	122821	340799	1,497.00	01/21/2022	INV	PD	CREEK RD
					3,936.26				
100848 HIGH TECH CLEANING INC 17302 CHECK DATE: 12/28/2021		12/07/2021	122821	340800	6,253.50	01/07/2022	INV	PD	Nov CCC Cleaning-Bathroom
110288 HILLIUS, LAURA									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10001948 CHECK DATE: 01/04/2022		12/27/2021	010422	340874	271.30	01/27/2022	INV	PD	CREDIT BALANCE REFUND-106
100879 PRAIRIE TECHNOLOGIES INC OF MN 210635 CHECK DATE: 01/04/2022		12/21/2021	010422	340922	1,067.50	01/21/2022	INV	PD	Curl HVAC Equipment Repai
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP 2021/1217-ICMA CHECK DATE: 12/21/2021		12/17/2021	122121-2	340755	16,415.32	12/17/2021	INV	PD	121721 Payroll 457 & Roth
103041 IP STREAM MINNEAPOLIS LLC 7 CHECK DATE: 12/28/2021		12/02/2021	122821	340801	23,943.00	12/31/2021	INV	PD	TAX ABATEMENT PAYMENT #7
110176 JAYTECH INC 211303 CHECK DATE: 12/28/2021		12/14/2021	122821	340802	540.00	01/13/2022	INV	PD	TREATMENT FOR BOILERS
102031 TYCO FIRE & SECURITY (US) MANAGEMENT INC 22620952 CHECK DATE: 01/04/2022		12/01/2021	010422	340875	2,417.55	01/08/2022	INV	PD	2022 TC MAINT FIRE ALARM
88366307 CHECK DATE: 12/28/2021		12/14/2021	122821	340803	266.00	01/14/2022	INV	PD	FIRE SYS SVC-TC MAINT
108948 AUDRANN INC					2,683.55				
1345070 CHECK DATE: 12/28/2021		12/15/2021	122821	340804	1,314.70	01/29/2022	INV	PD	WTP FILTER ROOM HEATER
1345072 CHECK DATE: 12/28/2021		12/15/2021	122821	340804	1,391.85	01/29/2022	INV	PD	HEATER, VENT PIPE, THERMO
1345074 CHECK DATE: 12/28/2021		12/15/2021	122821	340804	75.37	01/29/2022	INV	PD	THERMOSTATS-PD GARAGE HEA
110297 JUAN, JESSE					2,781.92				
10012427		12/27/2021	010422	340876	77.68	01/27/2022	INV	PD	CREDIT BALANCE REFUND-304



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/04/2022									
110295 KHEAV, SYNIN									
10010650		12/27/2021	010422	340877	104.23	01/27/2022	INV	PD	CREDIT BALANCE REFUND-220
CHECK DATE: 01/04/2022									
110289 KLING, STEVEN									
10004764		12/27/2021	010422	340878	45.63	01/27/2022	INV	PD	CREDIT BALANCE REFUND-236
CHECK DATE: 01/04/2022									
110296 KRESS, JOHN									
10011790		12/27/2021	010422	340879	162.08	01/27/2022	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE: 01/04/2022									
101043 LANO EQUIPMENT INC									
01-882523		12/14/2021	122821	340805	266.88	01/14/2022	INV	PD	#129 BOBCAT
CHECK DATE: 12/28/2021									
01-882547		12/14/2021	122821	340805	-1.96	01/14/2022	CRM	PD	CREDIT STREET #129 BOBCAT
CHECK DATE: 12/28/2021									
					264.92				
101071 LENZEN CHEVROLET BUICK INC									
84226		12/13/2021	122821	340806	20.15	01/13/2022	INV	PD	Squad 1211 Windshield was
CHECK DATE: 12/28/2021									
84264		12/23/2021	010422	340923	252.46	01/23/2022	INV	PD	#104 STREET - TAIL LIGHTS
CHECK DATE: 01/04/2022									
					272.61				
107984 LEXIPOL LLC									
INVLEX7567		12/01/2021	010422	340880	14,431.04	01/02/2022	INV	PD	2022 Law Enf Policy Manua
CHECK DATE: 01/04/2022									
104708 LIFECORE BIOMEDICAL INC									
5		12/02/2021	122821	340807	13,040.00	12/31/2021	INV	PD	TAX ABATEMENT PAYMENT #5
CHECK DATE: 12/28/2021									
101097 LOCATORS & SUPPLIES INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0296966-IN CHECK DATE: 12/28/2021		12/16/2021	122821	340808	505.50	01/16/2022	INV	PD	RUBBER GLOVES, SNOW PLOW
0297008-IN CHECK DATE: 12/28/2021		12/20/2021	122821	340808	1,113.95	01/20/2022	INV	PD	FAULT LOCATOR
