

**WORK SESSION
5:30 – 7:00 PM
CITY SQUARE WEST SITE TASK FORCE UPDATE**



**AGENDA
CHASKA CITY COUNCIL
ONE CITY HALL PLAZA, CHASKA CITY HALL
Monday, July 16, 2018
7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Proclamation - Myrtle Klemp 103rd Birthday
6. Approve Previous Meeting Minutes
 - 6.A. City Council Draft Minutes 06-18-2018
7. Consent Items
 - 7.A. Adopt Resolution 2018-87, Approving Solicitor Permits for Custom Remodelers Inc.
 - 7.B. Police Auction
 - 7.C. Adopt Resolution 2018-88, Appointment of Election Judges for 2018 Primary Election
 - 7.D. Temporary On-Sale Intoxicating License for Guardian Angels Church
 - 7.E. Adopt Resolution 2018-94, Approving the Final Site & Building Plan and Final Plat for Formacoat/Mark Gross/PC #2018-24

- 7.F. Adopt Resolution 2018-93, Approving the Final Site & Building Plan and Final Plat for 650 700 and 710 Chestnut Street North/Alliance Contracting, Inc. and RDS Architects/PC #2018-25
- 7.G. Adopt Resolution 2018-92, Approving the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/PC #2018-26
- 7.H. Adopt Resolution 2018-89, Transient Permit - Cooper's Food
- 7.I. Consider City Administrator Performance Based Salary Adjustment
- 7.J. Approval of Liquor Licenses for Red Bench Bakery
- 7.K. Adopt Resolution 2018-90, Transient Permit - Margaret Kinder
- 7.L. Accept Nicholas Mason's Resignation as Commissioner on the Park & Recreation Board
- 7.M. Chaska Creek Center - Financial Sureties
- 7.N. Adopt Resolution 2018-95, Approving the Lot Split for Formacoat
- 7.O. Adopt Resolution 2018-96, Interfund Tax-Increment Project Financing
- 7.P. Transient Accommodations Licenses
- 7.Q. Approving the Trail Easement Agreement for Hazeltine Plaza 2nd Addition
- 7.R. Adopt Resolution 2018-98, Approving the Plat Correction for Chaska Bluffs
- 7.S. Adopt Resolution 2018-100, Formacoat Project - Resolution Approving and Authorizing the Execution of a First Amendment to Development Agreement
- 7.T. Adopt Resolution 2018-101, Rejecting Bids for the Formacoat Site Demolition Project and Authorizing Advertisement for New Public Bids
- 7.U. Adopt Resolution 2018-102, Brewery Project - Construction Plans for Utility Extensions
- 7.V. Adopt Resolution 2018-103, Accepting Feasibility Study for Chaska Creek Way and Chaska Creek Boulevard Phase II
- 7.W. Adopt Resolution 2018-104, Approving Solicitor Permits for the Fund for the Public Interest

8. Action Items

- 8.A. Adopt Resolution 2018-99, Brewery Project - Resolution Approving and Authorizing the Execution of an Amended and Reseated Purchase Agreement and an Amended and Restated Purchase and Development Agreement
- 8.B. Adopt Resolution 2018-97 and Ordinance 951, Approving the Preliminary Plat and Rezoning for Harvest West/Traditions Development/PC #2018-20

9. Bills

- 9.A. AP Council Roster 7-16-18

10. Other Business

- 10.A. City Administrator's Report
- 10.B. Biweekly Report
- 10.C. Other Reports
 - 10.C.i. May 2018 Financial Reports
- 10.D. Other Meeting Minutes
 - 10.D.i. Park & Rec Minutes 6-11-2018
 - 10.D.ii. Receive the minutes of the June 13, 2018 Chaska Planning Commission Meeting.
 - 10.D.iii. Receive the minutes of the June 28, 2018 Human Rights Commission Meeting.

11. Adjourn



CITY OF
CHASKA MINNESOTA
“A Quality Small Town”



PROCLAMATION
In Recognition of the
103rd Birthday of Myrtle Klemp

- WHEREAS:** Myrtle Klemp who is loved by friends and family celebrated her 103rd birthday on Thursday, July 12, 2018;
- WHEREAS:** born in Corcoran, Minnesota, on July 12, 1915 and marring the love of her life in 1942 the Reverend Author C. Klemp;
- WHEREAS:** the Klemps were blessed with three beloved children, Joy, Merilee, and Joel, along with 3 grandchildren;
- WHEREAS:** maintaining a strong faith, Myrtle continues to be an active member of her church, where she played the organ for many years, was part of the Lutheran Woman’ s Missionary League for over 70 years; and was even a delegate for the LWML convention in New York;
- WHEREAS:** family, friends and neighbors would all describe Myrtle as a selfless individual who always puts others first; whether it’ s bringing food to those that are shut in, or volunteering for the Auburn Care Auxiliary at their Christmas and Spring Boutiques where she is a member and still attends meetings;
- WHEREAS:** Myrtle remains in good health, and has shown remarkable resilience throughout her 103 years; being an independent woman, actively working in her garden and playing the piano;
- NOW, THEREFORE,** Be it Resolved, that I, Mark Windschitl, Mayor of the City of Chaska, on behalf of the City Council and the Citizens of Chaska, do hereby honor Myrtle Klemp for her long and productive life, rich in all ways that matter, and wish her many more years to come.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Chaska this 16th day of July in the year of our Lord Two Thousand and Eighteen.

Mark Windschitl, Mayor, City of Chaska

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 18, 2018**

DRAFT

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Schulz, Rohe, Geisler, and Mayor Windschitl.
Absent: Councilmember Boe.

Also Present: Matt Podhradsky, City Administrator; Nate Kabat, Assistant Administrator; Kevin Ringwald; Community Development Director; Liz Hanson, City Planner; Matt Clark, City Engineer; and Luke Melchert, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Schulz, second by Councilmember Geisler to adopt the agenda as presented.

Motion carried.

5. Visitor Presentations

1. Dr. Judy Snook presented information to the Council regarding the dangers of E-cigarette use. Dr. Snook strongly encouraged the Council to consider changing the age at which tobacco can be purchased in this community to age 21 and moving the locations where these products can be purchased to age 21 and older establishments.

Councilmember Schulz commented that there has not been much discussion regarding this issue since it last came before the Council.

City Administrator Podhradsky stated that there was not much consensus on whether this was a direction the Council wanted to move forward.

Mayor Windschitl commented that his struggle is that while they could change the age in Chaska, kids could go to neighboring communities to buy these products. He lamented that there would likely not be much gain in doing so unless it was a County-wide or State-wide change.

Dr. Snook agreed and said she even feels it is something that should change Nation-wide, but feels it has to start somewhere and would send the message that communities care about this to the State-level.

Councilmember Rohe commented that Chaska was one of the first to pass the Social Host Ordinance and that taking a stand in this area can get others to follow suite.

City Administrator Podhradsky stated that public process will be very important for this issue. He explained that Staff could put together what the public process would look like and entail and bring it back to a work session.

Councilmember Geisler suggested looking at Councils from all the Carver County cities and trying to put it forth as a County-wide effort.

City Administrator Podhradsky stated he did not believe that would happen. He mentioned that this issue is reminiscent to the smoking ban and when cities started implementing the bans, it was not until the State took action that it actually had a significant impact.

Councilmember Rohe stated that since the last time they had discussed this, the smoke shop came in by the high school so it is a little bit different from the last time the Council looked at it.

Councilmember Schulz stated that history has shown that sometimes it takes action by the cities to affect action at the State-level.

Councilmember Rohe inquire of Dr. Snook if they have looked at moving the age to 19 or what the specific reason is to suggest moving it to age 21.

Dr. Snook stated that other municipalities in the State that have changed the age to purchase have gone right to age 21, and that other states in the Nation that have changed the age at a state-wide level have gone right to age 21 as well. She stated that based on the science and brain development, that is what is best.

The Council thanked Dr. Snook for her information.

2. Tyler Blanski announced to the Council the launching of a new magazine created by his wife and him, and supported entirely by local businesses, called *The Neighbors of Chaska*. He stated the purpose of the magazine is to grow city pride in Chaska, help local businesses thrive, and connecting neighbors to each other. He stated that the first edition comes out in July and will be marketed to 3,200 home owners, which is about half the homes in Chaska.

Councilmember Geisler inquired if there is a good response from businesses wanting to place ads.

Mr. Blanski answered in the affirmative.

Mayor Windschitl explained that Mr. Blanski came in last week to meet with him, and he thought the Council should know about this resource and its launch.

Councilmember Schulz asked Mr. Blanski how they determined which homes to send the magazine out to.

Mr. Blanski stated they work for Best Version Media and they have a data team that acquires the addresses.

Mayor Windschitl mentioned that having a few copies to display at the City would be nice, and that he hoped each Councilmember would receive one.

The Council wished Mr. Blanski good luck.

6. Minutes

Motion by Councilmember Rohe, second by Councilmember Geisler to approve the minutes of the May 21, 2018 and June 4, 2018 City Council meetings.

Motion carried.

7. Consent Agenda

Motion by Councilmember Rohe, second by Councilmember Geisler to approve the Consent Agenda Items A through H:

- A. District 112 Hockey Program Locker Room Expansion at Chaska Community Center
Motion to authorize Wenk Construction to advertise bids for this project.
- B. Adopt Resolution No. 2018-81 Approving Conditional Use Permit for the Lake Hazeltine Transmission Line
Motion to adopt Resolution No. 2018-81 approving the Conditional Use Permit in order to construct a 115-kv transmission line in the northern industrial park (PC #2018-06).
- C. Adopt Resolution No. 2018-78 Approving Local Results and Innovation Performance Measures for 2018
Motion to adopt Resolution Approving 2018 Performance Measures.
- D. Adopt Resolution No. 2018-82, Approving the Negative Declaration for an EIS for the Lake Hazeltine Transmission Line
Motion to adopt Resolution No. 2018-82 issuing a negative declaration relative to the need for an EIS for the Lake Hazeltine Transmission Line.
- E. Kindergarten Center Storm Water Management Project
Motion to approve the Service Agreement with Carver County for the Storm Water Retrofit Project at the Chaska Kindergarten Center.
- F. Adopt Resolution No. 2018-80, Approving FormaCoat Site Demolition Construction Documents and Authorizing Solicitation of Public Bids
Motion to adopt Resolution No. 2018-80 approving the construction documents for the Formacoat Site Demolition Project and authorizing the solicitation of public bids.
- G. Adopt Resolution No. 2018-83, Approving the Plat Correction for Club West 7th Addition
Motion to adopt Resolution No. 2018-83 approving the correction to the plat of Club West 7th Addition.
- H. Carver County Joint Powers Agreement for Corridor Study of County Highway 10
Motion to approve the Joint Powers Agreement with Carver County for the Corridor Study on County State Aid Highway/County Highway 10 (Engler Boulevard).

Motion carried.

8. Action Items

DRAFT

8.A. Public Hearing: Establishing Redevelopment Tax Increment Financing District No. 21, Adoption of TIF Plan, and Authorizing Execution of Parking Agreement for the Hot Spot Redevelopment

Assistant Administrator Kabat presented the item to the Council.

Mayor Windschitl inquired if they need to do this item in a couple of motions.

Assistant Administrator Kabat explained that it could be done in one motion but a public hearing needs to be held.

Councilmember Geisler asked if they have already tested the ground for pollution.

Assistant Administrator Kabat responded that the City has done Phase 1 and 2 site analyses on the Hot Spot site and there is some clean-up that needs to occur, the extent of which depends upon how the plans are accrued and the level of soil disturbance that needs to occur to build the building. He stated the developer would be responsible for determining/remediating any pollution on the remaining project site.

Councilmember Rohe inquired if there were grant dollars for that.

Assistant Administrator Kabat stated that there were.

Mayor Windschitl opened the public hearing at 7:36 pm.

Mayor Windschitl closed the public hearing at 7:37 pm.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-79 Establishing a Redevelopment Tax Increment Financing District and Approving a Tax Increment Financing Plan Therefor and Authorizing Execution of Parking Agreement.
Motion carried.

Councilmember Rohe inquired if the demolition of this site could be done prior to the Fire and Ice.

Assistant Administrator Kabat stated that in order for buildings to be knocked down, the closing needs to occur and the purchase agreements are slated to be signed July 2, 2018.

8.B. Public Comment Being Received by Council Regarding Police Officer Body Worn Cameras (BWCs)

City Administrator Podhradsky introduced the item to the Council.

Chief Knight presented the item to the Council.

Mark Metz, Carver County Attorney, stated that he is fully in support of the body cameras due to their tremendous evidentiary value.

Steve Holmgren, Chief Public Defender of the 1st Judicial District, stated he is in support of the body camera pilot as it provides powerful evidence. He encouraged the Council to support the pilot project.

Jason Kamerud, Sheriff's Chief Deputy, explained that their office has not yet decided if they will have body cameras and they are going to watch this pilot to see how it goes. He stated that inclusion of all the stakeholders is similar to what they would do and stated that as consistency is very important, they would model their program after this if they decide to go this way.

Robert Olson of Chaska asked numerous questions regarding the body camera pilot program and potential adoption.

City Administrator Podhradsky suggested that it might be more helpful to obtain lists of questions like this in order to respond back to each question in writing.

Mr. Olson stated that would be great and that other people would probably have questions as well.

Chief Knight explained that many of these questions are listed online and offered to meet with Mr. Olson to give any further explanation or information that he might desire.

Dr. Richard Scott, Public Health Manager for Carver County, stated he is impressed with the process Chaska is going through to do the pilot study.

Chief Knight thanked the Council and stated this is a big deal for the community policing effort and transparency and expressed his excitement for the pilot study.

Mayor Windschitl inquired if this one-year trial is offered to other departments.

Chief Knight stated that after the statute was clear on what is private and public, Lieutenant George began researching vendors and after discussions with Axon, they offered the one-year pilot study.

Mayor Windschitl asked if the City is then obligated.

Chief Knight stated that they are not, and that the data is encrypted and Axon will never see it. The City could decide not to go forward with this after the pilot study, and all the data from the year stays with the City.

City Administrator Podhradsky commented that these issues are very complicated and the questions brought up tonight are exactly the things Police Staff have been wrestling with.

Motion by Councilmember Schulz, second by Councilmember Rohe to accept all public comments made as part of the public input process, and to authorize Staff to move forward with implementing the BWC Pilot Project in Chaska.

Mayor Windschitl commented that there is probably a large list of departments that have body cameras, but there are likely three-times as many that do not.

Councilmember Geisler mentioned that everyone has a camera available now due to phones and she likes that the body cameras would level the playing field for the officers.

Councilmember Schulz stated he is very happy to be able to utilize the pilot in order to see this will bring the value they think it will and will allow them to really measure that value before the City has to start spending any money.

Motion carried.

8.C. Adopt Resolution 2018-84 and Ordinance 949, Approving the Preliminary Site and Building Plan and Preliminary Plat and Adopting an Ordinance Approving the Rezoning for 650, 700 and 710 Chestnut Street / PC #2018-19

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Mayor Windschitl inquired who owns the pass-through.

City Administrator Podhradsky stated that there is a cross access easement across the top and the southern half is owned by Walgreens and the eastern half of the northern portion is owned by the HRA and the western half is owned by this site.

Mayor Windschitl asked if that pass-through will get fixed up in this process as it is in rough shape.

City Planner Hanson explained that a portion of it would but that she was not sure they were planning to do the entire extent.

Mayor Windschitl commented that he would not want to do this nice project and then leave the road like that.

City Administrator Podhradsky stated that part of it is private property.

Mayor Windschitl stated that he understood that but was curious if there have been any discussions with them about trying to get this fixed up while the other work is happening.

City Administrator Podhradsky stated that they can have those discussions with Walgreens.

City Planner Hanson continued to present the item to the Council.

Mayor Windschitl invited the applicant to speak if so desired.

Matt Borowy, Bright Pixel Design, offered to answer any questions. He stated that getting Dunkin Donuts to fit in with the Chaska downtown look was difficult, but they are pleased with how it will fit in.

Motion by Councilmember Rohe, second by Councilmember Geisler to Adopt Resolution No. 2018-84 approving the Preliminary Site and Building Plan and Preliminary Plat for 650, 700 and 710 Chestnut Street North (PC # 2018-19).

Motion carried.

Motion by Councilmember Geisler, second by Councilmember Schulz to Adopt Ordinance No. 949 approving the rezoning for 650, 700 and 710 Chestnut Street North from General Commerce (C-2) and Planned Multi Use District (PMD-10) to Planned Commercial District (PCD-19).

Motion carried.

8.D. Adopt Resolution 2018-85 and Ordinance 950, Approving the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Formacoat/Mark Gross/PC # 2018-18

City Administrator Podhradsky introduced the item to the Council and suggested combining the presentation for this item with Item 8E. He explained City Planner Hanson could present the information regarding Item 8D and Assistant Administrator Kabat could present on Item 8E, and the Council could vote on both items following presentations and discussion.

City Planner Hanson presented Item 8D to the Council.

Mayor Windschitl inquired if they were building the whole building now.

City Planner Hanson replied that they are building roughly 30,000 square feet.

Mayor Windschitl looked to clarify that there is room for expansion on that lot.

City Planner Hanson stated there was and future potential expansion would be roughly 9,000 square feet and would be located off the west side of the building.

Mayor Windschitl inquired if they will be able to meet the parking if they lose that.

City Planner Hanson stated that they will still meet it. She explained they still have a couple of spaces to show in their proof of parking for the full build-out but it is something they can accommodate on their site.

City Planner Hanson continued her presentation of the item.

The Council agreed as a whole that they were looking forward to this moving forward.

8.E. Adopt Resolution 2018-77, Resolution Approving a Development Agreement Between the Chaska Economic Development Authority, The City, And Formacoat Leasing, LLC

Assistant Administrator Kabat presented Item 8E to the Council.

City Administrator Podhradsky commented that not only will this site look better, but the site next door will look better too. He explained the City's marketer said this will make it easier to sell.

Councilmember Schulz inquired if they would be removing concrete from the entire site.

Assistant Administrator Kabat stated they would and doing so will remove one more barrier on that site. He explained that they will prioritize FormaCoat's spot first so they can get the concrete off of there and begin building, and then the rest of the site will be seeded for grass once the concrete is removed. Assistant Administrator Kabat then continued his presentation of the item.

Mayor Windschitl asked if the concrete removal will begin right away.

Assistant Administrator Kabat explained the project schedule for this item.

Mayor Windschitl inquired if Staff is confident they would get someone in to remove that concrete during construction season.

Assistant Administrator Kabat explained that he thinks they will be ok.

Mayor Windschitl asked if they will haul the concrete offsite or crush it onsite.

Assistant Administrator Kabat explained that since there is not as much time sensitivity on the second portion, that could be an opportunity for the contractor to be able to do that.

The Council took action on Item 8D first:

Motion by Councilmember Geisler, second by Councilmember Schulz to Adopt Resolution No. 2018-85 approving the Preliminary Site and Building Plan and Preliminary Plat for Formacoat (PC# 2018-18).

Motion carried.

Motion by Councilmember Schulz, second by Councilmember Rohe to Adopt Ordinance No. 950 approving the Rezoning from Planned Multi-Use District (PMD-04) to Planned Multi-Use District (PMD-21).

Motion carried.

Following the action on Item 8D, the Council acted on Item 8E:

Motion by Councilmember Schulz, second by Councilmember Geisler to Adopt Resolution No. 2018-77 Approving a Development Agreement Between the Chaska Economic Development Authority, The City, and Formacoat Leasing, LLC.

Motion carried.

8.F. Adopt Resolution 2018-86, Approve the Concept Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda, Inc./PC #2018-22

City Administrator Podhradsky introduced the item to the Council.

City Planner Hanson presented the item to the Council.

Councilmember Rohe inquired if the applicant has all of their financing in place to move forward with the project.

City Administrator Podhradsky stated they will likely not move and do something until the City does something with City Park West and that the applicant is trying to be prepared for that.

Mayor Windschitl looked to clarify that nothing will be happening until that goes.

City Administrator Podhradsky stated that the schedule now is to have something back from the task force by the end of the summer, and since the applicant still has the preliminary and final to go through, they could be on very similar tracks. He explained that he would not expect it until the City got to that point in that development.