					1,619.45				
105139 LUBE TECH AND PARTNERS LLC									
2793132 CHECK DATE: 12/28/2021		12/19/2021	122821	340809	1,101.79	01/18/2022	INV	PD	FUELS AND LUBES
101115 LUTHYS SANDBLASTING & PAINTING INC									
2771 CHECK DATE: 12/28/2021		12/13/2021	122821	340810	1,025.00	01/13/2022	INV	PD	BOBCAT SANDER- SAND BLAST
110252 MAGNACHARGE BATTERY (USA) INC									
M11925 CHECK DATE: 01/04/2022		01/03/2022	010422	340881	25,616.78	01/31/2022	INV	PD	GOLF CART BATTERIES (137)
M80536 CHECK DATE: 01/04/2022		01/03/2022	010422	340881	-855.00	01/31/2022	CRM	PD	RETURNED BATTERY CORES
M80540 CHECK DATE: 01/04/2022		01/03/2022	010422	340881	-2,073.38	01/31/2022	CRM	PD	RETURNED BATTERY CORES
					22,688.40				
103176 MANSFIELD OIL COMPANY									
22869223 CHECK DATE: 01/04/2022		12/28/2021	010422	340882	7,848.25	01/27/2022	INV	PD	DYED DIESEL WITH COLDPRO
110298 MARESCH, CONNIE									
10014626 CHECK DATE: 01/04/2022		12/27/2021	010422	340883	150.46	01/27/2022	INV	PD	CREDIT BALANCE REFUND-101
110291 MEANS, LAUREL A									
10006161 CHECK DATE: 01/04/2022		12/27/2021	010422	340884	363.46	01/27/2022	INV	PD	CREDIT BALANCE REFUND-486
101179 METRO CHIEF FIRE OFFICERS ASSOCIATION									
95997 CHECK DATE: 01/04/2022		12/08/2021	010422	340924	100.00	01/08/2022	INV	PD	2022 DUES-K GRAVALIN



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101182 METROPOLITAN COUNCIL									
0001132883		12/02/2021	010422	340886	256,023.00	01/01/2022	INV	PD	JAN SEWER SERVICES FOR ME
CHECK DATE: 01/04/2022									
101187 METRO SALES INC									
1901410		10/01/2021	122821	340811	583.50	12/31/2021	INV	PD	QTRLY PRINTER CONTRACT
CHECK DATE: 12/28/2021									
INV1950026		12/17/2021	122821	340811	136.00	01/16/2022	INV	PD	Ricoh MP C3003 color
CHECK DATE: 12/28/2021									
INV1953659		12/24/2021	010422	340887	122.00	01/23/2022	INV	PD	JAN FD COPIER
CHECK DATE: 01/04/2022									
					841.50				
105998 MILBANK WINWATER WORKS									
175675 01	210159	12/17/2021	122821	340812	22,353.00	01/16/2022	INV	PD	WATER INVENTORY-MI NODES
CHECK DATE: 12/28/2021									
175678 01	210160	12/17/2021	122821	340812	5,081.20	01/16/2022	INV	PD	WATER INVENTORY-SWIVELS A
CHECK DATE: 12/28/2021									
					27,434.20				
101218 MINNESOTA CHIEFS OF POLICE ASSOC									
12441		12/17/2021	010422	340888	180.00	01/17/2022	INV	PD	2022 Dues - #421
CHECK DATE: 01/04/2022									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR121721001510208001		12/17/2021	122121-2	340756	184.58	12/17/2021	INV	PD	121721 Payroll Child Supp
CHECK DATE: 12/21/2021									
101211 MINNESOTA DEPT OF AGRICULTURE									
96417		12/22/2021	010422	340889	25.00	01/22/2022	INV	PD	2022 TREE REGISTRY APPLIC
CHECK DATE: 01/04/2022									
101337 MINNESOTA DEPARTMENT OF HEALTH									
1100002 4th Qtr 2021		11/17/2021	122821	340813	17,763.32	01/30/2022	INV	PD	Community Water Supply Sv
CHECK DATE: 12/28/2021									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
58313		11/02/2021	010422	340890	600.00	01/10/2022	INV	PD	TROY & ANDREW MMUA CONF-E
CHECK DATE: 01/04/2022									
101232 MINNESOTA STATE FIRE DEPT ASSN									
2022		11/03/2021	010422	340891	450.00	12/03/2021	INV	PD	2022 MEMBERSHIP DUES
CHECK DATE: 01/04/2022									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107051510/DEC21		12/21/2021	122821	340814	44.02	01/16/2022	INV	PD	DEC 82ND ST & HWY 41 SIGN
CHECK DATE: 12/28/2021									
778320601/DEC21		12/21/2021	122821	340814	96.26	01/16/2022	INV	PD	DEC CHEVALLE LIFT STATION
CHECK DATE: 12/28/2021									
780272000/DEC21		12/21/2021	122821	340814	10.81	01/16/2022	INV	PD	DEC CHEVALLE IRRIGATION B
CHECK DATE: 12/28/2021									
					151.09				
101281 KRISTIE MITCHELL									
96108		12/14/2021	122821	340815	3,669.60	01/14/2022	INV	PD	Fall 2 Skate Lesson Payme
CHECK DATE: 12/28/2021									
101307 MOBILE MINI INC									
9012467934		12/13/2021	122821	340816	1,146.00	01/12/2022	INV	PD	CLOVER RIDGE OUTDOOR SKAT
CHECK DATE: 12/28/2021									
105995 MONEY MOVERS INC									
143377		11/03/2021	122121-2	340757	22.33	12/03/2021	INV	PD	Oct Health Ins Reimburse
CHECK DATE: 12/21/2021									
144150		12/03/2021	122121-2	340757	26.00	01/03/2022	INV	PD	Nov Health Ins Reimbursem
CHECK DATE: 12/21/2021									
					48.33				
101324 MOTOROLA									
8281209427		07/15/2021	122821	340817	10,379.50	08/14/2021	INV	PD	2 FD RADIOS FOR TRUCKS
CHECK DATE: 12/28/2021									
8281214080		07/22/2021	122821	340817	24,637.65	08/21/2021	INV	PD	4 FD RADIOS FOR TRUCKS
CHECK DATE: 12/28/2021									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101327 MP NEXLEVEL LLC					35,017.15				
1353911 CHECK DATE: 01/04/2022		10/28/2021	010422	340892	2,411.24	11/28/2021	INV	PD	PD CAMERA INSTALL +INTERE
103236 MRA-THE MANAGEMENT ASSOCIATION									
00403695 CHECK DATE: 12/28/2021		12/07/2021	122821	340818	350.00	01/06/2022	INV	PD	NOV COMPENSATION SERVICES
101261 MINNESOTA RECREATION & PARK ASSOC									
95423 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	499.00	01/05/2022	INV	PD	2022 Agency Membership Fe
95424 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Yaeger
95425 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Wabbe
95426 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Goff
95777 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Link
95778 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Johns
95779 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Janse
95780 CHECK DATE: 01/04/2022		11/22/2021	010422	340893	170.00	01/05/2022	INV	PD	2022 Member Renewal-Grang
101330 MINNESOTA SOUTH CENTRAL INVESTIGATORS COALITION IN					1,689.00				
95856 CHECK DATE: 01/04/2022		12/02/2021	010422	340894	250.00	01/02/2022	INV	PD	2022 MSCIC Conference-Per
101759 MY ALARM CENTER LLC									
16102392 CHECK DATE: 01/04/2022		01/01/2022	010422	340895	107.85	01/30/2022	INV	PD	1ST QTR CITY HALL MONITOR
101365 STAR GROUP LLC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4472/NOV2021 CHECK DATE: 12/21/2021		11/30/2021	122121-2	340758	2,457.26	12/10/2021	INV	PD	NOV PARTS & SUPPLIES
101253 BUSINESS PLANNING CONCEPTS INC									
383600012022 CHECK DATE: 01/04/2022		12/10/2021	010422	340896	128.00	01/10/2022	INV	PD	JAN PERA LIFE PREMIUMS
108069 GOVERNMENTJOBS.COM INC									
INV-24370 CHECK DATE: 01/04/2022		12/02/2021	010422	340897	7,552.47	01/04/2022	INV	PD	2022 SUBSCRIPTION FOR INS
101437 NUSS EQUIPMENT GROUP LLC									
3243709P CHECK DATE: 12/28/2021		12/13/2021	122821	340819	143.29	01/13/2022	INV	PD	#118 DUMP TRUCK DOOR STOP
101445 OFFICE DEPOT									
211382162001 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	-219.99	12/09/2021	CRM	PD	Desk Chair for Ann Larsen
211618905001 CHECK DATE: 12/28/2021		12/03/2021	122821	340820	69.98	01/08/2022	INV	PD	COPY PAPER-MSB
211748990001-1 CHECK DATE: 12/28/2021		12/03/2021	122821	340820	17.12	01/08/2022	INV	PD	Pens for workroom