Councilmember Geisler inquired if the applicant has already purchased the building.

City Administrator Podhradsky confirmed that they have.

Mayor Windschitl asked if Staff is confident they will be able to work out the issues Staff has with the darkness of the proposed building exterior.

City Planner Hanson stated they are already in discussion about that and the applicant seems receptive to doing so.

Motion by Councilmember Rohe, second by Councilmember Schulz to adopt Resolution No. 2018-86 approving the Concept Plan for China Pagoda at 798 Yellow Brick Road (PC# 2018-22).

Motion carried.

9. Bills

9.A. AP Council Roster 6-18-18

Motion by Councilmember Geisler, second by Councilmember Schulz to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Schulz, Rohe, Geisler, and Mayor Windschitl. Voting nay: None

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly 6/18/2018

10.B. Draft Minutes - Human Rights Commission - 05-24-2018

10.C. Park & Rec Meeting Minutes 05-14-2018

Councilmember Geisler:

- Reminded the Council and audience that the farmer's market starts June 20, 2018 from 3-7 pm and will be held every Wednesday until mid-September.
- Informed Council and audience that Bark in the Park on June 27, 2018 at 6 pm at Fireman's Park.
- Reported that she attended the open house at the Steiner-Kelting Mental Wellness Facility on June 14th and commented how beautiful the building was. She explained they toured the facility and that there will be someone onsite 24 hours to provide help or if issues arise.

City Administrator Podhradsky:

- Reminded the Council that there will not be a meeting on July 2, 2018, but will have meetings on July 16th and 30th, 2018.
- Gave an update on the dog park public input process.

City Engineer Clark:

- Informed the Council there will be an open house at the Event Center on June 20, 2018 from 5-7 pm for the interchange and upgrades planned for County Road 44.

Assistant Administrator Kabat:

- Reported to the Council that the Minnesota Transportation Alliance has requested a letter of support from the Mayor and Council for an application they are putting forward to continue the four lanes on US-212 from County Road 11 out to Cologne. He stated that if the Council was okay with that, he would ask them to entertain a motion to approve the Mayor's signature on that letter of support.

Motion by Councilmember Schulz, second by Councilmember Geisler to approve Mayor Windschitl's signature on the letter of support for the Minnesota Transportation Alliance.

Mayor Windschitl stated that there was a gap of \$21 million and now it is down to \$12 million and expressed hope that this would occur.

Motion carried.

Mayor Windschitl:

- Inquired if the sign at Clover Ridge that was part of the rebuild would get finished. City Administrator Podhradsky stated that it is part of the contract that is fixing four signs.
- Informed the Council and audience of two Not Me classes for assault prevention and self-defense training. He explained a women's class was held prior to tonight's meeting, and the other will be held June 20, 2018 from 6:30-8pm for men.
- Wished all a Happy 4th of July and that fireworks will be held behind Jonathan Elementary.

11. Adjourn

Motion by Councilmember Rohe, second by Councilmember Geisler to adjourn the meeting at 8:50 pm.

Motion carried.

REQUEST FOR ACTION CHASKA CITY COUNCIL 07-16-2018

Subject: Solicitor Permits for Individuals from Custom Remodelers, Inc.

Prepared By: Denise Wetzel, Senior Clerk

The following individuals have made application for individual solicitor permits on behalf of Custom Remodelers, Inc., an exterior home restoration business, located at 474 Apollo Dr., Lino Lakes, Minnesota, 55014.

This company has been in the area for a number of years and has had solicitors in the area in the past, with no complaints.

The required paperwork and fee of \$40 per individual has been processed and Staff recommends approval

SOL. 18-38 Devin Sellin
SOL. 18-39 Carter Nelson
SOL. 18-40 Avery Peterson
SOL. 18-41 Jacob Weisser
SOL. 18-42 Dakotah Schulte
SOL. 18-43 Dawson Johnson
SOL. 18-44 Kayla Dietsch
SOL. 18-45 Jesse Heifort
SOL. 18-46 Alyssa Smith
SOL. 18-47 Thomas Bannochie

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving Solicitor Permit Nos. SOL.18-38 through SOL.18-46, for the above representatives of Custom Remodelers, Inc., located at 474 Apollo Dr., Lino Lakes, Minnesota, 55014, for the period of July 16, 2018, through December 31, 2018.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07-16-2018 **RESOLUTION NO.** 2018-87

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

Resolution Approving Solicitor Permits for Individuals from Custom Remodelers Inc.

WHEREAS, application has been made for individual solicitor's permits, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for solicitor permit numbers SOL.18-38 through SOL.18-47 for the following individuals: Devin Sellin, Carter Nelson, Avery Peterson, Jacob Weisser, Dakota Schulte Dawson Johnson, Kayla Dietsch, Jesse Heifort, Alyssa Smith and Thomas Bannochie of Custom Remodelers Inc., of 474 Apollo Drive, Lino Lakes, MN 55014 which would allow the solicitation of exterior home renovation services July 16 through December 31, 2018 is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Police Auction

Prepared By: Lt. Rachel Nelson, Chaska Police Department

Background

The Police Department will be auctioning surplus, found, unclaimed and seized items in an online auction beginning no earlier than September 1, 2018. All property has remained unclaimed by the owner and has been in the possession of the City continuously for a period of at least 90 days as required by ordinance. The Police Department has entered into an agreement with PropertyRoom.com to conduct an online auction of the property. Property to be auctioned includes the following items:

17 various brand Cell phones, 2 small safes w/keys, 2 baseball bats, , misc. knives, Just wireless phone charger, , Magellan GPS, iPod, Ipad, Pioneer car stereo, CD case w 25+ cd's, Game of Thrones DVD's, Sons of Anarchy DVD's, Oakley sunglasses, one diamond earring, Gold Mother's necklace, 14 K gold men's chain, Black Migeer watch, Coach watch, Coach handbag, Silver engagement ring set, Adidas men's sneakers Size 10, Leather brown bench, 2 vases, Wilson Tour Special putter, jumper cables, new gas can, Lyman reloading Die set, Ball vintage jar, Ridgid Battery Hyper Lithium 18 V, tattoo gun/equipment.

The auction will be advertised in the Chaska Herald for two consecutive weeks prior to the start of the sale. A complete list of items will be available to the public on the City's website.

CITY COUNCIL ACTION REQUESTED

Motion to approve the auction/sale of items by the Chaska Police Department.

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Appointment of Election Judges for 2018 Primary Election

Prepared By: Denise Wetzel, Senior Clerk

Background

The Primary Election will be held on Tuesday, August 14, 2018. At least 25 days prior to the election, Council must appoint Judges of Election to administer the election in each polling place.

As per Minnesota Statute, party balance per polling site must only be maintained in that there may not be more than one half of the judges affiliated with one party. This condition will be met at all four polling locations. Judges are working either a full day or a half day shift of the Primary Election. They will be attending two to three hours of County training on either July 26 or July 30.

All training and polling day work assignments are paid by the City through its Elections budget. There is a total of 6 to 8 judges working at each of the four Wards with Backup Judges available if needed. Judges are offered the following pay schedule, which comes out of the Election budget:

Head Judges and Tabulator Judges - \$10.65 per hour
Regular Judges - \$9.65 per hour

Staff recommends the appointment of Judges of Election for the State Primary Election those persons listed on Exhibit A, and any additional individuals needed to work at the polling sites.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 14, 2018.

Exhibit A

Primary Election Judges

Ivy Beebe
Linda Worm
Judy Grosch
Vickie Andrie
Karen Fenske
Anne Stelter
Irma Pierri
Jeri Bowers
Richard Barns
Lucy Jones
William Garry
Brad Flaagan
Steven Gingras
Theresa Hill
Elaine Ward
Janice Hron
Mary Stapleton
Randal Brunet
John Dawson
Kathleen Benjamin
Stephen Kingsbury
Kaye Norrish
Joanne Johnson
Mary Leopold
Steve Mangen
Sharon Lewison
Sharon Siegle
Bev Geffert
Donald Balster
Rebecca Herreid
Cheryl Schneider
Vicki Daley

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07-16-2018 **RESOLUTION NO.** 2018-88

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

Resolution Appointing Judges of Election for the Primary Election August 14, 2018

WHEREAS, the Primary Election will be Tuesday, August 14, 2018; and

WHEREAS, the City Council must appoint Judges of Election to administer the polling places at least twenty-five (25) days prior to the election;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the persons listed on "Exhibit A", heretofore made a part of this document, are appointed to serve as Judges of Election for the City of Chaska at the Primary Election, Tuesday, August 14, 2018;

FURTHER, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the Election Administrator be empowered to appoint additional Election Judges as warranted.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Senior Clerk

Exhibit A
Primary Election Judges

Ivy Beebe
Linda Worm
Judy Grosch
Vickie Andrie
Karen Fenske
Anne Stelter
Irma Pierri
Jeri Bowers
Richard Barns
Lucy Jones
William Garry
Brad Flaagan
Steven Gingras
Theresa Hill
Elaine Ward
Janice Hron
Mary Stapleton
Randal Brunet
John Dawson
Kathleen Benjamin
Stephen Kingsbury
Kaye Norrish
Joanne Johnson
Mary Leopold
Steve Mangen
Sharon Lewison
Sharon Siegle
Bev Geffert
Donald Balster
Rebecca Herreid
Cheryl Schneider
Ivy Beebe
Linda Worm
Judy Grosch
Vickie Andrie
Karen Fenske
Vicki Daley

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Temporary On-Sale Intoxicating License for Guardian Angels Church

Prepared By: Denise Wetzel, Senior Clerk

Background

Guardian Angels Church, 215 West 2nd Street, Chaska, Minnesota, has made application for a 1-day Temporary On-Sale Intoxicating License for the AngelFest Celebration being held at Guardian Angels Church on Saturday, September 29, 2018.

Applicant has provided the application, certificate of liquor liability and paid the requisite fee of \$50 (\$50/day of the event).

Recommendation

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TWSB.18-03 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 29, 2018.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Formacoat - Chaska Building Center Phase II – Final Site/Building Plans and Final Plat

Applicant: Mark Gross

Location: East of Klingelhutz site (DDK) and west of Fire Lane

Case No.: P.C. No. 2018-24

Synopsis: The applicant is requesting approval of the Final Site/Building Plan and Final Plat (Phase II) of the Chaska Building Center redevelopment

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt a Resolution approving the project

BACKGROUND

Formacoat, founded in 2002, is a privately held, uniquely positioned, medical device contract manufacturing company currently located in Savage, MN. Formacoat's collaboration with customers includes access to a wide range of coating vendors and their technologies to help bring the right coating to each product. Each medical device coating can provide different characteristics of lubricious, abrasion resistant, hemocompatible, non-thrombogenic and biocompatible value to a device. Mark Gross, owner and CEO of Formacoat, has been a 27-year resident of Chaska, and hoping to bring the business home.

In May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site, along with approval of the Preliminary Plat. At this time, staff recommended approval of the two westerly lots (Klingelhutz site) of the Concept Plan and approval of the Preliminary Plat, but staff recommended postponing the discussion on the easterly portion of the site (remaining vacant sites) until a more solid development plan was proposed. The City Council voted to approve the Preliminary Plat and table the discussion for the eastern half of the site pending the completion of the Downtown Master Plan, which will serve as a redevelopment guide for the area.

In August and October of 2011, the Preliminary and Final Site/Building Plans for the western half of the project were approved. Tonight we are looking at approving a portion of the eastern half of the project.

The applicant believes that this project will contribute to and reinforce the City's Mission Statement, particularly through the following strategies:

- CHASKA'S HIGH QUALITY OF LIFE IS ENHANCED – The project will supply the city with new employment opportunities for nearby residents.
- TAXPAYERS PERCEIVE THEY ARE GETTING QUALITY COST-EFFECTIVE SERVICE – The tax revenue generated by this project will contribute to the city's ability to continue providing cost effective services to the residents and businesses.
- WELL PLANNED AND ORDERLY COMMUNITY DEVELOPMENT IS A PRIORITY – The well planned project extends ripple effect benefits to nearby businesses. The employees that will call the building 'work' will shop at nearby retailers, eat in the local restaurants and may look for housing options closer to work.
- A SENSE OF COMMUNITY AND SMALL TOWN VALUES ARE MAINTAINED – All businesses feel a sense of pride about their hometown. It is the hope that some companies may even relocate their headquarters to this site, where Chaska can become their true home base.
- COMMITMENT TO EXCELLENCE – Formacoat will improve the existing abandoned building site and make it a productive contributor to the community once again.

ZONING & DOWNTOWN MASTER PLAN

Currently, the site is zoned PMD-21 (Planned Multi-Use District No. 21), which was done during the preliminary approvals to accommodate the updated proposal.

In January of 2012 the Downtown Master Plan was approved. The area in question tonight is defined in this plan as the 'East Chaska Boulevard District' and a redevelopment site. In order to encourage the concentration and viability of healthy commercial businesses in downtown Chaska and provide opportunities for job growth near downtown, this district is envisioned to transition to more of an employment center. It is specifically guided toward a mix of business park uses, such as light industries, offices, research and development services, and medical. The goal is to increase the diversity and concentration of jobs within the downtown area.

EXISTING CONDITIONS

The site is located on the north side of Chaska Boulevard, between the Klingelhutz site and Fire Lane. The site currently consists of two parcels (7.34 acres total). The site is currently vacant but contains several concrete pads from the previous buildings that were there, which included the old Chaska fire station. Both parcels are currently owned by the City of Chaska, however, Formacoat will be the owner of one of the lots once a purchase agreement is solidified.

CURRENT REQUEST

The applicant, Formacoat, is requesting Final Site/Building Plan and Final Plat approval for the construction of an office/warehouse building totaling approximately 31,840 square feet in size and roughly 30 feet in height on the central portion of the Chaska Building Center site. The plan is to only redevelop 3.85 acres of the remaining 7.75 acre vacant site; approximately 3.9 acres will remain on the east side of the site for future development. 30 new jobs are projected to be created as a result of this building and development.

Adjacent properties

The new building's site is bounded on the south by Chaska Boulevard/CR 61; the north by East Chaska Creek and a City trail; the east by Fire Lane and Cuzzy's; and the west by Klingelhutz site.

Site Layout

The site is situated in the center of the Chaska Building Center site. The building is also situated in the middle of the site with parking circulating around it. The front of the building will face south (toward Chaska Boulevard), with a loading dock in the rear (north). Access to the site will be gained from Chaska Boulevard from two existing site accesses; one from the Klingelhutz site on the west; one from the center of the site via an existing access.

Building Location/Design

The building is rectangular in format and will be two-stories tall (approximately 30 feet in height). The initial construction of this building will encompass a 31,840 square foot building footprint. A future expansion area is shown on the west side of the building totaling at 9,322 square feet. The front of the building will face the south toward Chaska Boulevard.

The proposed building will be constructed with decorative pre-cast wall panels, accented with glass and additional architectural features to provide an impressive corporate home for Formacoat.

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

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials."

Formacoat Building Materials	
Class I	Brick and Glass (33%)
Class II	Precast Concrete Panels aggregate finish (65%)
Class III	Tahoma
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	33% Class I material; 2 different materials 65% Class II material; 1 material

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on industrial buildings.

Another item of note is the brick to be used. In order to be classified as a Class I material, the brick needs to be a full modular face brick. The applicant has indicated that on their final elevation drawings.

Overall, the building's appearance is attractive. The significant articulation of the building is oriented on the south side with the most amount of exposure; the articulation wraps around the building's corners on the east and west sides. The east, west and north sides are mainly the precast concrete panels, which is appropriate given the least amount of exposure that will occur on these sides.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Chaska Boulevard	100 feet from centerline
East Chaska Creek	50 feet from edge
North Property Line	20 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
East Chaska Creek	50 feet from edge
Interior Property Lines	5 feet

Parking/Access/Circulation

145 parking spaces (60 initial installation; 85 proof of parking) are proposed as a part of this project. 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.
Office	6,801 sf	1ps/250sf	27 parking spaces
Manufacturing	24,128 sf	1ps/350sf	69 parking spaces
Warehousing	6,926 sf	1ps/350 sf	19 parking spaces
Future Manufacturing Addition	9,322 sf	1ps/350sf	27 parking spaces
		REQUIRED	142 parking spaces
		PROVIDED	145 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the ultimate use of the site. The parking stalls proposed (including proof of parking) will accommodate the initial construction of the building and the ultimate building footprint with the expansion.

The access into the site will be from the existing access off Chaska Boulevard; one that is shared with the Klingelhutz site to the west. The undeveloped site to the east would not be allowed an access on Chaska Boulevard per the County's limitations. Because of this, staff would recommend that a cross access be created on the southeast portion of the Formacoat site to connect to the east. This would essentially knock out 3 proof of parking spaces, however, it would not be a detriment to the building and its expansion area.

Cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Chaska Boulevard accesses. These easements will need to be recorded at time of final plat recording.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	118 caliper inches (44 trees)	44 trees
Understory Trees	11	16
Shrubs	126	136

According to the table above the applicant is sufficient in meeting the landscape ordinance for shrubs and trees.

Staff would like to point out that the north end of the site will need to provide sufficient screening. There are a couple areas that are open, specifically the northeast portion of the site that needs to be filled in with trees, preferably coniferous to help provide screening between this site and the residential property to the north. It is not necessarily a matter of adding more trees to the site, rather it could be taking trees from the east side and moving them to the north to fill in the gaps. The applicant will be required to resolve this prior to their building permit being issued.

Planting islands are being shown in the parking lots. Staff would like to point out that trees and shrubs need to be placed in these islands. Specifically, the proof of parking areas will need to show that future trees and shrubs will be placed in the planting islands once the parking is installed. This will need to be shown on the landscape plan at final submittal.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant is showing two pole lights in the parking lot. Wall lighting cannot be placed more than 18 feet above ground level.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City to determine the drainage necessities for the site.

Final Plat

The request to plat the property would result in two parcels for the site. One totaling 3.62 acres for the Formacoat building, and one totaling 3.72 acres for an additional building site.

CONCLUSION

Staff is happy to see that this abandoned site will be cleaned up and brought back to working order. The additional jobs in downtown will be a benefit to the entire community. The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTIONS TAKEN 7/11/18:

Motion to recommend approval to the City Council of the Final Site/Building Plans and Final Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.
 - b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)

2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
4. Coordination with the City Engineer with regard to utilities, grading and drainage.
5. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.
6. Utilization of modular face brick as a Class I material.
7. No exterior storage will be permitted.
8. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Final Site/Building Plans and Final Plat for Formacoat for Phase II of the Chaska Building Center (PC #2018-24).



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 4, 2018
Subject: Formacoat

The planned development for the site proposes a new commercial building and parking lot along with site amenities. From a storm water perspective, the storm water management plan meets both the City and watershed requirements. City water is readily available to service the property. The sanitary sewer service for the property is proposed to extend through an adjoining property which will require the developer to obtain a private easement. The final layout will need to address the access changes and improvements that are needed along CSAH 61 and will be coordinated with engineering and Carver County. Demolition of the existing concrete and blacktop surfacing that remains over the property will need to be accounted for with the timing of the improvements.



formacoat





CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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

PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER:	21816
DATE:	MAY 8, 2018
DRAWN BY:	JL
CHECKED BY:	RR
REVISIONS:	5/24/18, 6/27/18

PROPOSED SITE PLAN

A1.1

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Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
fax: 651-739-3165

NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

OWNER:
FORMACOAT LLC.