211748990001-2 CHECK DATE: 12/28/2021		12/03/2021	122821	340820	37.25	01/08/2022	INV	PD	Coffee for breakroom
215042923001-1 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	34.99	01/08/2022	INV	PD	Copy Paper for the workro
215042923001-2 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	34.95	01/08/2022	INV	PD	Paper clips, post-its for
215042923001-3 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	15.18	01/08/2022	INV	PD	Coffee cups
215056358001 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	19.79	01/08/2022	INV	PD	Packing tape for workroom
215056359001 CHECK DATE: 12/28/2021		12/09/2021	122821	340820	7.77	01/08/2022	INV	PD	Jumbo paper clips for wor
216118571001 CHECK DATE: 01/04/2022		12/17/2021	010422	340898	18.39	01/21/2022	INV	PD	Index sheets



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
218298662001 CHECK DATE: 01/04/2022		12/22/2021	010422	340898	50.99	01/21/2022	INV	PD	Desk lamp
					86.42				
110284 OIL AIR PRODUCTS LLC									
701553-001 CHECK DATE: 12/28/2021		12/14/2021	122821	340821	1,185.00	01/14/2022	INV	PD	HYD MOTOR FOR TRENCH COMP
104668 OPTUM BANK INC									
9414645 CHECK DATE: 12/21/2021		10/15/2021	122121-2	340759	615.25	11/14/2021	INV	PD	3RD QTR HSA FEES
101571 PREMIUM WATERS INC									
417080-11-21 CHECK DATE: 12/28/2021		11/30/2021	122821	340822	84.12	12/31/2021	INV	PD	WATER-TC CLUBHOUSE
107855 STAPLES INC									
21650902 CHECK DATE: 01/04/2022		12/14/2021	010422	340899	108.64	01/13/2022	INV	PD	OFFICE SUPPLIES-MSB
21653106 CHECK DATE: 12/28/2021		12/14/2021	122821	340823	15.29	01/13/2022	INV	PD	Solo cups for the breakro
21717923 CHECK DATE: 01/04/2022		12/16/2021	010422	340899	10.99	01/15/2022	INV	PD	S. LATZKE CALENDAR
21718470-1 CHECK DATE: 12/28/2021		12/16/2021	122821	340823	6.49	01/15/2022	INV	PD	Febreze Air Freshner for
21718470-2 CHECK DATE: 12/28/2021		12/16/2021	122821	340823	32.99	01/15/2022	INV	PD	Storage boxes for buildin
21745385 CHECK DATE: 01/04/2022		12/17/2021	010422	340899	32.99	01/16/2022	INV	PD	STORAGE BOXES-MSB
					207.39				
101684 R & R SPECIALTIES OF WISCONSIN INC									
0074428-IN CHECK DATE: 12/28/2021		12/06/2021	122821	340824	2,040.00	01/06/2022	INV	PD	Zamboni Rental Machine
0074522-IN CHECK DATE: 01/04/2022		12/15/2021	010422	340900	225.50	01/15/2022	INV	PD	Ice Edger Blades
0074623-IN CHECK DATE: 01/04/2022		12/23/2021	010422	340900	65.00	01/23/2022	INV	PD	Zamboni Blade Sharpening



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					2,330.50				
101609 RANGE SERVANT AMERICA INC									
112132		12/20/2021	122821	340825	1,595.91	01/20/2022	INV	PD	RANGE TOKENS
CHECK DATE: 12/28/2021									
101616 RDO EQUIPMENT COMPANY									
P8396570		12/23/2021	010422	340901	73.27	01/23/2022	INV	PD	#710 - SEAL KIT
CHECK DATE: 01/04/2022									
101649 RIDGEVIEW MEDICAL CENTER									
7		12/02/2021	010422	340902	29,392.00	01/02/2022	INV	PD	TAX ABATEMENT PAYMENT #7
CHECK DATE: 01/04/2022									
107697 RIVERS EDGE CONCRETE LLC									
C2459824		12/03/2021	122821	340826	1,267.25	01/03/2022	INV	PD	NEW TOWN COURSE BRIDGE
CHECK DATE: 12/28/2021									
110299 RODELIUS, ERICK									
10015175		12/27/2021	010422	340903	602.74	01/27/2022	INV	PD	CREDIT BALANCE REFUND-203
CHECK DATE: 01/04/2022									
101690 RUFFRIDGE JOHNSON EQUIPMENT CO INC									
IA21493		12/10/2021	122821	340827	255.04	01/10/2022	INV	PD	SNOW PLOW GREASE
CHECK DATE: 12/28/2021									