12500 ZINRAN AVE
SAVAGE, MN 55378-1081

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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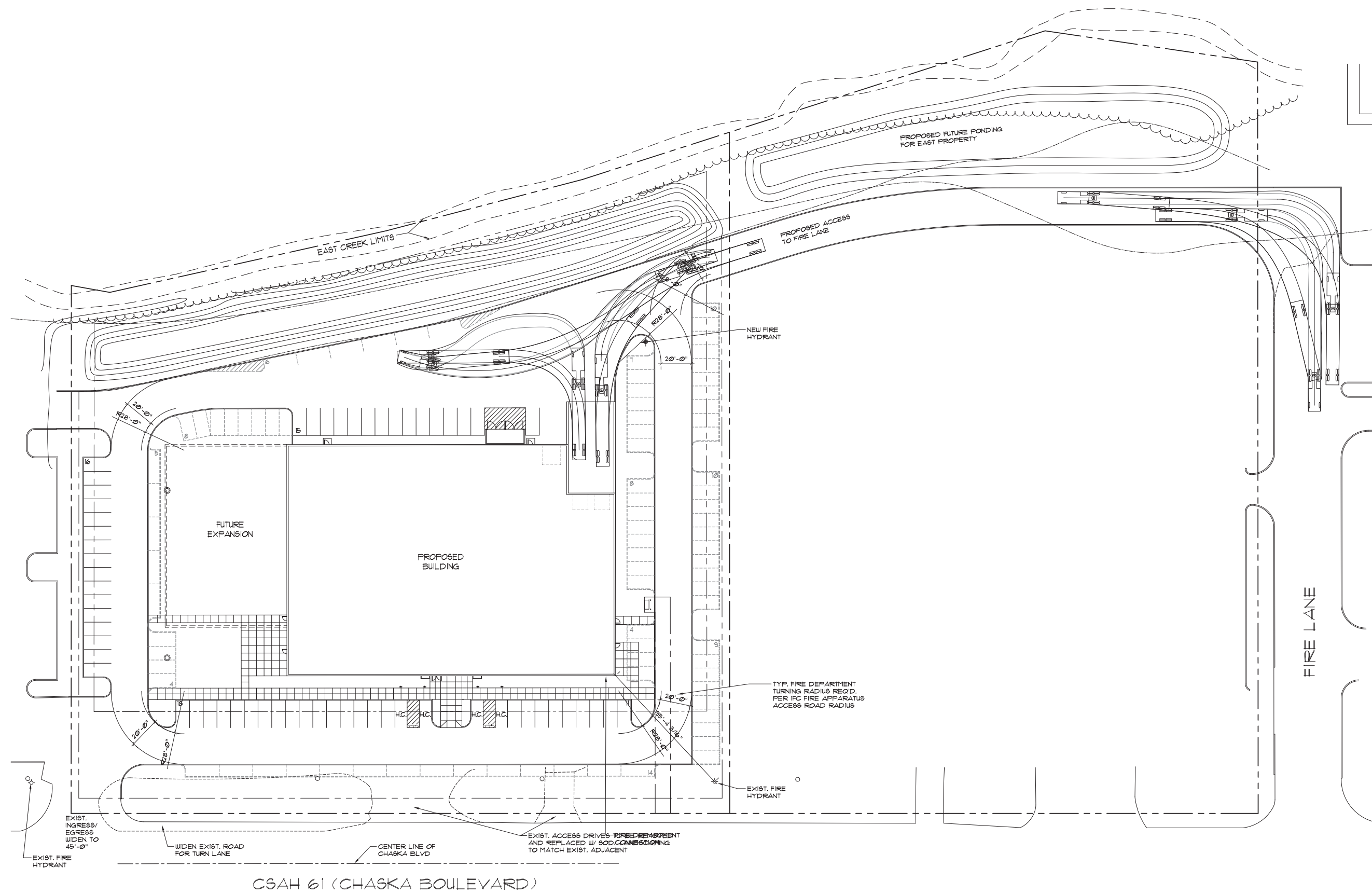
PRINT NAME: _____
SIGNED: _____
DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816
DATE: MAY 24, 2018
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 6/27/18

TRUCK TURNING
MOVEMENT SITE PLAN

A1.2

© COPYRIGHT 2018 ROSA ARCHITECTURAL GROUP



 NORTH
1
A1.2
TRUCK TURNING MOVEMENT SITE PLAN
1" = 30'-0" (ON 24x36 SHEET)

Rosa
Architectural
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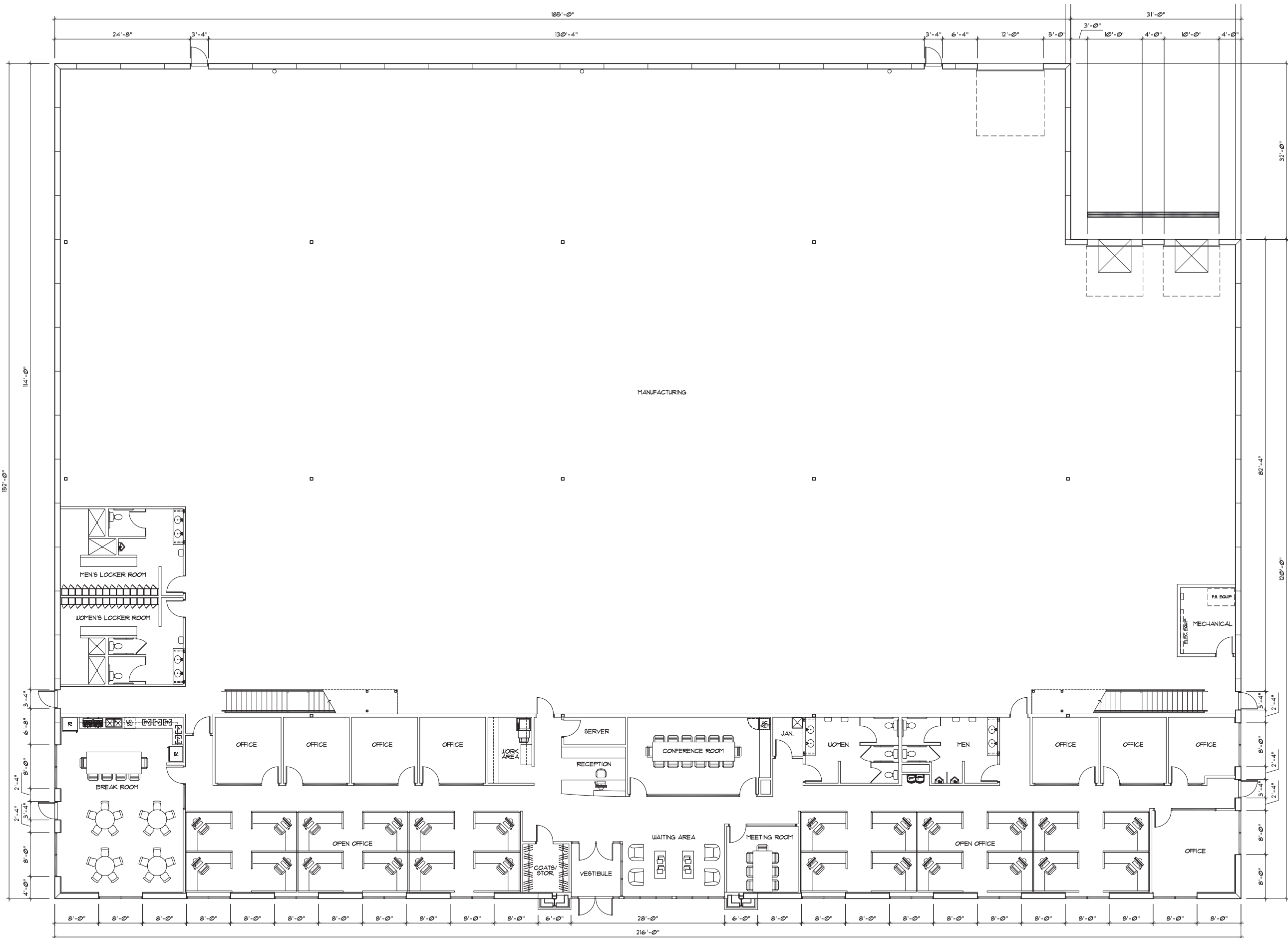
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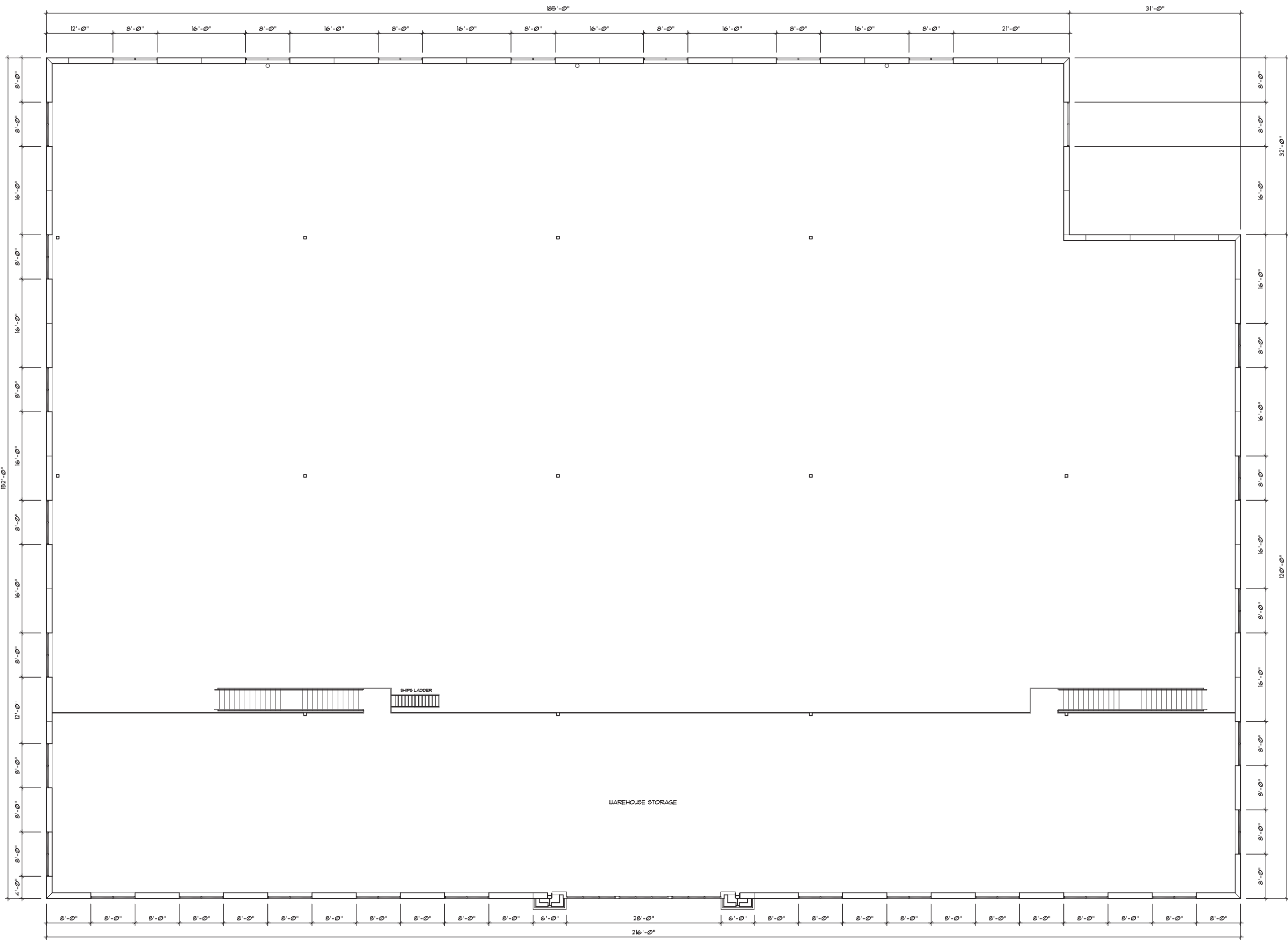
PROJECT NUMBER: 21816
DATE: MAY 8, 2018
DRAWN BY: JL
CHECKED BY: RR
REVISIONS: 6/26/18

PROPOSED MAIN LEVEL
FLOOR PLAN

A2.1

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Rosa
Architectural
Group
Inc.

1084 Sterling Street
St. Paul, Minnesota 55119
tel: 651-739-7988
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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: MAY 8, 2018

DRAWN BY: JL

CHECKED BY: RR

REVISIONS: 6/26/18

PROPOSED SECOND LEVEL
FLOOR PLAN

A2.2

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NEW BUILDING FOR
FORMACOAT

CHASKA BLVD.
CHASKA, MN

CORNERSTONE
CONSTRUCTION
SERVICES, LLC

EDEN PRAIRIE, MN
PH: 952-944-8780

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PRINT NAME: _____

SIGNED: _____

DATE: _____ REG. NO. _____

PROJECT NUMBER: 21816

DATE: JUNE 5, 2018

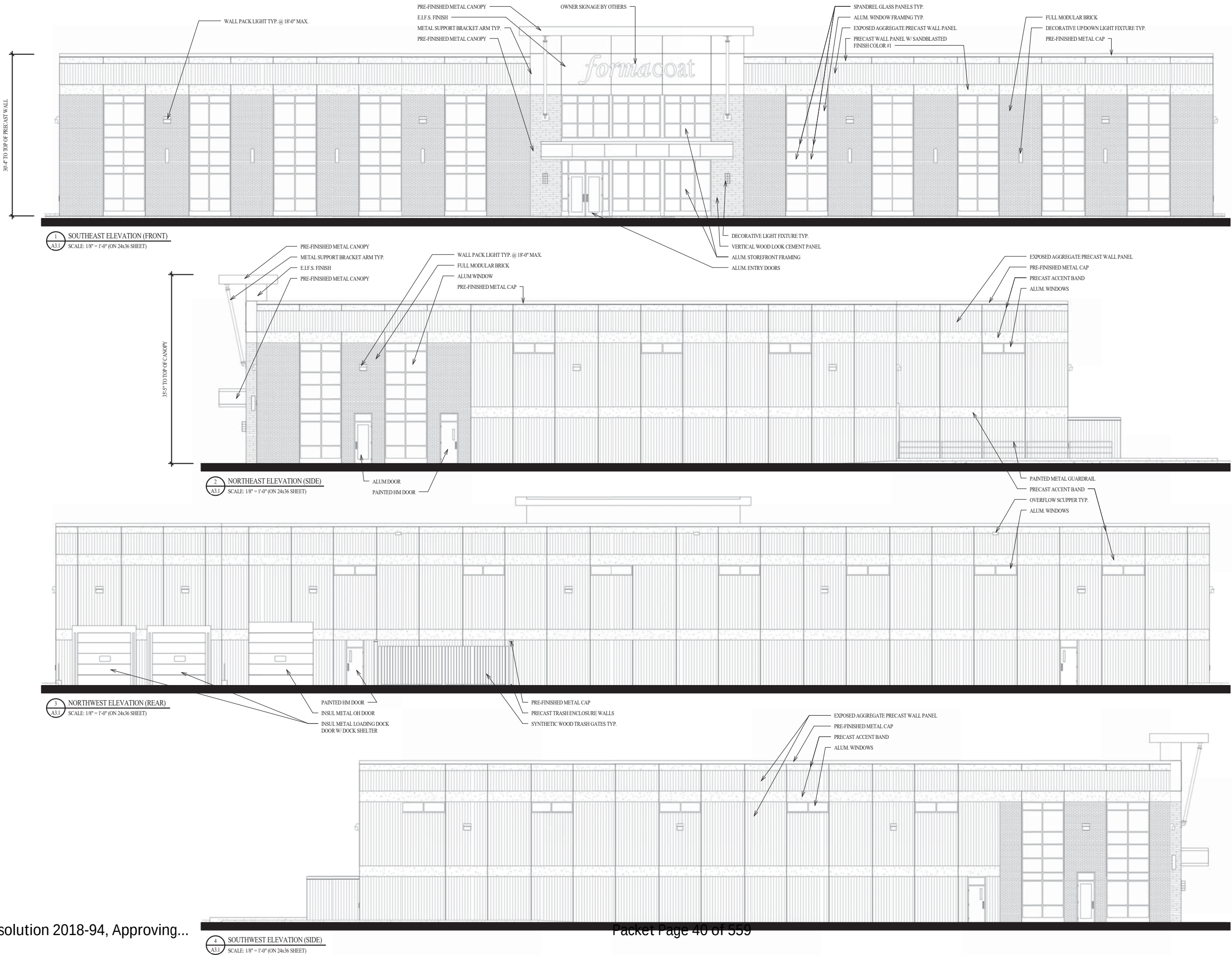
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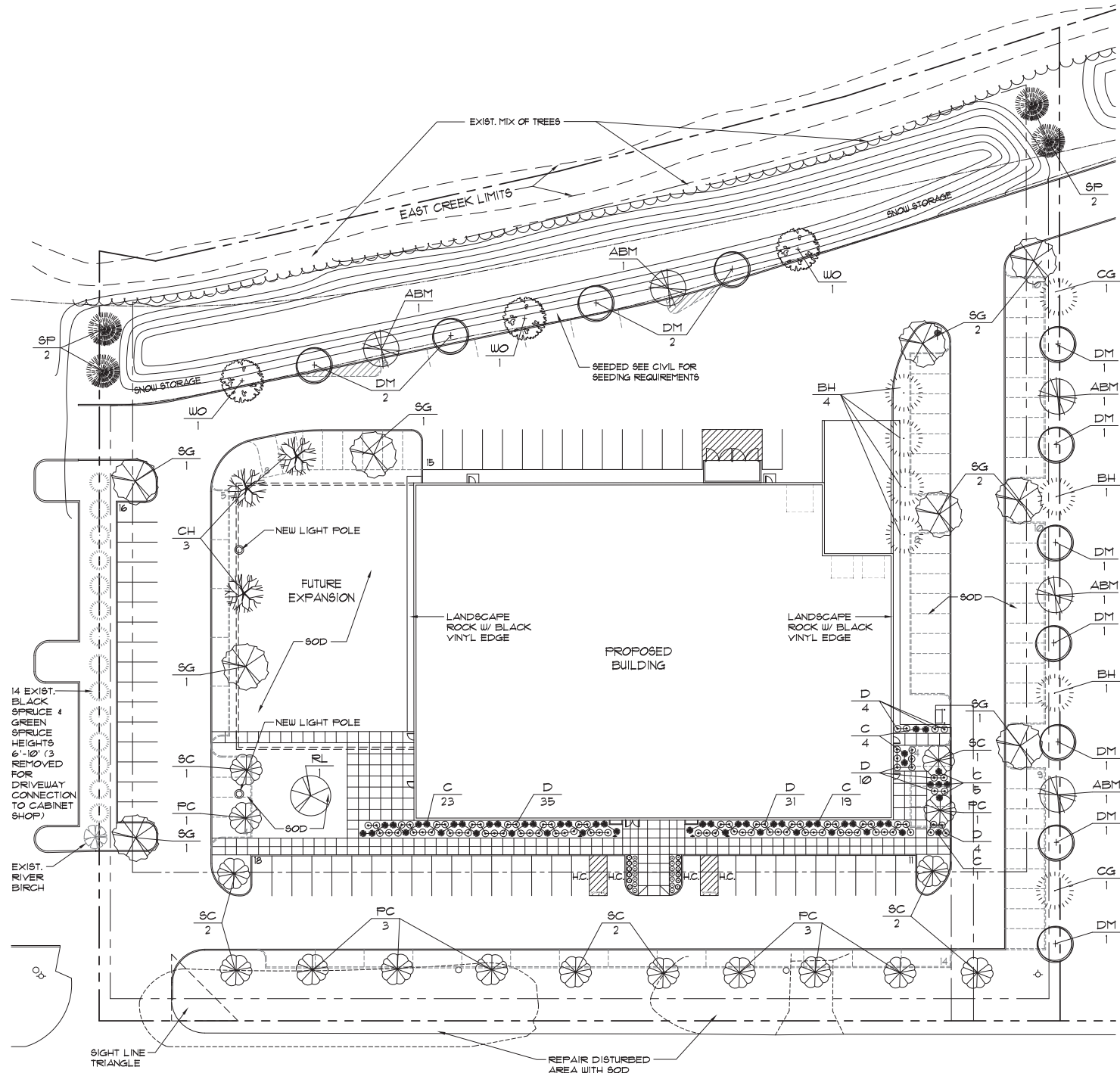
CHECKED BY: RR

REVISIONS: 6/26/18

PROPOSED BUILDING
ELEVATIONS W/
NOTES

A3.1





CSAH 61 (CHASKA BOULEVARD)



PROPOSED LANDSCAPE PLAN
1" = 30'-0" (ON 24x36 SHEET)

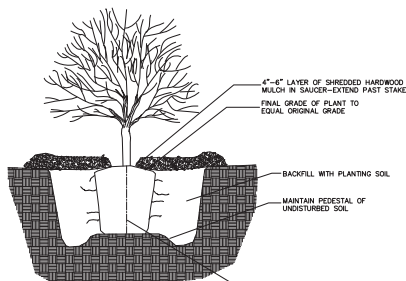
LANDSCAPE REQUIREMENTS:

BLDG. AREA = 37,855 S.F. / 320 = 118.29' REQ'D. TREE CALIFER

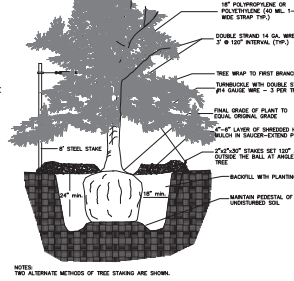
REQ'D. OVERSTORY TREE'S:

- 60% @ 2.5" = 118.29 x .6 = 70.97 / 2.5 = 28 REQ'D.
- 10% @ 3.0" (7'-4" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 3.5" (8'-6" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.0" (10'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.
- 10% @ 4.5" (11'-0" CONIFER IS EQUAL) = 4 TOTAL REQ'D.

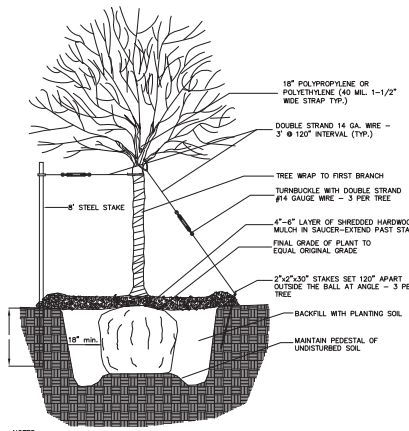
Packet Page 41 of 559



NOTES:
HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
SHRUB PLANTING DETAIL



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, THE CONTRACTOR
IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT
THE GUARANTEE PERIOD.
CONIFEROUS TREE PLANTING DETAIL



NOTES:
TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, THE CONTRACTOR
IS RESPONSIBLE FOR THE MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT
THE GUARANTEE PERIOD.
DECIDUOUS TREE PLANTING DETAIL

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including the boulevard areas shall be irrigated with an underground sprinkler.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be northern grown and hardy.

Planting beds for shrubs shall have 3" - 4" of 1-1/2" washed River rock mulch. No weed barrier fabric to be used. Separation of stone mulch from sod shall be by 4" vertical (commercial grade) black poly edging. Edging shall be placed and staked with smooth curves and straight lines.

All planting beds shall be prepared using Preen or an approved equal weed preventative.

Organic black topsoil shall be spread over site where landscaping or sod to be placed, as per City code.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Field adjust tree and shrub locations to fit site and avoid utility locations and any changes that may have occurred to the buildings exterior and/or site in general.

Construction and soil types to be determined by the site Engineer.

Contractor to field adjust foundation shrubs to best suit space and building's architecture.

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
5	ABM	Acer freemanii	Autumn Blaze Maple	2-1/2" B&B
11	DM	Acer platanoides 'Deborah'	Deborah Maple	2-1/2" B&B
9	SG	Acer x freemanii 'Sienna'	Sienna Glen Maple	2-1/2" B&B
3	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
1	RL	Tilia americana 'Redmond'	Redmond Linden	2-1/2" B&B
3	WO	Quercus bicolor	Swamp White Oak	2-1/2" B&B
8	PC	Malus 'Prairiefire'	Prairiefire Crabapple	2" B&B
8	SC	Malus sp. Spring Snow	Spring Snow Crab	2" B&B
6	BH	Picea glauca 'Densata'	Black Hills Spruce	10' B&B
2	CG	Picea pungens	Colorado Green Spruce	10' B&B
4	SP	Pinus sylvestris	Scotch Pine	11' B&B
TOTAL 60				
SHRUBS				
84	D	Diervilla lonicera	Bush Honeysuckle	5 GAL. Pot
		Berberis thunbergii 'balltwo'	Burgundy Carousel Barberrry	
		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
		Ribes alpinum	Alpine Currant	
		Spiraea spp.	Spiraea	
52	C	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 GAL. Pot
		Juniperus sabinio	Savin Juniper	
		Taxus x medis 'Taunton'	Taunton Spreading Yem	
		Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae	
TOTAL 136				
		PERENNIALS - 1 GAL. CONT.		
		Rudbeckia hirta 'Goldstrum'	Black Eyed Susan	
		Sedum x 'Autumn Joy'	Autumn Joy Sedum	
		Hemerocallis sp.	Daylily	
		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	

REQ'D. UNDERSTORY TREE'S:

REQ'D. IS 25% OF OVERSTORY TREES REQ'D.
44 x 25 = 11 TREES REQ'D.

REQ'D. SHRUBS:

1 PER 30' OF SITE PERIMETER OR 1 PER 300 S.F. OF BLDG.
BUILDING AREA REQUIRES MORE SHRUBS
1,673.66 / 30 = 55.78
37,855 / 300 = 126.18 = 126 REQ'D.
PROVIDED MAJOR SHRUBS = 137
PROVIDED ADDITIONAL PERENNIAL PLANTINGS IN KEY ENTRY AREA

- GRADING NOTES

1

- All elevations shown are to final surfaces.

2

- Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
- INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.

- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.

- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.

- Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.

- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

- Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.
- UTILITY NOTES

1

- All sewer services to extend to a point 5' from proposed building.

2

- Bring water main into proposed building and cap at the floor.

3

- Verify all service locations and inverts with mechanical engineer before construction.

4

- All watermain to have a minimum of 7.5' of cover.

- LEGEND

●

PROPOSED MANHOLE

■

PROPOSED CATCH BASIN

⬮

PROPOSED HYDRANT

⬮

PROPOSED GATE VALVE

◀

PROPOSED FLARED END

→

PROPOSED STORM SEWER

→

PROPOSED SANITARY SEWER

→

PROPOSED WATERMAIN

▨

PROPOSED CONCRETE

▨

PROPOSED STD. DUTY BITUMINOUS

▨

PROPOSED HEAVY DUTY BITUMINOUS

—

PROPOSED CONTOUR

•

PROPOSED ELEVATION

○

SILT FENCE

○

INLET PROTECTION DEVICE

CONSTRUCTION LIMITS

BOUNDARY/ROW/BLOCK LINE

EASEMENT

BUILDING/PARKING SETBACK LINE

⊙

SOIL BORING

→

DRAINAGE ARROW

—W

EXISTING WATERMAIN

—S

EXISTING SANITARY SEWER

—ST

EXISTING STORM SEWER

—G

EXISTING BURIED GAS LINE

—E

EXISTING BURIED ELECTRIC LINE

—T

EXISTING BURIED TELEPHONE LINE

—TV

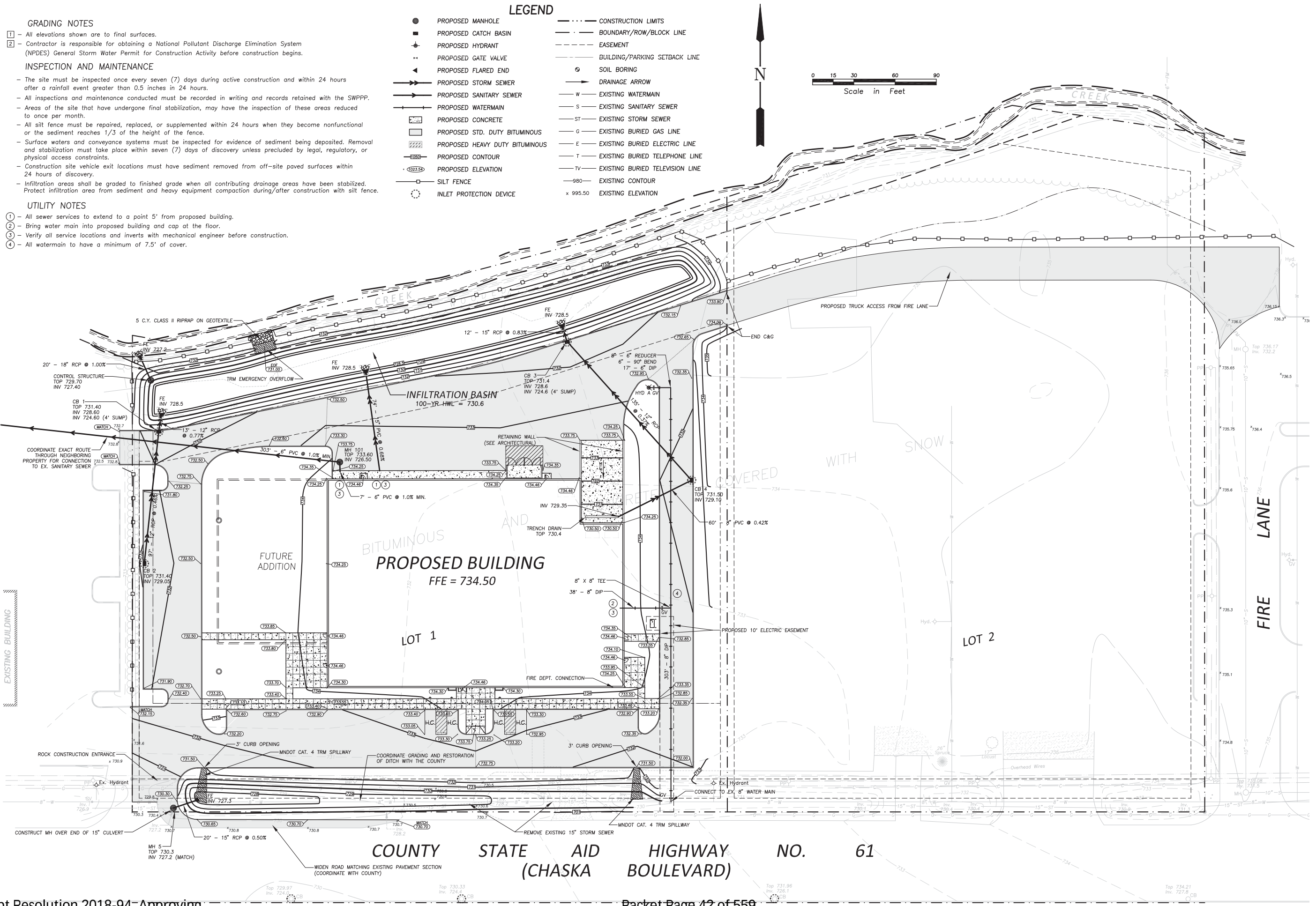
EXISTING BURIED TELEVISION LINE

—980

EXISTING CONTOUR

x 995.50

EXISTING ELEVATION



Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
9440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
651-692-6051 • Fax: 651-692-9797 • email: info@rehder.com

PROJECT NO.: 181-3037/011

DRAWING FILE: 3037011.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Name _____

Date _____

Reg. No. _____

Issued

CITY SUBMITTAL

5-8-18

ADDRESS CITY COMMENTS

5-23-18

ADDRESS STORM WATER COMMENTS

5-30-18

ADDRESS CITY COMMENTS

6-26-18

ADDRESS CITY COMMENTS

6-28-18

ADDRESS CITY COMMENTS

GRADING, DRAINAGE, EROSION CONTROL & UTILIT PLAN FORMACOAT CITY OF CHASKA

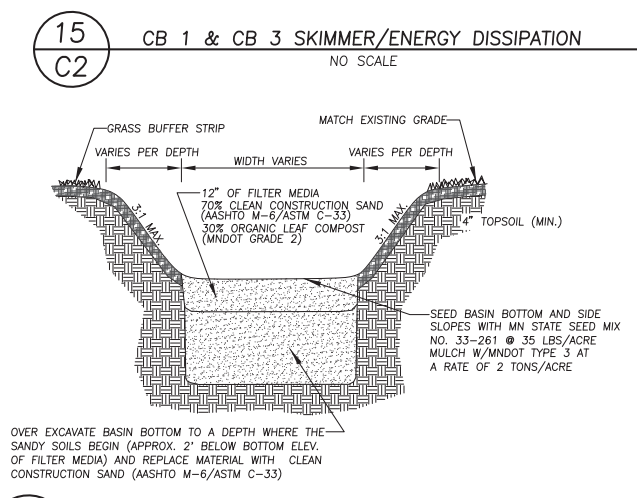
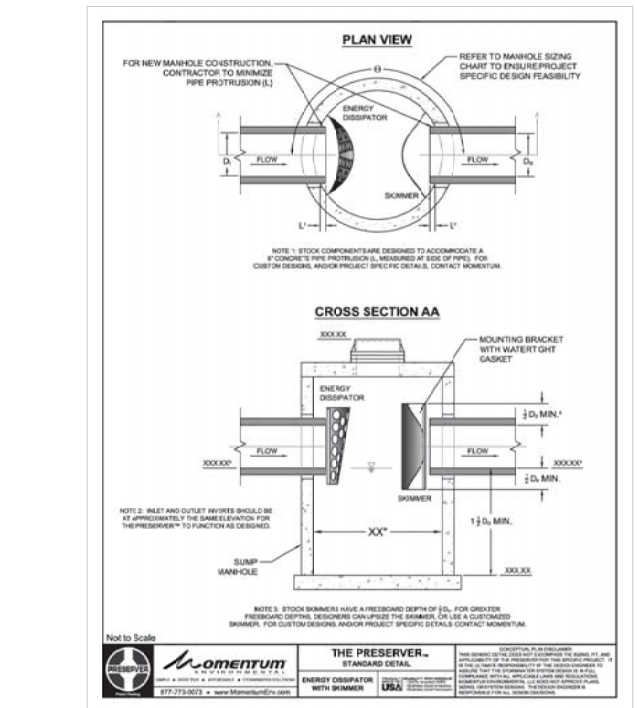
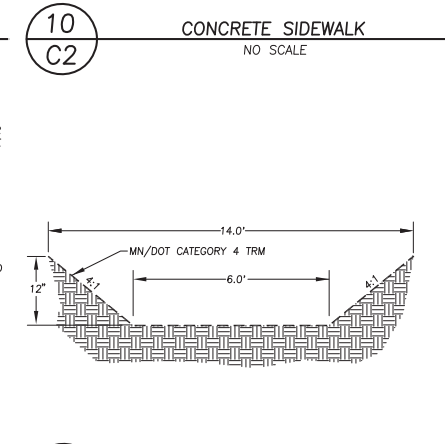
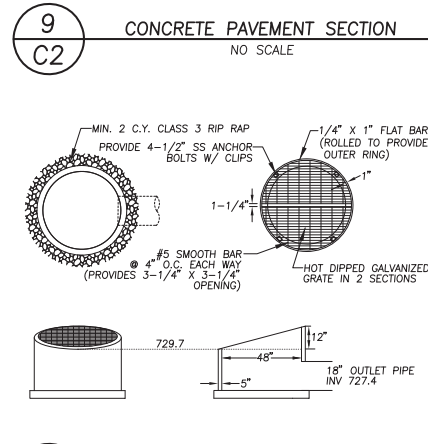
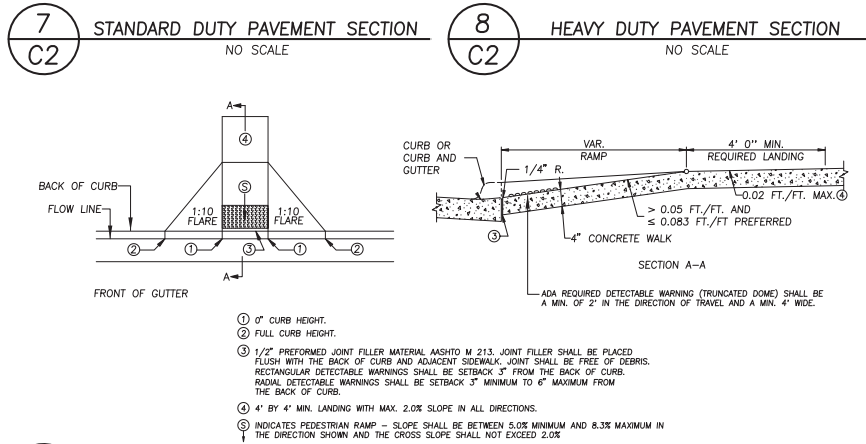
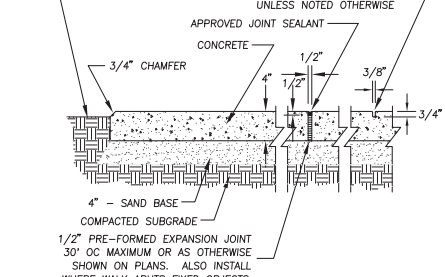
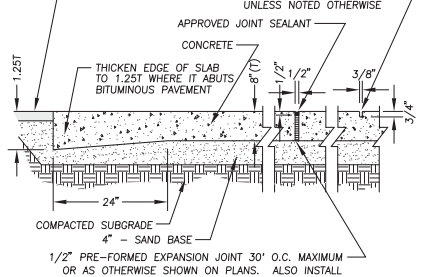
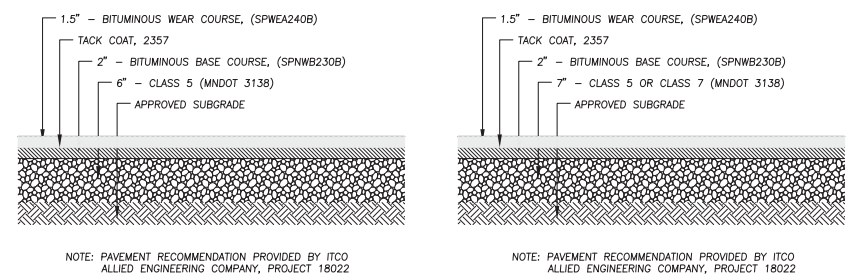
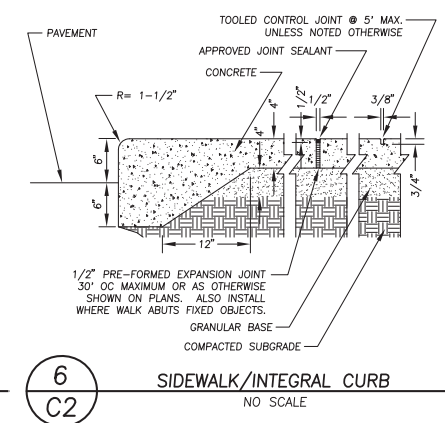
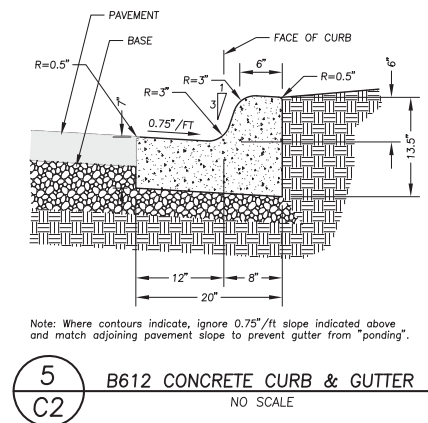
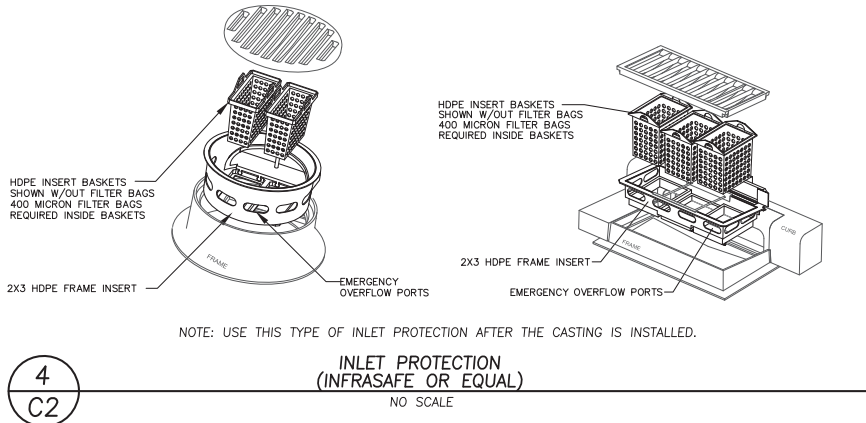
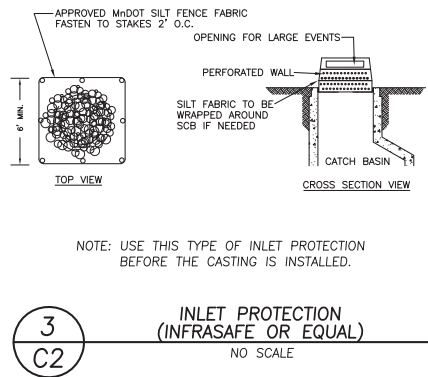
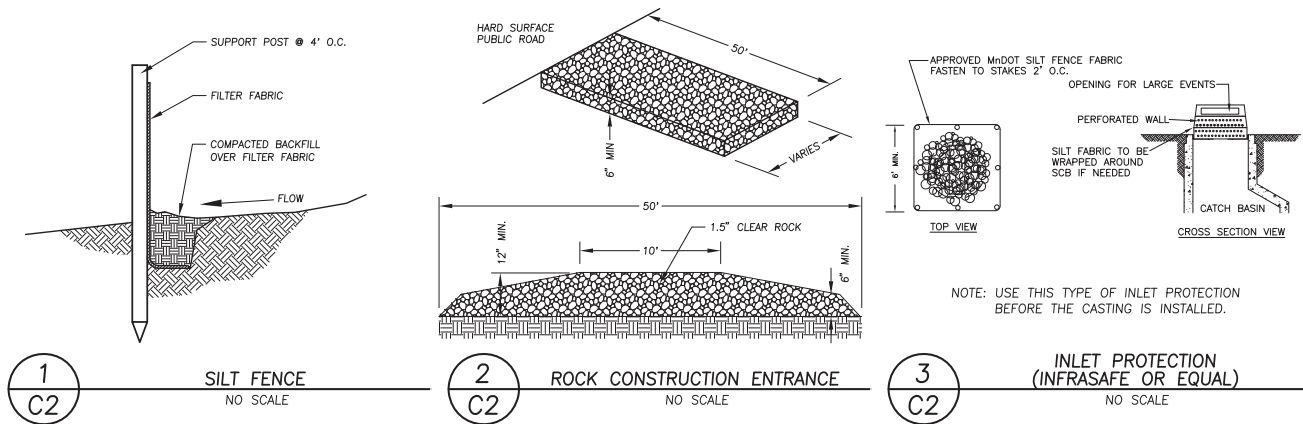
SHEET NUMBER

C1

7.E. Adopt Resolution 2018-94, Approving...