101716 SB CHASKA PARTNERS LLC									
34		01/01/2022	010422	340904	90,646.84	01/31/2022	INV	PD	PAYGO NOTE PMT-CHASKA PL
CHECK DATE: 01/04/2022									
101766 SESAC									
10532476		01/01/2022	010422	340905	513.00	01/31/2022	INV	PD	2022 MUSIC LICENSE
CHECK DATE: 01/04/2022									
104416 KELBRO COMPANY									
2709824		12/15/2021	122821	340828	260.35	01/15/2022	INV	PD	OAK 19 ICE MACHINE RENTAL
CHECK DATE: 12/28/2021									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
2391-9		12/21/2021	122821	340829	21.70	01/20/2022	INV	PD	WELL #6
CHECK DATE: 12/28/2021									
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
115417443-001		12/28/2021	010422	340906	4,717.99	01/28/2022	INV	PD	SUPPLIES FOR TREATING ASH
CHECK DATE: 01/04/2022									
101914 SOUTHWEST METRO CHAMBER OF COMMERCE									
323723		11/23/2021	010422	340907	1,618.00	01/04/2022	INV	PD	2022 Member Investment
CHECK DATE: 01/04/2022									
101828 SOUTHWEST NEWS MEDIA									
2149044		11/25/2021	122821	340830	247.75	12/20/2021	INV	PD	AOA REC ASST JOB AD
CHECK DATE: 12/28/2021									
2149161		11/27/2021	122821	340830	188.00	12/20/2021	INV	PD	RINK ATTENDANT JOB AD
CHECK DATE: 12/28/2021									
					435.75				
101857 ST ANDREWS PRODUCT COMPANY									
3624-4486		08/18/2021	010422	340908	101.19	01/22/2022	INV	PD	RESALE TEES
CHECK DATE: 01/04/2022									
4740		08/06/2021	010422	340908	158.46	01/22/2022	INV	PD	BULK TEES
CHECK DATE: 01/04/2022									
6399		09/28/2021	010422	340908	318.74	01/22/2022	INV	PD	BULK TEES
CHECK DATE: 01/04/2022									
					578.39				
101850 STANTEC CONSULTING SERVICES INC									
1869429		12/17/2021	122821	340831	7,295.31	01/17/2022	INV	PD	NOV-GENERAL ENGINEERING
CHECK DATE: 12/28/2021									
1869430		12/17/2021	122821	340831	576.75	01/17/2022	INV	PD	NOV-GENERAL ENGINEERING-W
CHECK DATE: 12/28/2021									
1869432		12/17/2021	122821	340831	87.00	01/17/2022	INV	PD	NOV-MSA
CHECK DATE: 12/28/2021									
1869433		12/17/2021	122821	340831	3,724.75	01/17/2022	INV	PD	NOV-RECORD PLAN/BASE MAP



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/28/2021									
1869434		12/17/2021	122821	340831	2,582.00	01/17/2022	INV	PD	NOV-MCKNIGHT WETLAND BANK
CHECK DATE: 12/28/2021									
1869436		12/17/2021	122821	340831	7,621.75	01/17/2022	INV	PD	NOV-SW COMMUNITY PARK
CHECK DATE: 12/28/2021									
1869437		12/17/2021	122821	340831	11,665.00	01/17/2022	INV	PD	NOV-CREEK RD TRUNK SEWER
CHECK DATE: 12/28/2021									
1869438		12/17/2021	122821	340831	883.00	01/17/2022	INV	PD	NOV-NE COLLECTOR IN SW AR
CHECK DATE: 12/28/2021									
1869439		12/17/2021	122821	340831	14,414.29	01/17/2022	INV	PD	NOV-E 6TH ST L4965 REPLAC
CHECK DATE: 12/28/2021									
1869441		12/17/2021	122821	340831	1,157.00	01/17/2022	INV	PD	NOV-2020 DT RECONSTRUCTIO
CHECK DATE: 12/28/2021									
1869442		12/17/2021	122821	340831	75,794.36	01/17/2022	INV	PD	NOV-PAR 30 GOLF COURSE
CHECK DATE: 12/28/2021									
1869444		12/17/2021	122821	340831	41,892.25	01/17/2022	INV	PD	NOV-2021 DT STREET RECONS
CHECK DATE: 12/28/2021									
1869445		12/17/2021	122821	340831	2,062.50	01/17/2022	INV	PD	NOV-EPA RISK ASSESSMENT-E
CHECK DATE: 12/28/2021									
1869446		12/17/2021	122821	340831	182.50	01/17/2022	INV	PD	NOV-OAK ST PUMPING STATIO
CHECK DATE: 12/28/2021									
1869449		12/17/2021	122821	340831	61,222.18	01/17/2022	INV	PD	NOV-CLOVER RIDGE DR/FREY
CHECK DATE: 12/28/2021									
1869450		12/17/2021	122821	340831	10,448.50	01/17/2022	INV	PD	NOV-WELL 7 WTP
CHECK DATE: 12/28/2021									
1869451		12/17/2021	122821	340831	7,009.00	01/17/2022	INV	PD	NOV-2022 DT ST RECONSTRUC
CHECK DATE: 12/28/2021									
1869452		12/17/2021	122821	340831	1,757.50	01/17/2022	INV	PD	NOV-STORMWATER REVIEW-BAV
CHECK DATE: 12/28/2021									
1869454		12/17/2021	122821	340831	3,187.00	01/17/2022	INV	PD	NOV-STORMWATER REVIEW-OAK
CHECK DATE: 12/28/2021									
1869455		12/17/2021	122821	340831	92.50	01/17/2022	INV	PD	NOV-STORMWATER REVIEW-CHA
CHECK DATE: 12/28/2021									
1869456		12/17/2021	122821	340831	4,588.50	01/17/2022	INV	PD	NOV-STORMWATER REVIEW-ENS
CHECK DATE: 12/28/2021									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					258,243.64				
101858 STAPLES CONTRACT & COMMERCIAL INC									
1639610743		12/25/2021	122821	340832	55.16	01/20/2022	INV	PD	4 Received Stamps for Fin
CHECK DATE: 12/28/2021									
110200 STERICYCLE INC									
8000583520		12/18/2021	122821	340833	104.87	01/18/2022	INV	PD	Shredding-PD Nov
CHECK DATE: 12/28/2021									
101888 STREICHERS									
I1538832		12/08/2021	010422	340925	683.90	01/08/2022	INV	PD	Kane Zafke-Initial Issue
CHECK DATE: 01/04/2022									
I1540522		12/16/2021	122821	340834	36.99	01/15/2022	INV	PD	Kane-Zafke-Initial Issue-
CHECK DATE: 12/28/2021									
I1541466		12/21/2021	010422	340909	74.99	01/21/2022	INV	PD	Kane-Zafke-Initial Issue-
CHECK DATE: 01/04/2022									
I1541717		12/22/2021	010422	340909	210.00	01/21/2022	INV	PD	Kane-Zafke-Initial Issue-
CHECK DATE: 01/04/2022									
					1,005.88				
101723 SCHINDLER ELEVATOR CORPORATION									
8105832635		01/01/2022	010422	340910	438.27	01/31/2022	INV	PD	1ST QTR FD ELEVATOR MAINT
CHECK DATE: 01/04/2022									
105997 TARGETSOLUTIONS LEARNING LLC									
INV37871		12/31/2021	010422	340911	1,200.85	01/30/2022	INV	PD	2022 DUES FOR FIRE TRUCK
CHECK DATE: 01/04/2022									
109940 THE HUNTINGTON NATIONAL BANK									
7437325		12/12/2021	122121-2	340760	284.93	01/03/2022	INV	PD	FD EQUIP LEASE PYMT 31
CHECK DATE: 12/21/2021									
100964 THE JONATHAN ASSOCIATION									
00130993-2022		01/01/2022	010422	340912	304.00	01/31/2022	INV	PD	2022 ASSOCIATION DUES
CHECK DATE: 01/04/2022									
101964 PMT EMBROIDERY LLC									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
18957 CHECK DATE: 12/28/2021		12/10/2021	122821	340835	950.00	01/10/2022	INV	PD	CCC Jackets & Caps
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M26944 CHECK DATE: 12/28/2021		12/13/2021	122821	340836	484.00	12/17/2021	INV	PD	Planning Mtg 12-8 Minutes
101983 TOTAL CONTROL SYSTEMS INC									
10003 CHECK DATE: 12/28/2021		12/27/2021	122821	340837	1,203.14	01/27/2022	INV	PD	HARD DRIVES, ADDITIONAL M
102010 TRI-COUNTY LAW ENFORCEMENT ASSOCIATION INC									
95858 CHECK DATE: 01/04/2022		12/01/2021	010422	340913	75.00	01/01/2022	INV	PD	2022 Annual Dues
110053 TX CHILD SUPPORT SDU									
PR1217210012725283 CHECK DATE: 12/21/2021		12/17/2021	122121-2	340761	147.69	12/17/2021	INV	PD	121721 Payroll Child Supp
102033 TYLER TECHNOLOGIES INC									
045-361441 CHECK DATE: 01/04/2022		12/01/2021	010422	340914	6,685.36	01/15/2022	INV	PD	5 Days Pace Trng, 3 Tyler
102037 ULINE INC									
142685476 CHECK DATE: 12/28/2021		12/15/2021	122821	340838	277.07	01/15/2022	INV	PD	Mop Heads & Vinyl Gloves-
142911404 CHECK DATE: 12/28/2021		12/21/2021	122821	340838	552.50	01/21/2022	INV	PD	Folding Security Gate-CCC