Page 18 of 45

Packet Page 42 of 559



Rehder & Associates, Inc.
Civil Engineers, Planners and Land Surveyors
3440 Federal Drive, Suite 110 • Eagan, Minnesota 55122
651-692-6051 • Fax: 651-692-9797 • email: info@rehder.com

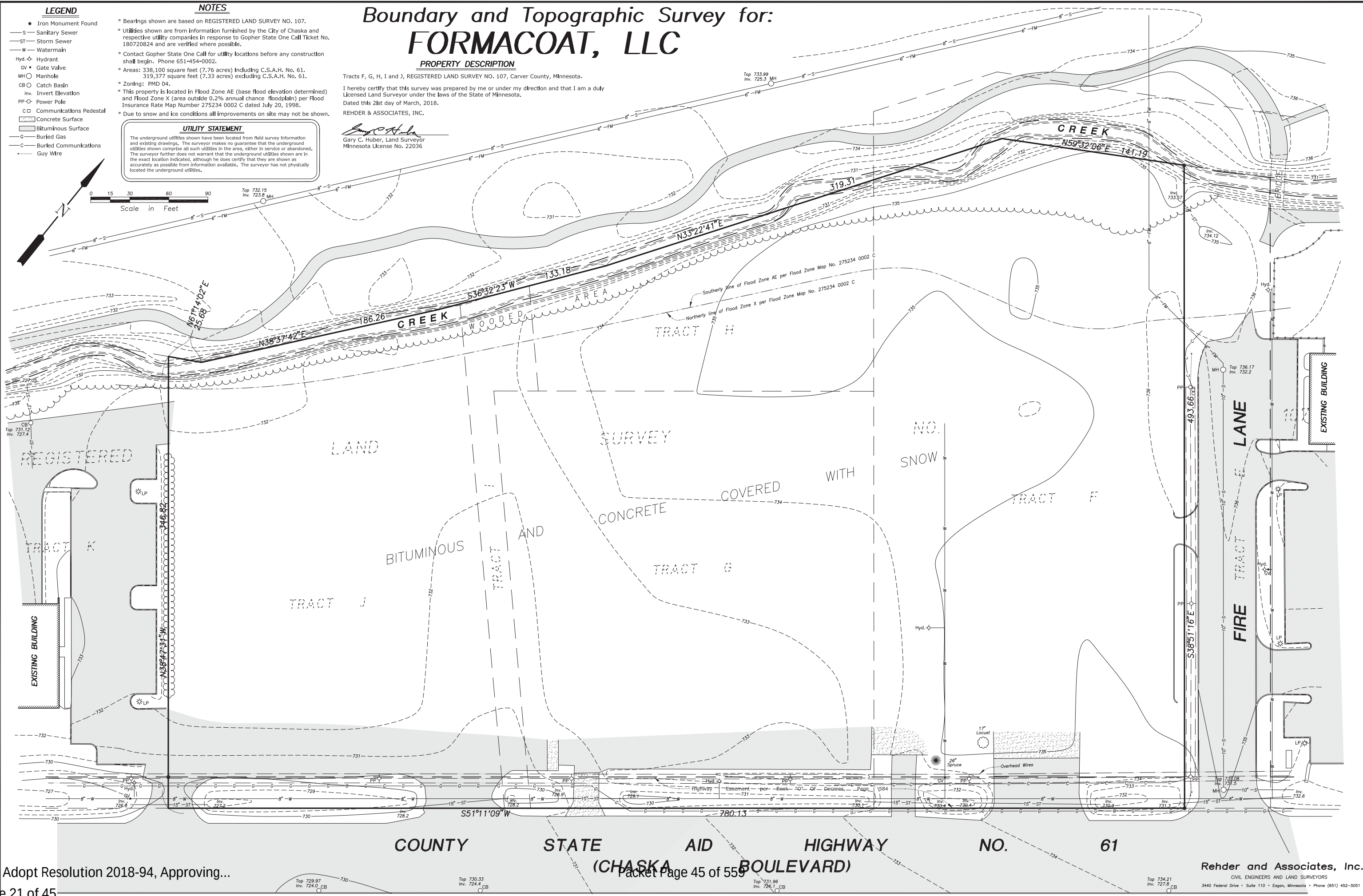
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
PRELIMINARY
Name _____ Date _____ Reg. No. _____

Issued	5-8-18
CITY SUBMITTAL	5-23-18
CITY COMMENTS	5-30-18
ADDRESS STORM WATER COMMENTS	6-26-18
ADDRESS CITY COMMENTS	6-28-18

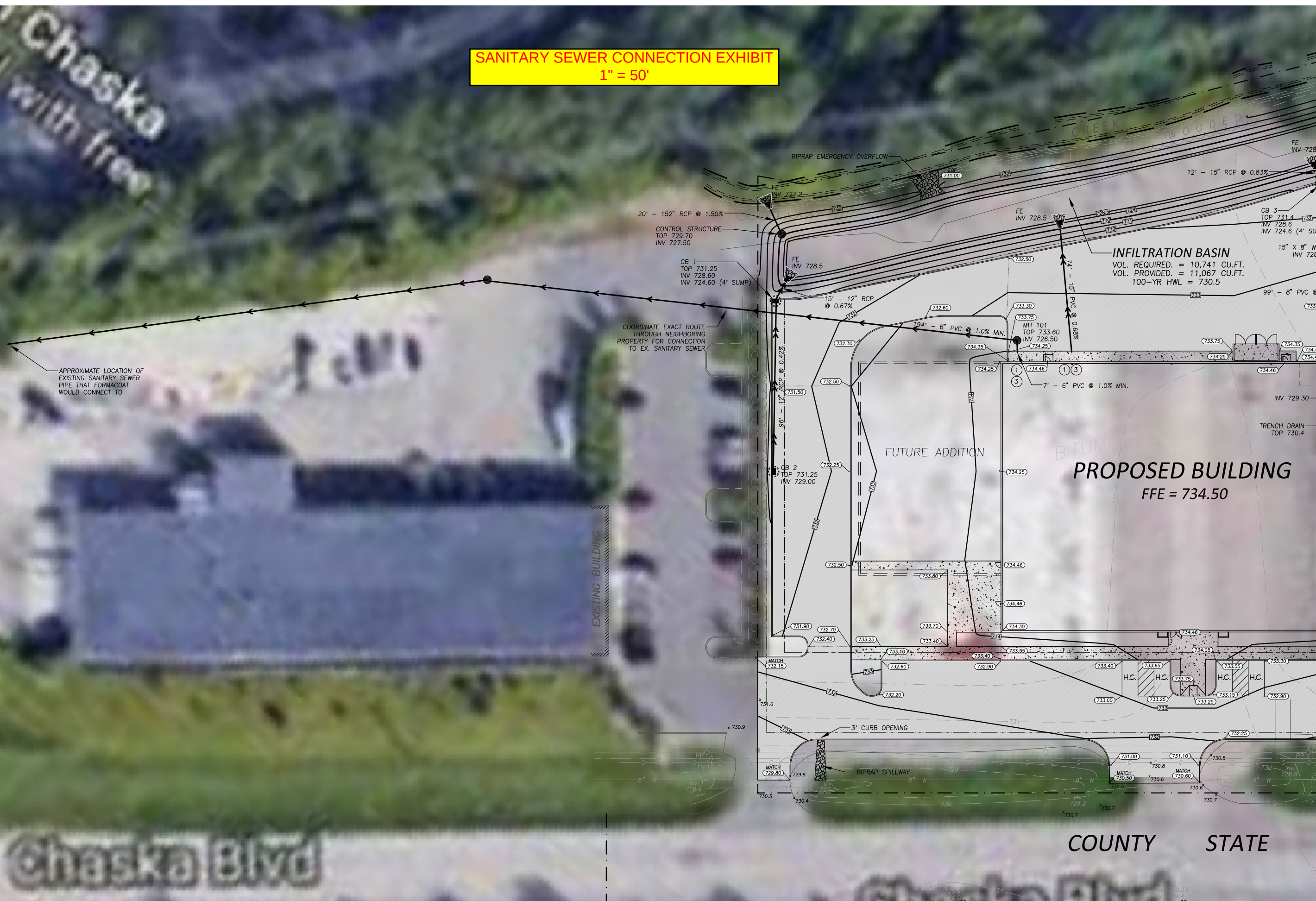
DETAILS & SPECIFICATIONS
FORMACOAT
CITY OF CHASKA

SHEET NUMBER

C2



SANITARY SEWER CONNECTION EXHIBIT
1" = 50'



FORMACOAT ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Formacoat Leasing, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

All of Tracts I and J and that part of Tracts G and H lying southwesterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.

and that Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, fee owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

All of Tract F and that part of Tracts G and H lying northeasterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in REGISTERED LAND SURVEY NO. 107, Carver County, Minnesota.

Have caused the same to be surveyed and platted as FORMACOAT ADDITION and do hereby donate and dedicate to the public for public use forever the public way and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Formacoat Leasing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

FORMACOAT LEASING, LLC

Mark C. Gross, Managing Member

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2018, by Mark C. Gross, Managing Member of Formacoat Leasing, LLC, a Minnesota limited liability company on behalf of the limited liability company.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission Expires _____

In witness whereof said Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

Mark Windschitl, PresidentMatt Podhradsky, Executive Director

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2018, by Mark Windschitl, President and Matt Podhradsky, Executive Director of Chaska Economic Development Authority, a body corporate and politic under the laws of the State of Minnesota, on behalf of the corporation.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission Expires _____

I, Gary C. Huber do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2018.

Gary C. Huber, Licensed Land Surveyor
Minnesota License No. 22036

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me on _____, 2018, by Gary C. Huber.

Signature _____
Printed _____
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF CHASKA, STATE OF MINNESOTA

This plat of FORMACOAT ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this _____ day of _____, 2018 and said plat if in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, MayorBy _____, Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971. this plat has been approved this _____ day of _____, 2018.

Brian Praske, County Surveyor

COUNTY AUDITOR-TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify that taxes payable in 2018 and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2018.

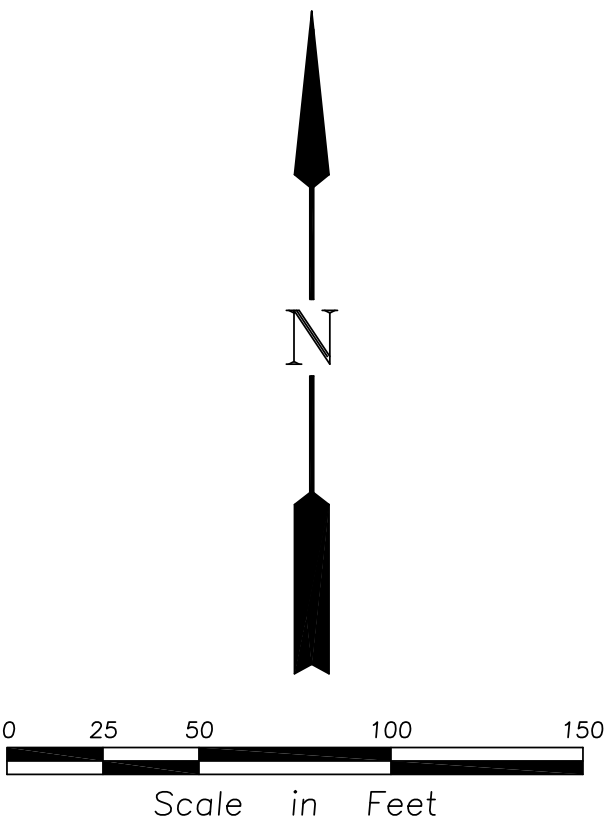
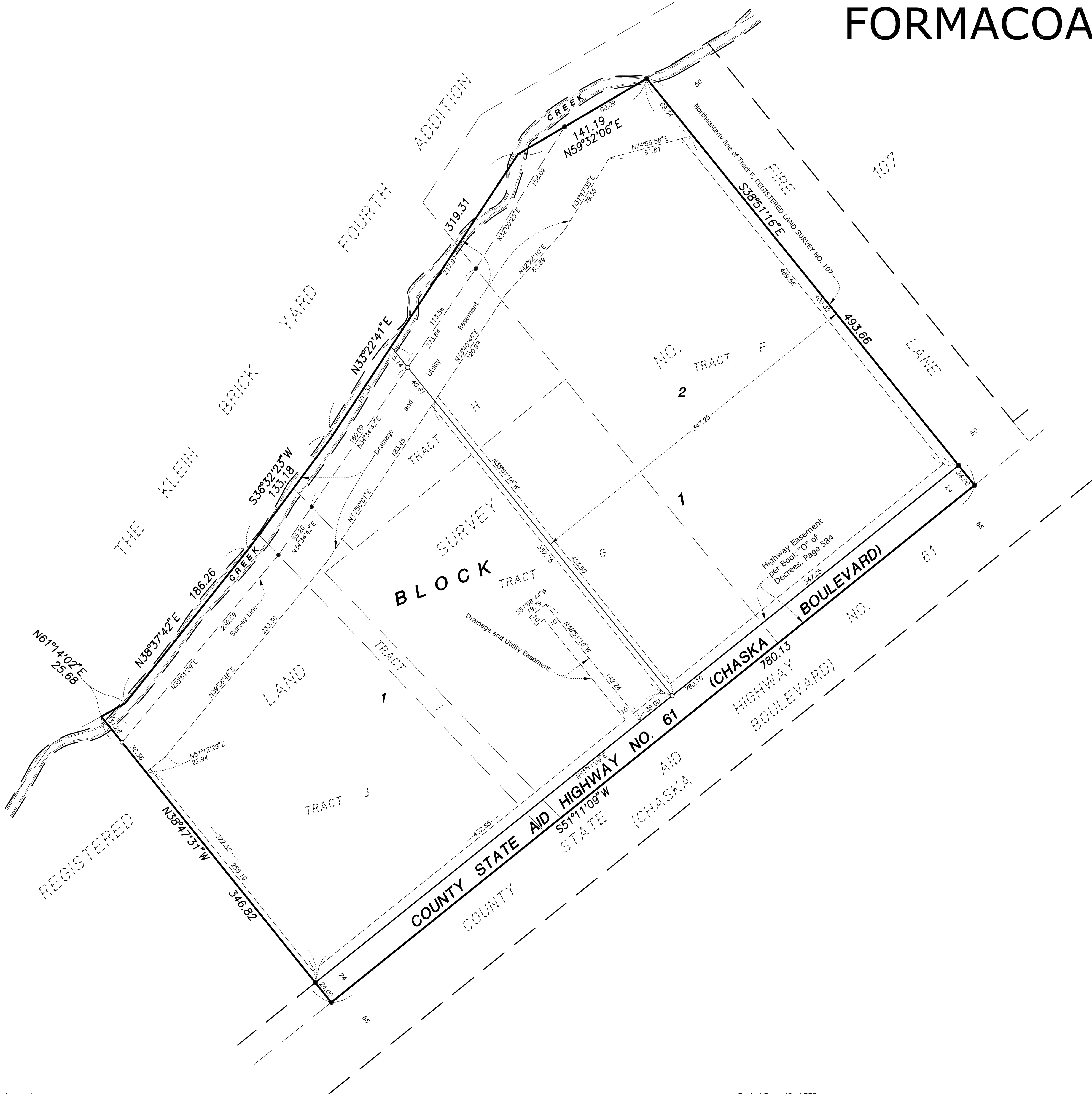
Laurie Davies, County Auditor/Treasurer

REGISTRAR OF TITLES, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of NUVELO was filed in the office of the County Recorder for public record on this _____ day of _____, 2018 at _____ o'clock ____M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Kaaren Lewis, Carver County Registrar of Titles

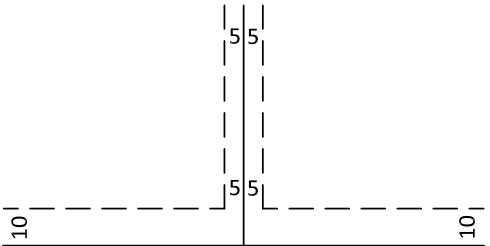
FORMACOAT ADDITION



The northeasterly line of Tract F, REGISTERED LAND SURVEY NO. 107 is assumed to have a bearing of S51°11'09"W.

- Denotes found iron monument marked by Minnesota License No. 43414.
- Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.