					829.57				
102051 UPS									
000027V7Y7511 CHECK DATE: 01/04/2022		12/18/2021	010422	340915	185.71	12/29/2021	INV	PD	TC SHIPPING-SHOE RETURNS
107687 UNIVERSAL PROTECTION SERVICE LP									
12061298 CHECK DATE: 12/28/2021		12/02/2021	122821	340839	159.19	01/02/2022	INV	PD	Event Ctr Security 11/26-



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102061 USA BLUE BOOK									
808382		12/02/2021	122821	340840	209.40	01/02/2022	INV	PD	LOCKS
CHECK DATE: 12/28/2021									
812693		12/07/2021	122821	340840	295.44	01/07/2022	INV	PD	LOCKS
CHECK DATE: 12/28/2021									
					504.84				
107815 UTILITY LOGIC LLC									
13142		12/16/2021	122821	340841	625.00	01/15/2022	INV	PD	PUSH CAMERA HEAD
CHECK DATE: 12/28/2021									
13155		12/23/2021	010422	340916	1,055.00	01/22/2022	INV	PD	GAS MONITOR WITH EXTENDED
CHECK DATE: 01/04/2022									
					1,680.00				
102133 WAGNER PRESS & GRAPHICS									
34872		12/14/2021	122821	340842	2,205.00	01/14/2022	INV	PD	Cold Weather Rule Brochur
CHECK DATE: 12/28/2021									
34879		12/20/2021	122821	340842	696.00	12/30/2021	INV	PD	City Hall envelopes and l
CHECK DATE: 12/28/2021									
34886		12/20/2021	122821	340842	225.00	01/09/2022	INV	PD	DEC UTILITY INSERT
CHECK DATE: 12/28/2021									
34899		12/21/2021	122821	340842	132.00	01/10/2022	INV	PD	Business cards-Godinez/Sc
CHECK DATE: 12/28/2021									
					3,258.00				
102146 WATER SPECIALTY OF MINNESOTA INC									
12567		12/16/2021	122821	340843	2,544.88	01/16/2022	INV	PD	Pool Chemicals
CHECK DATE: 12/28/2021									
102189 WM MUELLER & SONS									
273225		12/20/2021	010422	340917	90.29	01/25/2022	INV	PD	WO#987 HARVEST WST 4TH PE
CHECK DATE: 01/04/2022									
273246		12/21/2021	010422	340917	80.32	01/25/2022	INV	PD	WO#987 HARVEST WST 4TH PE
CHECK DATE: 01/04/2022									
					170.61				
102220 XIGENT SOLUTIONS LLC									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
82195 CHECK DATE: 12/21/2021		12/03/2021	122121-2	340762	6,715.00	01/07/2022	INV	PD	DEC RECOVERY SVC
82196 CHECK DATE: 12/21/2021		12/03/2021	122121-2	340762	13,914.69	01/07/2022	INV	PD	DEC SUPPORT SVC
82362 CHECK DATE: 01/04/2022		12/23/2021	010422	340918	33,990.09	01/27/2022	INV	PD	CISCO SMARTNET RENEWAL
102231 ZIEGLER INC					54,619.78				
IN000360918 CHECK DATE: 12/28/2021		12/16/2021	122821	340844	541.45	01/16/2022	INV	PD	#127 SENSOR KIT
					541.45				
=====									
272 INVOICES					2,149,186.33				

** END OF REPORT - Generated by Michelle Robbin **

Electronic Payments



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243 ALERUS FINANCIAL									
C116559		12/03/2021	122021	3053	108.50	12/20/2021	DIR	PD	NOV 2021 PARTICIPANT FEES
CHECK DATE: 12/20/2021									
100385 CHASKA FIRE DEPT RELIEF ASSN									
2021/11-CFDRA-2		12/17/2021	121721	3038	33,480.10	12/17/2021	DIR	PD	NOV-21 FIRE RELIEF ASSOC-
CHECK DATE: 12/17/2021									
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
96175		12/17/2021	122021	3049	1,831.42	12/20/2021	DIR	PD	121721 Payroll HCSP Contr
CHECK DATE: 12/20/2021									
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
96176		12/17/2021	122021	3050	400.00	12/20/2021	DIR	PD	121721 Payroll MNDGP Cont
CHECK DATE: 12/20/2021									
101756 MII LIFE INCORPORATED									
15922983		12/07/2021	122221	3052	279.00	12/22/2021	DIR	PD	DEC PARTICIPANT FEES-FSA
CHECK DATE: 12/22/2021									
40060801		12/21/2021	122321	3054	2,468.87	12/23/2021	DIR	PD	12/23/21 FSA REIMBURSEMENT
CHECK DATE: 12/23/2021									
					2,747.87				
100927 INTERNAL REVENUE SERVICE									
96169		12/17/2021	121721	3039	133,298.98	12/17/2021	DIR	PD	121721 Payroll SS Med Fed
CHECK DATE: 12/17/2021									
101346 MINNESOTA COMMISSIONER OF REVENUE									
2021/1130-CC		11/30/2021	122021	3044	10,095.51	12/20/2021	DIR	PD	NOV-21 CARVER CTY TRANSIT
CHECK DATE: 12/20/2021									
2021/1130-SLS/UB		11/30/2021	122021	3042	140,084.03	12/20/2021	DIR	PD	NOV-21 GEN/UB SALES TAX
CHECK DATE: 12/20/2021									
2021/1130-USE		11/30/2021	122021	3043	1,167.38	12/20/2021	DIR	PD	NOV-21 USE TAX
CHECK DATE: 12/20/2021									
					151,346.92				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
96170		12/17/2021	122021	3047	26,917.44	12/20/2021	DIR	PD	121721 Payroll MN State T
CHECK DATE: 12/20/2021									
101249 MINNESOTA MUNICIPAL POWER AGENCY									
3574		12/02/2021	122021	3045	2,634,036.72	12/20/2021	DIR	PD	NOV 2021 ELECTRIC SERVICE
CHECK DATE: 12/20/2021									
101376 NATIONWIDE RETIREMENT SOLUTIONS (USCM)									
96171		12/17/2021	121721	3040	14,201.81	12/17/2021	DIR	PD	121721 Payroll 457 Contri
CHECK DATE: 12/17/2021									
106955 NATIONWIDE RETIREMENT SOLUTIONS (USCM)									
96174		12/17/2021	121721	3041	4,584.15	12/17/2021	DIR	PD	121721 Payroll Roth Contr
CHECK DATE: 12/17/2021									
104668 OPTUM BANK INC									
96173		12/17/2021	122121	3051	15,471.34	12/21/2021	DIR	PD	121721 Payroll HSA Contri
CHECK DATE: 12/21/2021									
101498 PCARD									
2021/1213-PC		12/13/2021	122821	3055	68,862.23	12/28/2021	DIR	PD	DEC 2021 PCARD PURCHASES
CHECK DATE: 12/28/2021									
101525 PITNEY BOWES POSTAGE									
2021/1217-PB		12/17/2021	122021	3046	1,200.00	12/20/2021	DIR	PD	12/17/21 REPLENISH POSTAG
CHECK DATE: 12/20/2021									
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
96172		12/17/2021	122021	3048	105,953.88	12/20/2021	DIR	PD	121721 Payroll PERA Contr
CHECK DATE: 12/20/2021									
					105,953.88				
=====					=====				
18 INVOICES					3,194,441.36				
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** END OF REPORT - Generated by Michelle Robbin **

**Biweekly Report
January 3, 2022
By
Matt Podhradsky**

UPCOMING COUNCIL MEETING SCHEDULE

- January 3rd: Prior to this meeting we will be having interviews for Commission openings. Please plan on 5:20 as a start as we will have several interviews to get through. At the meeting we will have our normal beginning of the year action items including appointing our Mayor Pro Tem for the upcoming year
- January 17th: No meeting in recognition of Martin Luther King Jr Day
- January 24th: Second meeting of the month will be moved to this date because of Martin Luther King Jr. Day. There will also be interviews for Commissions prior to this meeting. Please plan on 5:20 as a start as we will again have several interviews to get through.
- January 31st: This is the 5th Monday of the month. We are uncertain whether we will need a Council meeting that night or not

In February, the two Council meetings will be on February 7th and 28th, as the 21st is President's Day. We are uncertain at this time if we will need a work session at either meeting. Please let me know if you are unable to attend any of these meetings.

If there are any questions or concerns, please let me know so that we can adjust, as necessary.