Drainage and Utility Easements are shown thus:

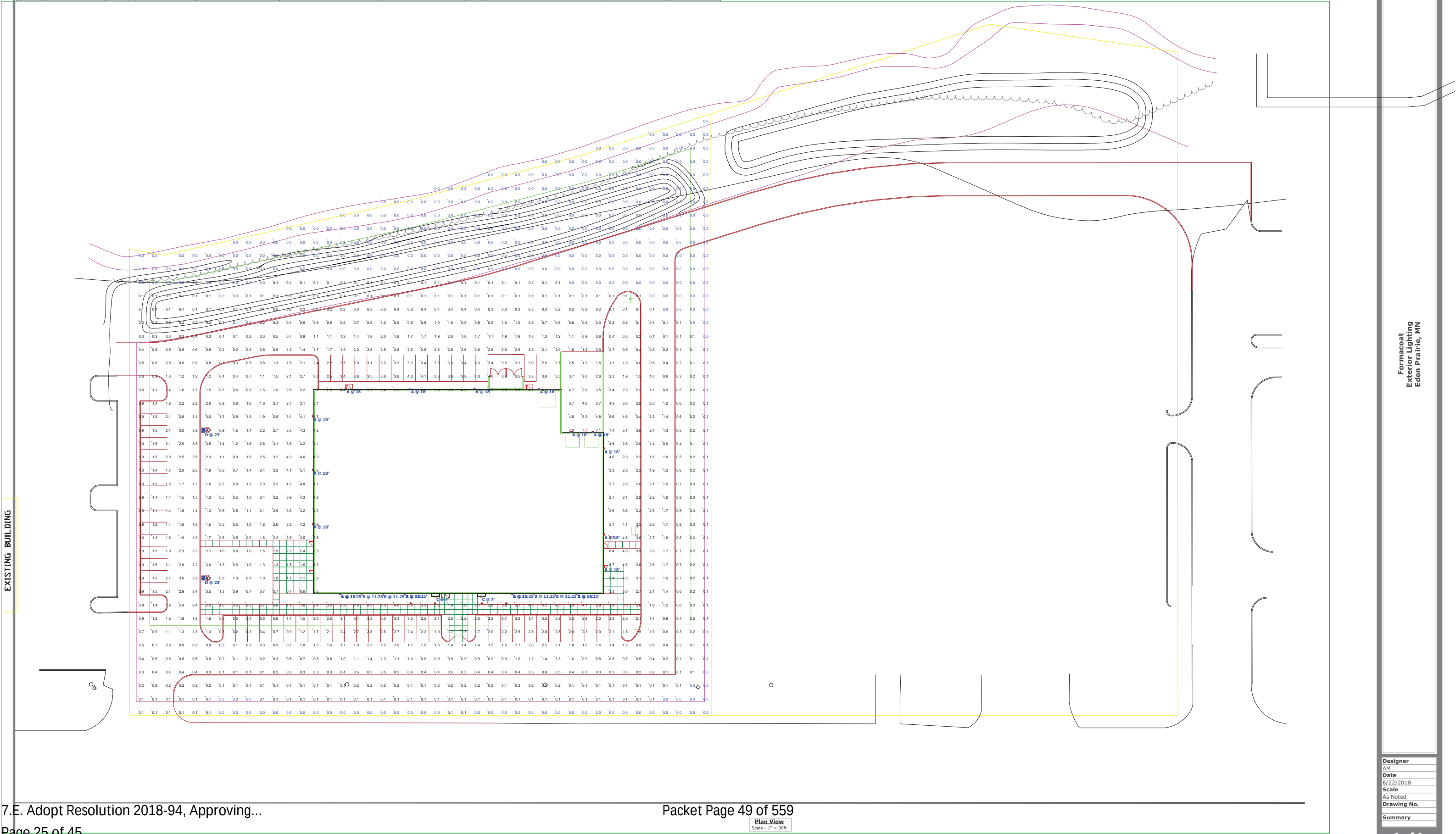


Being 5 feet in width and adjoining all side lot lines and being 10 feet in width and adjoining all street lines unless otherwise shown.

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	16	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_1000_40K_T4M_MVOLT.ies	11129	0.9	109
	B	8	Lithonia Lighting	OLLWU	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWU.ies	491	0.9	14.3
	C	2	Lithonia Lighting	OLLWD	OUTDOOR LED WALL DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	1	OLLWD.ies	264	0.9	8.6
	D	2	Lithonia Lighting	DSX0 LED P7 40K T4M MVOLT	DSX0 LED P7 40K T4M MVOLT	LED	1	DSX0_LED_P7_40K_T4M_MVO LT.ies	17969	0.9	166

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Area @ Grade	+	1.1 fc	7.7 fc	0.0 fc	N/A	N/A	

Note
1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
2. All readings/calculations are shown @ grade.





DAVIS & ASSOCIATES, INC.
6446 Flying Cloud Dr.
Eden Prairie, MN
952-941-8418

Formacoat
Exterior Lighting
Eden Prairie, MN

Designer
AM
Date
6/22/2018
Scale
As Noted
Drawing No.
Summary



D-Series Size 0 LED Area Luminaire



d#series

Specifications

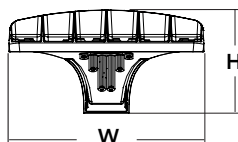
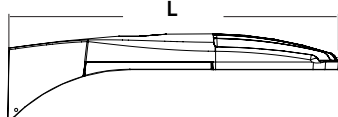
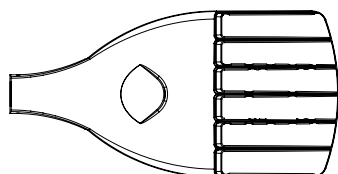
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED												
Series	LEDs	Color temperature		Distribution		Voltage	Mounting					
DSX0 LED	Forward optics		30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸		
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5M			Type V medium	
	P2	P5		50K	5000 K	T2M	Type II medium	T5W			Type V wide	
	P3	P6		AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC			Backlight control ^{2,3}	
	Rotated optics				T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}				
	P10 ¹	P12 ¹			T4M	Type IV medium	RCCO	Right corner cutoff ^{2,3}				
	P11 ¹	P13 ¹			TFTM	Forward throw medium						
					T5VS	Type V very short						
Control options						Other options		Finish <i>(required)</i>				
Shipped installed				PIRH1FC3V		Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14}		Shipped installed		DDBXD	Dark bronze	
NLTAIR2	nLight AIR generation 2 enabled ¹⁰							HS		House-side shield ²⁰	DBLXD	Black
PER	NEMA twist-lock receptacle only (control ordered separate) ¹¹			BL30		Bi-level switched dimming, 30% ^{5,16,17}		SF		Single fuse (120, 277, 347V) ⁶	DNAXD	Natural aluminum
PER5	Five-wire receptacle only (control ordered separate) ^{11,12}			BL50		Bi-level switched dimming, 50% ^{5,16,17}		DF		Double fuse (208, 240, 480V) ⁶	DWHXD	White
PER7	Seven-wire receptacle only (control ordered separate) ^{11,12}			PNMTDD3		Part night, dim till dawn ^{5,18}		L90		Left rotated optics ¹	DDBTXD	Textured dark bronze
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)			PNMT5D3		Part night, dim 5 hrs ^{5,18}		R90		Right rotated optics ¹	DBLBXD	Textured black
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14}			PNMT6D3		Part night, dim 6 hrs ^{5,18}		DDL		Diffused drop lens ²⁰	DNATXD	Textured natural aluminum
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14}			PNMT7D3		Part night, dim 7 hrs ^{5,18}		Shipped separately				
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁵			FAO		Field adjustable output ¹⁹		BS		Bird spikes ²¹	DWHGXD	Textured white
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}							EGS		External glare shield ²¹		

Ordering Information

Accessories

Ordered and shipped separately.

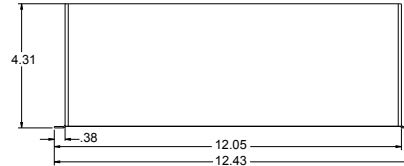
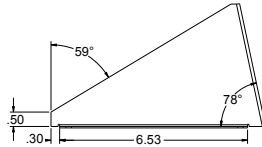
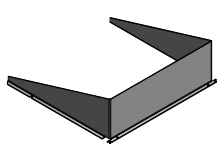
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSX0HS 20C U	House-side shield for 20 LED unit ²⁰
DSX0HS 30C U	House-side shield for 30 LED unit ²⁰
DSX0HS 40C U	House-side shield for 40 LED unit ²⁰
DSX0DDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ²³

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

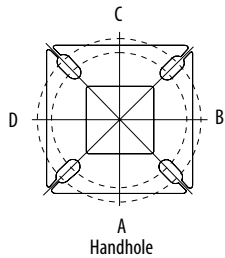
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM* node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO combination. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

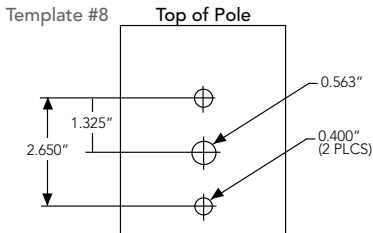
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

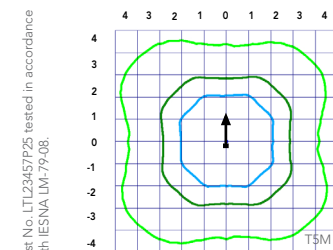
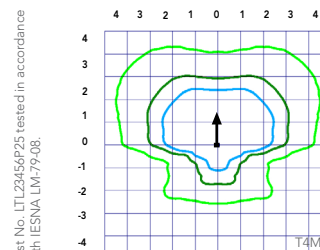
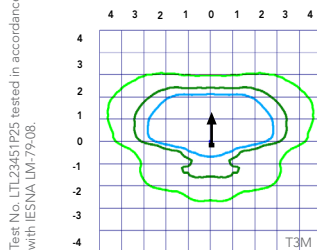
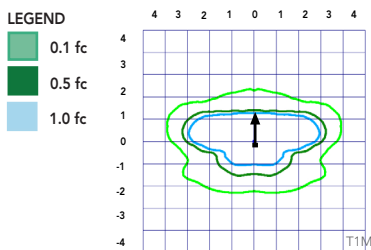
*3 fixtures @ 120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)	
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	P1	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	P2	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				TSW	5,834	3	0	2	119	6,283	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	P3	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	P4	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
40	700	P5	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133									
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133									
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133									
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129									
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133									
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130									
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133									
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138									
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138									
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138									
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139									
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109									
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81									
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81									
40	1050	P6	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68				
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69				
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68				
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69				
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69				
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69				
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68				
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73				
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72				
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71				
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71				
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99									
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74									
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74									
				40	1300	P7	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
								T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
T2M	17,092	3	0					3	103	18,413	3	0	3	111	18,646	3	0	3	112									
T3S	16,553	3	0					3	100	17,832	3	0	3	107	18,058	3	0	3	109									
T3M	17,051	3	0					3	103	18,369	3	0	3	111	18,601	3	0	3	112									
T4M	16,681	3	0					3	100	17,969	3	0	3	108	18,197	3	0	3	110									
TFTM	17,040	3	0					3	103	18,357	3	0	4	111	18,590	3	0	4	112									
TSVS	17,723	4	0					1	107	19,092	4	0	1	115	19,334	4	0	1	116									
TSS	17,737	4	0					2	107	19,108	4	0	2	115	19,349	4	0	2	117									
TSM	17,692	4	0					2	107	19,059	4	0	2	115	19,301	4	0	2	116									
TSW	17,829	5	0					3	107	19,207	5	0	3	116	19,450	5	0	3	117									
BLC	13,971	2	0					2	84	15,051	2	0	2	91	15,241	2	0	2	92									
LCCO	10,396	1	0					3	63	11,199	1	0	3	67	11,341	1	0	3	68									
	10,396	1	0					3	63	11,199	1	0	3	67	11,341	1	0	3	68									

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P10	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	P11	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	P12	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	P13	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



D-Series Size 2 LED Wall Luminaire



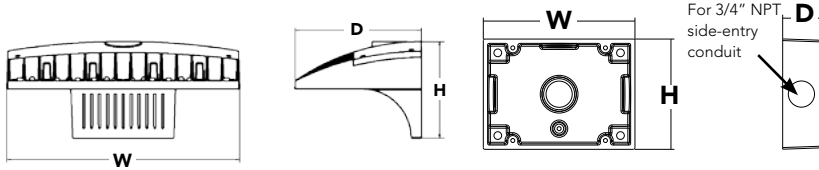
d^{series}

Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)
BBW Weight: 1 lbs (0.5 kg)



A+ Capable options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED										
Series	LEDs	Drive Current		Color temperature		Distribution		Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines)	350	350 mA	30K	3000 K	T2S	Type II Short	MVOLT ³	Shipped included (blank) Surface mounting bracket	Shipped installed PE Photoelectric cell, button type ⁷ PER NEMA twist-lock receptacle only (control ordered separate) ⁸ PER5 Five-wire receptacle only (control ordered separate) ^{8,9} PER7 Seven-wire receptacle only (control ordered separate) ^{8,9} DMG 0-10V dimming driver (control ordered separate) PIR 180° motion/ambient light sensor, <15' mtg ht ^{10, 11} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{10, 11} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{11, 12} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{11, 12}
		530	530 mA	40K	4000 K	T2M	Type II Medium	120 ⁴		
		700	700 mA	50K	5000 K	T3S	Type III Short	208 ⁴		
	30C 30 LEDs (three engines)	1000	1000 mA ¹ (1 A)	AMBPC	Amber phosphor converted ²	T3M	Type III Medium	240 ⁴	Shipped separately⁶ BBW Surface-mounted back box (for conduit entry)	
						T4M	Type IV Medium	277 ⁴		
						TFTM	Forward Throw Medium	347 ^{4, 5}		
								480 ^{4, 5}		
						ASYDF	Asymmetric diffuse			

Other Options

Finish (required)

Shipped installed

SF Single fuse (120, 277, 347V)³
DF Double fuse (208, 240, 480V)³
HS House-side shield⁴
SPD Separate surge protection¹³

Shipped separately¹³

BSW Bird-deterrent spikes
WG Wire guard
VG Vandal guard

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White

DSSXD Sandstone
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum

DWHGXD Textured white
DSSTXD Textured sandstone

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) ¹⁴
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW	Back box accessory
DOBXD U	(Specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1000mA is not available with AMBPC.
- AMBPC is not available with 1000mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
- Also available as a separate accessory; see Accessories information.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 for functionality.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
- See the electrical section on page 2 for more details.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:

Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

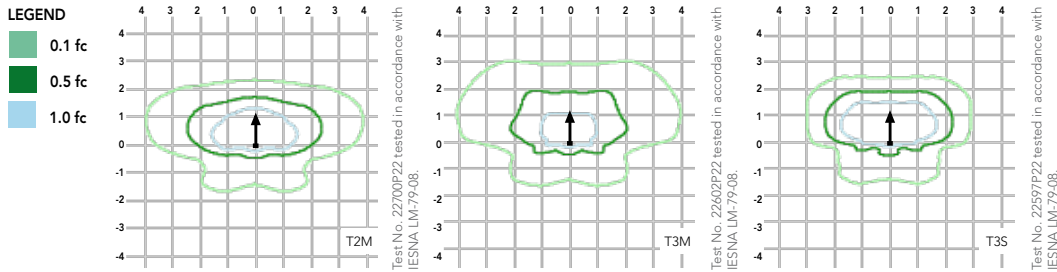
✓ Recommended

⊘ Will not work

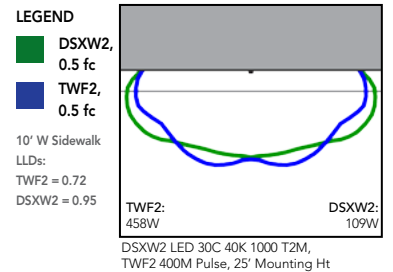
⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

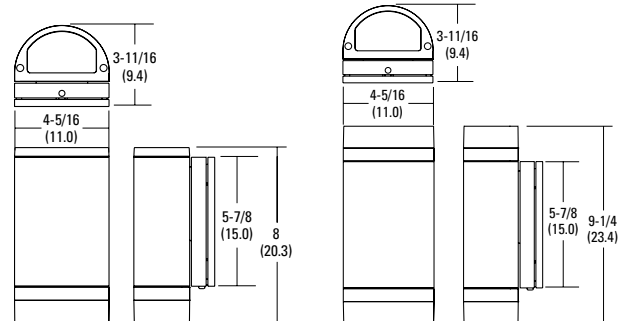
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			120 120V ¹	WH White

Notes

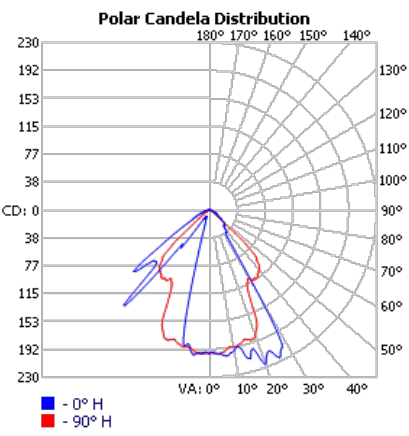
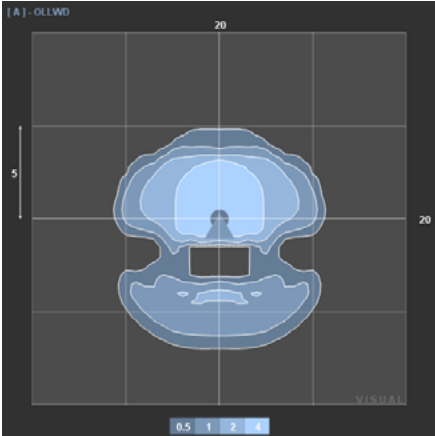
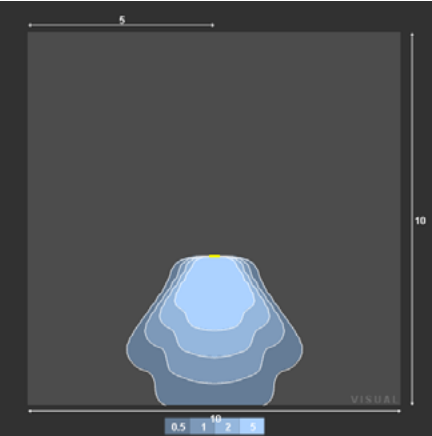
1 Only available with OLLWU and in DDB.

OLLWD & OLLWU LED Wall Cylinder Light

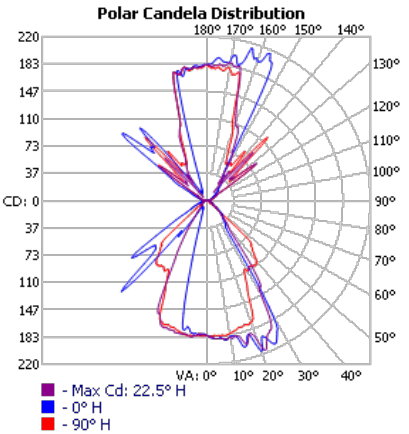
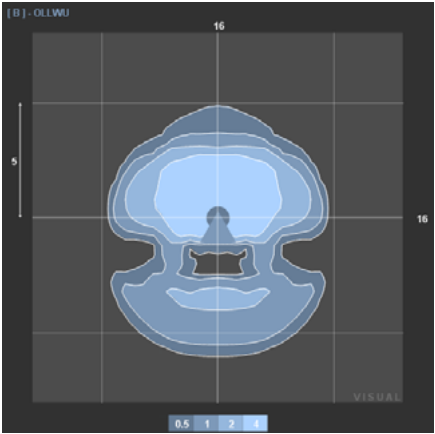
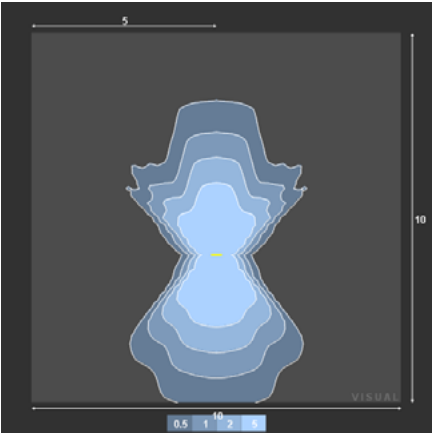
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product,visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

OLLWD



OLLWU



LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	533
Watts	9.1
Lumens per Watt (Efficacy)	58.63

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

Warm White

Bright White

Daylight

2700K

3000K

4500K

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-WSPYMF (7/20/2016)
Model Number: OLLWD LED P1 40K XXXXX XXX
Type: Luminaire - Other

LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	947
Watts	14
Lumens per Watt (Efficacy)	67.64

Color Accuracy

Color Rendering Index (CRI)

70

Light Color

Correlated Color Temperature (CCT)

4000 (Bright White)

Warm White

Bright White

Daylight

2700K

3000K

4500K

6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NLSM-Y7HMB8 (7/20/2016)
Model Number: OLLWU LED P1 40K XXXXX XXX
Type: Luminaire - Other



FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting²		Options	Finish¹⁰
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	<u>AERIS™ Suspend drill mounting³,⁴</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting³,⁴</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	<u>Shipped installed</u> L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture)⁵,⁶ FDLxy Festoon outlet less electrical⁵ CPL12/xy 1/2" coupling⁵ CPL34/xy 3/4" coupling⁵ CPL1/xy 1" coupling⁵ NPL12/xy 1/2" threaded nipple⁵ NPL34/xy 3/4" threaded nipple⁵ NPL1/xy 1" threaded nipple⁵ EHHxy Extra handhole⁵,⁷ MAEX Match existing⁸ USPOM United States point of manufacture⁹ IC Interior coating¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) <u>Shipped separately (replacement kit available)</u> (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	<u>Standard colors</u> DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum <u>Classic colors</u> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural Colors and Special Finishes¹¹</u> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

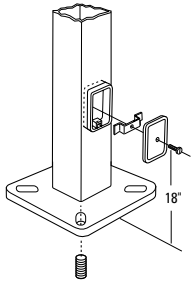
- NOTES:
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8" orientation C = CPL12/S-8C
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

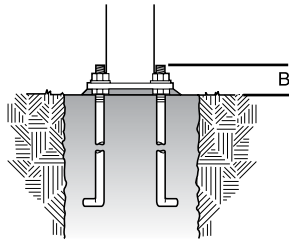
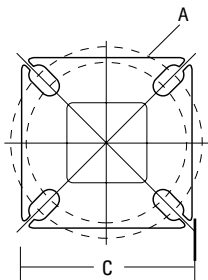
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

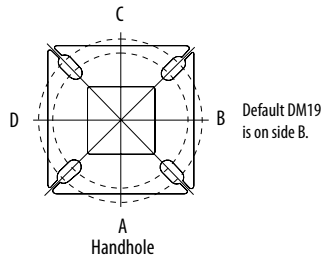
BASE DETAIL



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"



HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-94

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

**Resolution approving the Final Site & Building Plans and Final Plat for Formacoat for
Phase II of the Chaska Building Center /Mark Gross/P.C. No. 2018-24**

WHEREAS, in May of 2010, the Concept Plan was reviewed for the redevelopment of the entire Chaska Building Center site; and

WHEREAS, the applicant, Formacoat, is requesting Final Site/Building Plan and Final Plat approval for the construction of an office/warehouse building totaling approximately 31,840 square feet in size and roughly 30 feet in height on the central portion of the Chaska Building Center site; and

WHEREAS, 30 new jobs are projected to be created as a result of this building and development; and

WHEREAS, a future expansion area is shown on the west side of the building totaling at 9,322 square feet; and

WHEREAS, in order to be classified as a Class I material, the brick needs to be a full modular face brick; and

WHEREAS, the applicant has indicated that on their final elevation drawings; and

WHEREAS, 145 parking spaces (60 initial installation; 85 proof of parking) are proposed as a part of this project; and

WHEREAS, the undeveloped site to the east would not be allowed an access on Chaska Boulevard per the County's limitations; and

WHEREAS, because of this, staff would recommend that a cross access be created on the southeast portion of the Formacoat site to connect to the east; and

WHEREAS, this would essentially knock out 3 proof of parking spaces, however, it would not be a detriment to the building and its expansion area; and

WHEREAS, cross access easements will be required across this site to allow for the adjoining sites to have the ability to use the Chaska Boulevard accesses; and

WHEREAS, these easements will need to be recorded at time of final plat recording; and

WHEREAS, staff would like to point out that the north end of the site will need to provide sufficient screening; and

WHEREAS, there are a couple areas that are open, specifically the northeast portion of the site that needs to be filled in with trees, preferably coniferous to help provide screening between this site and the residential property to the north; and

WHEREAS, the request to plat the property would result in two parcels for the site; and

WHEREAS, one totaling 3.62 acres for the Formacoat building, and one totaling 3.72 acres for an additional building site; and

WHEREAS, on July 11, 2018 the Planning Commission recommended approval to the City Council of the Final Site/Building Plans and Final Plat for Formacoat for Phase II of the Chaska Building Center (PC #2018-24); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves Final Site/Building Plans and Final Plat for Formacoat for Phase II of the Chaska Building Center (PC #2018-24), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.
 - b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated June 26, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated June 27, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated June 28, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
4. Coordination with the City Engineer with regard to utilities, grading and drainage.
5. Installation of all site lighting at a 0 degree angle with the light source fully concealed at the property line.

6. Utilization of modular face brick as a Class I material.
7. No exterior storage will be permitted.
8. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
9. Provision of the required 50 feet setback from the edge of the top of the creek bank to all buildings and impervious surfaces.
10. Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
11. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
12. Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
13. Provision of a storm water management plan meeting City and Carver County WMO standards.
14. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
15. Provision that all mechanical equipment will be fully screened from view.
16. Compliance with section 9.11 Building Design/Materials and Site Design.
17. Adherence with the Engineers Memo dated July 4, 2018.
18. Provision to revise landscape plan to relocate/include at least 4 more overstory trees on the northeast portion of the site and to be submitted at time of building permit.
19. Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
20. Coordination with Electric Department on service locations.
21. Elimination of all un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
22. Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
23. Final Plat to list City of Chaska as a part of the plat.
24. Provision of a private utility easement over the sanitary sewer connection.
25. Compliance with the County Memo dated June 8, 2018.
26. Provision to provide accesses into the site consistent with Carver County's guidance and requirements.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Former Hot Spot and Michael's Cycles – Final Site/Building Plan and Final Plat

Applicant: Alliance Contracting, Inc. and RDS Architects

Locations: North of Walgreens and east of Highway 41

Case No.: PC No. 2018-25

Synopsis: The applicant is requesting approval of a final site/building plan and final plat that would allow them to redevelop the former gas station site (650 Chestnut Street North), Michael's Cycles site (700 Chestnut Street North), and CDA parking lot site (710 Chestnut Street North).

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt a Resolution Approving the Project

BACKGROUND

The building at 650 Chestnut Street North has housed various businesses over the years. Its latest business was the former Chaska Hot Spot gas station. The site has been sitting vacant for the last few years. The gas station canopy and underground storage tanks have since been removed.

The building at 700 Chestnut Street North has also housed various businesses over the years. Its latest businesses were Michael's Cycles and Snap Fitness. It now sits vacant.

Changes Since Concept & Preliminary Plan

The following were changes done to the plan since the Concept and Preliminary Plan:

- Site Layout: Multi-tenant building and Dunkin' Donuts buildings have been pulled back several feet to provide for more adequate pedestrian movement in front; this in turn creates a more adequate sight line for drive-thru users being able to see pedestrians on the walkway
- Building Design: Dunkin' Donuts building design has changed to what is considered the new generation design for Dunkin' Donuts; elements of Chaska were incorporated in to more appropriately fit it in to the context; a Chaska brick color will be used with a basket-weave detail to tie in historic elements; the other buildings have provided more details on their drawings to show historic elements such as a Chaska brick color, dentil detailing and gooseneck lighting
- Planting Islands: Planting islands have been adequately added to meet the City's planting island requirement

- Boulevard Design: The boulevard design has been altered to show general consistency with Walgreens and the Curling Center's boulevard design; trees have been added between the sidewalk and parking lot
- Pedestrian Places: A patio has been added on the back (east) side of Dunkin' Donuts

Goals

The applicant's goals for this concept plan are as follows:

- Understanding of Chaska and its motto to be the "Best Small Town in Minnesota".
- Understanding of the site and the improvements to remove blight and make the site usable again.
- Understanding of design and how it relates to its context.

Existing Conditions

The overall site area is 1.15 acres and consists of three lots (CDA parking lot at 0.15 acres, Michael's Cycles lot at 0.65 acres, and the Hot Spot lot at 0.35 acres). There are two buildings that currently occupy the general site. The main accesses are on the west side of the site to gain access off of Highway 41.

CURRENT REQUEST

The request this evening is for Final Site and Building Plan and Final Plat approval to redevelop the overall site. The existing buildings will be demolished and replaced with three separate commercial buildings. Parking will be provided on the west and south sides of the site. Parking will also be provided on the east side of the northerly proposed building, which is designated for use by the CDA apartment. The current CDA parking lot will be subdivided to show an area for the new northerly building and a separate area for CDA parking only.

Adjacent properties

The site is bounded on the north by Walnut Street and a multi-use residential/commercial building, to the west by Highway 41 and the Curling Center, the south by Walgreens, and the east by the CDA Apartment building (The Brickyard).

Use

The use of this site is consistent with the approved zoning for the property (PCD-19 – Planned Commercial District). The applicant has only determined one end user for the site (Dunkin Donuts), however, will be making improvements to attract other potential users that serve the needs of the community.

Site Layout

The plan is to continue to use the existing accesses into the site from Highway 41 with minor modifications to the northerly access on Highway 41. The northerly building proposed is situated on the corner of Walnut Street and Highway 41, the middle building is situated more to the east of the site, and the Dunkin Donuts building is situated on the southerly portion of the site. A drive-thru is proposed as a part of the Dunkin Donuts building, providing access at the southerly-most portion of the site.

It has been noted that the design team for this project explored multiple orientations for the development including two buildings or three. The parking lot was studied on the west and east

sides of the proposed buildings. The conclusion of these studies showed that the layout is best optimized by placing the buildings on the east side of the site. The reason for this is that there is more room for parking, and the proposed building frontage now aligns with the Walgreens building to the south, creating a consistent streetscape view.

Staff Recommendation/Analysis

Staff does not see any major issues with the layout of the site as it appears to flow nicely. The proposed layout will also be consistent with the Walgreens layout to the south. Staff would like to point out that coordination should be initiated with Walgreens in improving the shared driveway between their site and the proposed site. This driveway is in poor condition and the improvements being done to the parking lot should also encompass this driveway. The proposed building on the northern-most portion of the site is appropriate in optimizing the corner by being pushed out to the edge. This will also provide space between the building the CDA apartment for the CDA's parking.

Staff's main concern with a building on the northern corner of Walnut and Highway 41 is the safety component for drivers. To preface, downtown is not perfect, nor are its layouts perfect. There are numerous intersections in the downtown area with buildings practically up to the street level that still operate in a functioning, safe manner. One intersection in particular is Chaska Boulevard and Highway 41. The Curling Center and Domino's buildings both show similar visual clearances with regard to this proposal but also operate on a much busier intersection. As Planning staff sees it today, this intersection at Chaska Boulevard and Highway 41 and location of buildings do not pose any dangers for sight lines. And because of this, staff can comfortably say the proposal being looked at tonight is not dissimilar to this.

Another concern that was brought up during the concept plan was the safety of the drive-thru users pulling out of the drive-thru next to a pedestrian walk. The applicant has since pulled the Dunkin' Donuts building back several feet so as to open up the sight line further for these users.

Building Materials & Design

Three new buildings are proposed as a part of this plan. The two existing buildings on site will be demolished. The southerly most building proposed is planned to be a Dunkin Donuts. The middle building is planned to be a multi-tenant building and the northerly building will be a single tenant. All three buildings will be single-story. Suggested design language includes: prominent use of brick in a color that recalls Chaska's rich history of brick production, anodized aluminum storefront and window systems, stucco in a mix of earth-tone colors, cementitious panel siding and lap siding.

Staff Recommendation/Analysis

Staff believes the applicant has done a good job in studying the surrounding context for this site, as it relates to design. The buildings are showing a staggered layout, which helps create a more varied design/layout for this site.

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

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

The buildings are proposing a majority of the building to be constructed of a brick, which is a class I material. It should be noted that the brick blends that are proposed to be Chaska brick blends will need to be verified in the field. This shall be done by creating 4'x4' brick mockups to show an accurate look and compilation of the brick blend. The two northerly buildings will be incorporating gooseneck lighting on the brick pilasters to make a nod towards historic lighting.

North Building:

This building will be a single tenant building. It will have high exposure being located on the corner of Walnut Street and Highway 41. Because of this staff will emphasize the importance in providing 360-degree architecture. Or, in other words, have a consistent design and material composition throughout.

The applicant is showing in their plan that details will be added to the cornice area to mimic a dentil detail found in downtown Chaska. Staff is favorable of this action. The building is also showing awning brackets over some of the windows to be consistent with other buildings in downtown. Staff finds this element to be more contemporary in nature but could fit in well with the historic elements on the building. The main brick color selected for this building will be a Chaska brick blend.

Also, due to its location on a corner, decorative fencing will be required to match up with the other downtown corner sites in Chaska. The applicants will have to show a detail on this in their final submittal.

North Building Materials	
Class I	Brick (two colors) and Glass (72%)
Class II	Stucco and Metal (28%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	72% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

Middle Building:

The middle building will be a multi-tenant building. Its overall design provides a staggered layout, which staff is favorable of. The staggered-ness reduces long linear masses, and helps provide a more varied design. More window openings are provided because of this action. The overall look of the building will be similar to the north building in materials and design. Brick, decorative cornices with dentil detailing, and awning brackets are shown.

This building's rear (east façade) will face the adjacent apartment. They will be using a cementitious lap siding on the east façade, which staff finds appropriate given its minimal exposure and adjacent residential use.

Middle Building Materials	
Class I	Brick (two colors) and Glass (70.5%)
Class II	Stucco and Metal (29.5%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	70.5% Class I material; 3 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

South Building (Dunkin Donuts):

The south building will be a Dunkin Donuts with a drive-thru. The design of the building is showing a prototypical design for the Dunkin Donuts chain with some elements tying into historic downtown Chaska. The building will be incorporating a Chaska brick color and brick details to emphasize Chaska's historic qualities. A basket weave detail will be incorporated throughout the entire area of the Chaska brick color.

Dunkin' Donuts Building Materials	
Class I	Brick (two colors), nichiha, and Glass (92%)
Class II	Metal (8%)
Class III	None
CLASS I REQUIRED	70%; three different materials
PROVIDED	92% Class I material; 4 different materials

Based on the table above the applicant is meeting the percentage and quantity requirements for building materials on commercial buildings.

As noted in the applicant's narrative, several changes were made to the building's prototype in terms of colors and materials so as to more appropriately fit the building in to downtown Chaska. Some of those changes included changing accent brick bands from black to brown, Concrete paneling has been changed to Chaska brick using a basket-weave detail, pink accent paint changed to charcoal gray, etc. Staff has seen images of other prototypical Dunkin' Donuts (below), which show very bright designs. In that regard, staff applauds the efforts of the applicant to change some of the pieces to be more fitting in Chaska. In addition to that, the majority of the building will be using Class I materials as noted below. There is very minimal use of Class II materials.



The drive-thru is situated on the north and east sides of the proposed building. Access to this drive-thru will be obtained from the shared drive between Walgreens and Dunkin Donuts. Stacking is provided for up to seven (7) cars before it interferes with interior traffic. Staff is hopeful that this is an adequate amount of stacking.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Highway 41	65 feet from centerline
Walnut Street	10 feet
Interior Property Lines	5 feet

PARKING SETBACKS	
Direction	Setback
ROW	10 feet
Interior Property Lines	5 feet

Parking/Access/Circulation

46 parking spaces are proposed as a part of this project. The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

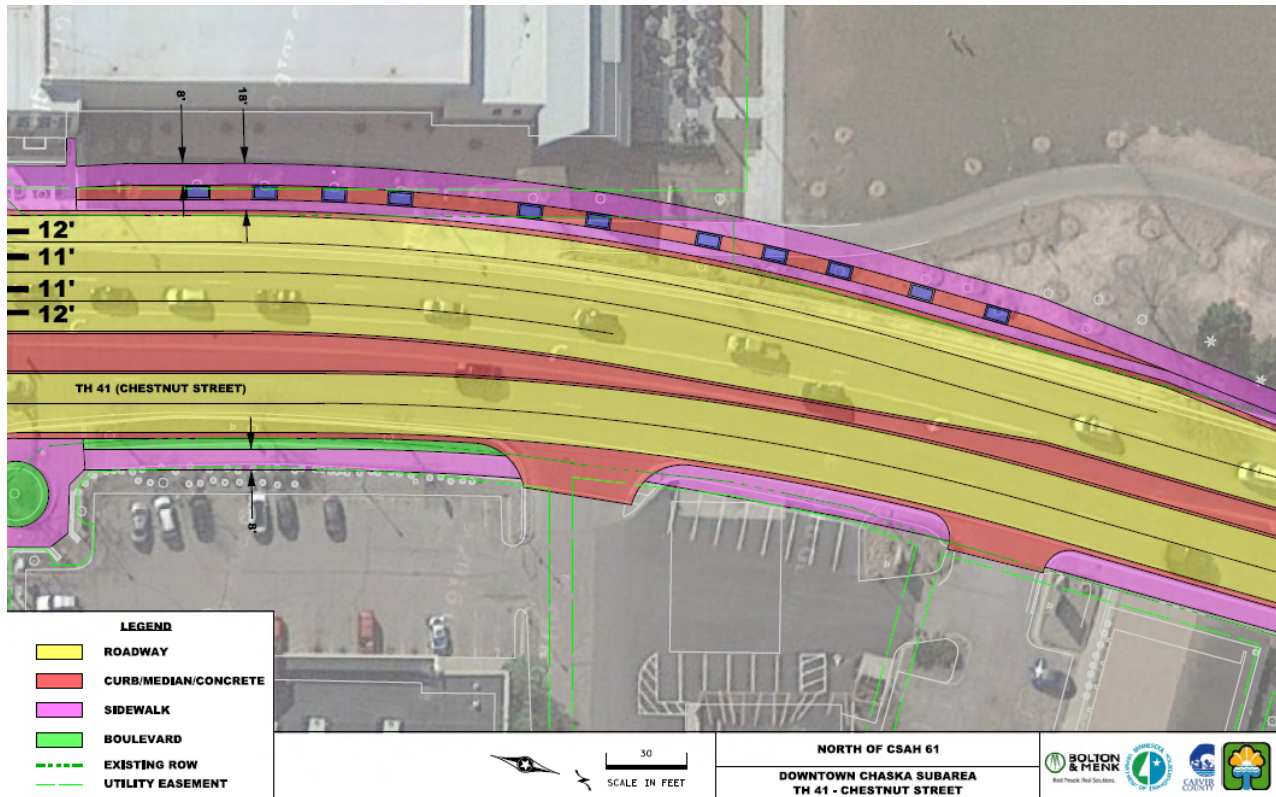
Uses	Approx. Size	Code Req.	Est. Parking Req.
Retail	8,500 sf	1ps/200sf	43 parking spaces
Restaurant	11 seats	1ps/3 seats	3 parking spaces
		REQUIRED	46 parking spaces
		PROVIDED	46 parking spaces

According to this table the applicant is meeting the required amount of parking spaces needed for the use. Parking spaces will be provided on the west and south sides of the buildings. The proposed parking lot layout will provide adequate drive aisles and a more appropriate buffer between the road, sidewalk and parking.

The project is proposing to use existing entrances and exits to and from the site with slight modifications to the northerly entrance. These entrances are situated off of Highway 41 on the west and Walnut Street on the east; the northerly access on Highway 41 will be an independent

access to the project site, the southerly access will be a shared access between Walgreens and this project site. A private drive that runs east to west provides the access off of Walnut Street North. Vehicular connections are also available to access Walgreens to the south.

It should be noted that MnDOT will be making improvements to Highway 41 in the future. An exhibit of the proposed improvements is shown below:



MnDOT has provided comments as a result of this project and have given the applicant certain standards to meet in terms of the access design and permits that are required.

Staff Recommendation/Analysis

Staff is happy to see that the parking lot layout will be improved. The flow of the area seems to make sense and provide smooth traffic. The applicant is showing a streetscape design between the parking lot and Highway 41 that aligns with and resembles the Walgreens site. The design incorporates a boulevard that separates Highway 41 and the sidewalk. These incorporations will enhance the boulevard of this area and provide an appropriate buffer between the site and busy road. It will also be important that the applicant continue to coordinate with MnDOT on the future improvements that will be done to Highway 41 so that important variables such as access/drainage/right-of-way needs are figured out sooner than later.

Landscaping

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	32 caliper inches (12 trees)	12 trees
Understory Trees	3	3
Shrubs	33	113

According to the table above the applicant is sufficient in meeting the landscape ordinance for understory trees.

The final plan is showing general consistency with Walgreens lot and consistency with the Curling Center in terms of boulevard landscaping. Currently the Walgreens site shows trees between the sidewalk and the highway and shrubs between the parking lot and the sidewalk. The applicant is showing the same sidewalk width and trees and shrubs next to the parking lot. The boulevard achieved on this lot is consistent with what was done at the Curling Center on the Chaska Boulevard side.

Planting islands are also shown as a part of this plan with appropriate landscaping within it.

Sidewalks and Pedestrian Places

Sidewalks are proposed to intersect this site and provide access to the three buildings and their parking. A sidewalk is proposed on the west side of the site to connect into the Walgreens site and sites to the north. The existing westerly pedestrian connections are currently 8 feet wide.

Another item of note is the provision of pedestrian places as a part of this proposal. The applicant has since added a patio on the back (east) side of the Dunkin' Donuts that will be surrounded by a decorative fence and landscaping. They have also added landscaping in the rear between the CDA building and multi-tenant building. This will allow for a much more pleasant area for people who need to use this area.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. Lighting shall also be designed to be sensitive to the historic context and scale. Gooseneck lighting is traditional in historic downtowns and is being provided on the two north buildings.

Monument Sign & Trash Enclosure

One new trash enclosure is proposed on the east side of the site behind the proposed buildings. A detail has been provided of this in the final submittal. The applicant has also summarized the frequency of trash pickups in their narrative as well. Trash pick-ups will only occur on Mondays, Wednesdays, and Fridays between the hours of 2:00am and 4:00am. This timing will not be a conflict with the drive-thru as Dunkin' Donuts will not be open during that time.

A monument sign is proposed on the west edge of the site. The design of this sign will be consistent with the buildings.

Utilities

Water and sewer are available to serve this site.

Stormwater

The applicant will work with the City and MnDOT to determine if the drainage plan proposed for the site will suffice.

Final Plat

The site will be platted from three lots into two lots. One lot will be for the CDA parking lot, the other will be for the remainder of the site encompassing the three buildings.

CONCLUSION

Staff is happy to see that the vacant buildings and sites at 650, 700, and 710 Chestnut Street North are taking steps to receive improvements. Staff will continue to work with the applicant to ensure the site and buildings become a visually pleasing amenity to the community and downtown once again. The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION TAKEN 7/11/18:

Motion to recommend approval of the Final Site & Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated June 26, 2018
 - e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018
 - f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated June 26, 2018
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 2018
 - k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated
 - o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated June 29, 2018
 - q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018

- r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Final Plat, submitted by Trosen Land Surveying, LLC
 - v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018
- 2. Compliance with section 9.11 Building Design/Materials and Site Design.
 - 3. Provision of curb and gutter to be provided in parking lot design.
 - 4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 - 5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.
 - 6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.
 - 7. Provision that signs will meet Section 10 of the zoning ordinance.
 - 8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
 - 9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
 - 10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
 - 11. Building fire suppression system to be implemented if required by Fire Department.
 - 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 - 13. Provision that an access permit is obtained from MnDOT.
 - 14. Adherence with MnDOT's memo dated June 6, 2018.
 - 15. Compliance with the Engineers Memo dated July 4, 2018.
 - 16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Final Site & Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25).



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: July 4, 2018
Subject: Klein Brickyards 7th Addition Redevelopment

The site improvements planned for the combined properties propose a complete redevelopment with new site improvements over the existing properties. Storm sewer runoff for the current site discharges and connects to the public system and is proposed to remain in similar. The grading and drainage plan requires the development to prepare a storm water management plan for the site to ensure the proposed improvements will not increase the storm water currently discharging from the site into the public storm sewer system.

Sanitary sewer, water, and electric service are readily available, and final layout approval will be coordinated through City departments. The sewer and water utilities within the site are private and will not require public easements. Utility easements for electric service will need to be coordinated with electric department. The redevelopment includes improvements within the state right of way and will require a MnDOT permit. Pedestrian access and circulation for the site will need to be reviewed for providing connections to sidewalks located along TH 41 and Walnut Street and accommodate current ADA design standards.

Highway improvements currently scheduled to occur in 2021 propose a full reconstruct of TH 41 from Walnut Court to the Minnesota River. The reconstruction also includes converting all the current access points between Walnut Court and Chaska Boulevard (CR 61) to right in and right out between Walnut Court and Chaska Boulevard (CR61). The intersection at Walnut Court is to remain as a full access and will be an important access to ensure the proper site lines are maintained with the proposed improvements. The site analysis completed notes the areas encompassed within the sight triangles where low lying bushes, shrubs, signs etc. are restricted between two feet and eight and a half feet to ensure motorists vision.

City staff is coordinating with the developer on the layout for the new pedestrian HAWK signal at the south east quadrant of Walnut Court and TH 41 like the current signal installed at Pine Street and County Road 61. The final layout approval will need to accommodate the future signal and coordinated through City Engineer.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-93

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

**Resolution approving the Final Site & Building Plan and Final Plat for 650, 700 & 710
Chestnut Street North/Alliance Contracting, Inc. and RDS Architects/
P.C. No. 2018-25**

WHEREAS, the request this evening is for Final Site and Building Plan and Final Plat approval to redevelop the overall site; and

WHEREAS, the existing buildings will be demolished and replaced with three separate commercial buildings; and

WHEREAS, parking will be provided on the west and south sides of the site; and

WHEREAS, parking will also be provided on the east side of the northerly proposed building, which is designated for use by the CDA apartment; and

WHEREAS, the current CDA parking lot will be subdivided to show an area for the new northerly building and a separate area for CDA parking only; and

WHEREAS, the buildings are proposing a majority of the building to be constructed of full modular face brick, which is a class I material; and

WHEREAS, it should be noted that the brick blends that are proposed to be Chaska brick blends will need to be verified in the field; and

WHEREAS, this shall be done by creating 4'x4' brick mockups to show an accurate look and compilation of the brick blend; and

WHEREAS, 46 parking spaces are proposed as a part of this project; and

WHEREAS, the applicant has added a patio on the back (east) side of the Dunkin' Donuts that will be surrounded by a decorative fence and landscaping; and

WHEREAS, the site will be platted from three lots into two lots; and

WHEREAS, one lot will be for the CDA parking lot, the other will be for the remainder of the site encompassing the three buildings; and

WHEREAS, on July 11, 2018 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Final Site & Building Plan and Final Plat for 650, 700 & 710 Chestnut Street North (PC#2018-25), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by Matt Borowy, dated June 25, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
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 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
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 - t. Sitaline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Final Plat, submitted by Trosen Land Surveying, LLC
 - v. Sight Line Analysis (pgs 1-4), submitted by Bolton & Menk, dated June 17, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
3. Provision of curb and gutter to be provided in parking lot design.
4. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
5. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the building permit submittal.
6. Decorative fence by northerly building to be painted Hunter Green to match Walgreens fence.
7. Provision that signs will meet Section 10 of the zoning ordinance.

8. Provision that 4'x4' brick mockups for all Chaska brick blends are provided on site and reviewed and approved by the Planning Department prior to application.
9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
11. Building fire suppression system to be implemented if required by Fire Department.
12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
13. Provision that an access permit is obtained from MnDOT.
14. Adherence with MnDOT's memo dated June 6, 2018.
15. Compliance with the Engineers Memo dated July 4, 2018.
16. Coordination with Walgreens to reconstruct and improve the shared driveway between Walgreens and the proposed sites.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

EYELEVEL VIEW -
NORTH WEST CORNER



AERIAL VIEW -
SOUTH WEST CORNER



SHEET INDEX

C1 DEMOLITION SITE PLAN
C2 CIVIL SITE PLAN
C3 GRADING, PAVING, & DRAINAGE PLAN
C4 UTILITIES & PIPING DEMOLITION PLAN
C5 UTILITIES & PIPING PLAN & EXISTING
FIRE HYDRANT PLAN(S)
C6 SWPPP / EROSION CONTROL PLAN
AND DETAILS

LTN ENGINEERING

CIVIL AND STRUCTURAL MANKATO MINNESOTA
EM MARK.LTN@GROUPCHARTER.NET 507 317-8994

PROJECT TITLE:

CHASKA
RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

- KEYED NOTES:
- 1

 DEMO EXISTING BITUMINOUS PARKING LOT PAVEMENT
- 2

 DEMO EXISTING SIDEWALK PATH
- 3

 DEMO EXISTING LANDSCAPING
- 4

 DEMO EXISTING SIGNAGE
- 5

 DEMO EXISTING DUMPSTER ENCLOSURE
- 6

 DEMO EXISTING CURB AND GUTTER
- 7

 DEMO EXISTING BUILDING
- 8

 EXISTING SIDEWALK TO REMAIN, AS IS. PATCH & FIX AS NEEDED, AT END OF CONSTRUCTION
- 9

 PATCH AND FIX EXISTING BITUMINOUS
- 10

 PATCH AND FIX EXISTING LANDSCAPING
- 11

 SAVE EXISTING ORNAMENTAL FENCING, DO NOT DEMO
- 12

 DEMO EXISTING SIDEWALK - TO BACK TO CURB
- 13

 DEMO TREE
- 14

 SAVE TREE
- 15

 SAVE CONCRETE PILLARS 3 EA.
- 16

 SAWCUT PAVEMENT OR SIDEWALK

BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

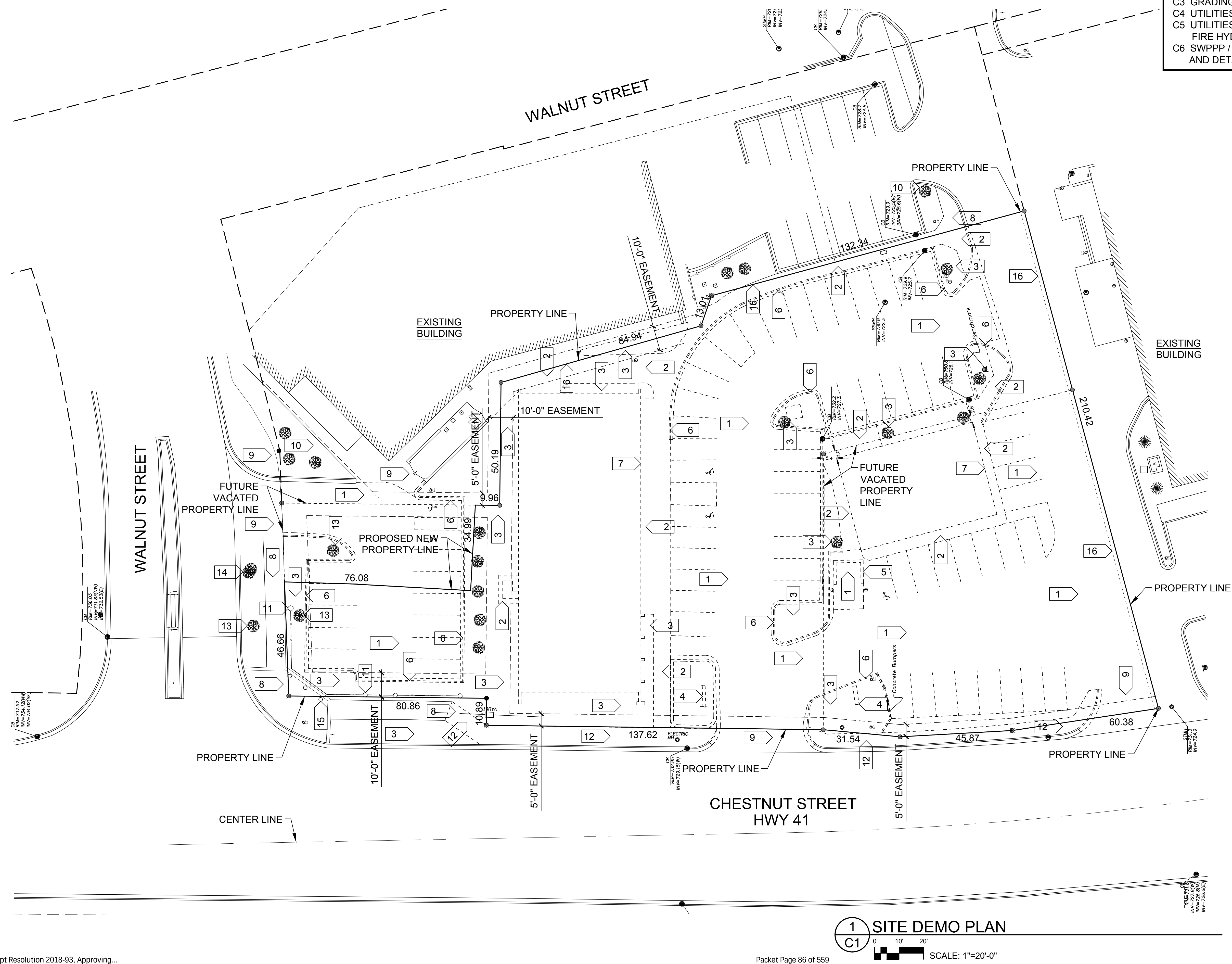
FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
SITE DEMO PLAN

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C1



1
C1

SITE DEMO PLAN

0 10' 20'

SCALE: 1"=20'-0"



1 NEW BITUMINOUS PARKING LOT PAVEMENT

2 EXISTING SIDEWALK PATH

3 NEW TOPSOIL AND SEEDED TURF -
SEE LANDSCAPE PLANS

4 NEW LANDSCAPING - SEE LANDSCAPE PLANS

5 NEW 4" SIDEWALK OVER 4" MNDOT
CL5 BASE

6 NEW CURB AND GUTTER MNDOT B612

7 TYPICAL SETBACK LINE

8 NEW HANDICAP SYMBOL - PAINT WHITE
STRIPE TYPICAL FOR 8 EACH

9 SAVED ORNAMENTAL FENCE & 3 CONC.
PILLARS AROUND CORNER

10 NEW ELECTRICAL TRANSFORMER 11'-0" x 5'-8"

11 WHITE PAINT STRIPING AREA- NO PARKING

12 MECHANICAL CONDENSER UNIT

- 51 EXISTING STOP SIGN - TO REMAIN
- 52 EXISTING HIGHWAY SIGN - CROSSWALK - TO REMAIN
- 53 EXISTING BUSINESS SIGN - TO REMAIN
- 54 EXISTING TRAFFIC SIGN - TO REMAIN
- 55 NEW BUSINESS SIGN

PROJECT TITLE:

**CHASKA
RETAIL CENTER**

**700 CHESTNUT STREET
CHASKA, MN**

1. TOTAL ORIGINAL PROPERTY AREA = 1.16 ACRE
2. FOR LANDSCAPING SEE LANDSCAPE PLAN IN ARCH. DRAWINGS.
3. PROPERTY LINE = LIMITS OF CONSTRUCTION, UNLESS NOTED OTHERWISE.

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018
2	REV. 2	6-26-2018

CIVIL SITE PLAN

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C2

PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

HYDRAULIC NOTES:
1. TOTAL SITE IMPERVIOUS AND PERVIOUS AREAS BEFORE AND AFTER RE-DEVELOPMENT ARE NEARLY IDENTICAL. AS A RESULT, THE ENGINEERING DESIGN AND CHECKS DO NOT INCLUDE ANY INCREASE TO TOTAL SITE OUTFLOW Q.
2. THE EXISTING 15" RCP FROM THE SOUTH-CENTER OF SITE TO THE EAST HAS BEEN CHECKED AND IS SATISFACTORY.
3. THE DESIGN STORM IS THE 10 YR.

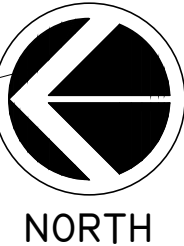
BEFORE DIGGING, CONTACT GOPHER STATE ONE CALL AT 800-252-1166 FOR THE MARKING OF UNDERGROUND UTILITIES. CONTACT AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE BEFORE EXCAVATION OR GRADING.

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

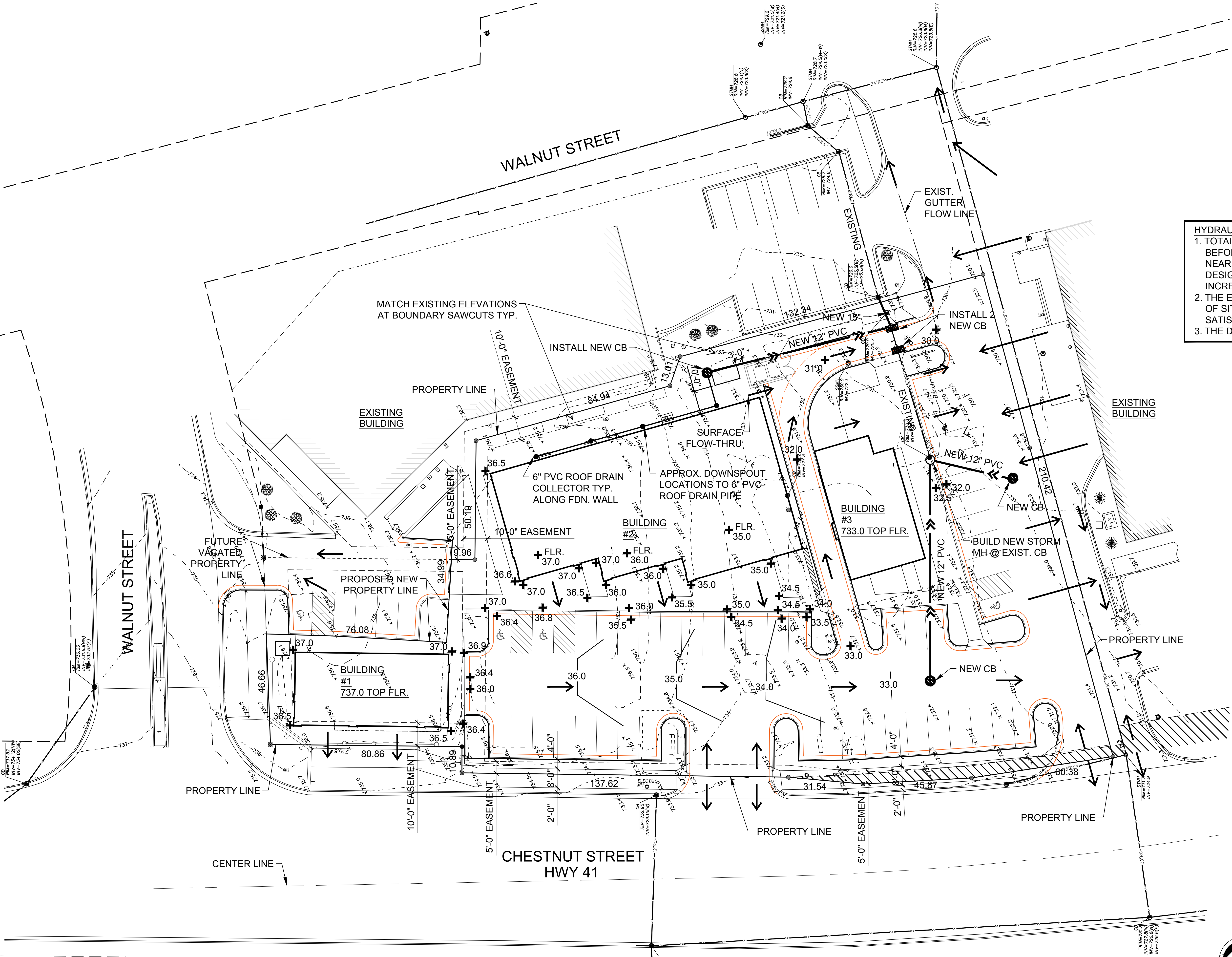
No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
**GRADING / PAVING &
DRAINAGE PLAN**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML



C3



1 GRADING / PAVING & DRAINAGE PLAN
C3
0 10' 20'
SCALE: 1"=20'-0"

PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

C4 DWG. NOTES:
1. DO NOT DISRUPT SERVICES TO NEIGHBORING
BUILDINGS OR PROPERTIES.

LEGEND:

- >> —>> — STORM SEWER
- < —< — SANITARY SEWER
- | — | — WATER MAIN
- G — G — GAS LINE
- E — E — UNDERGROUND ELECTRIC
- > — SURFACE DRAINAGE DIRECTION

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

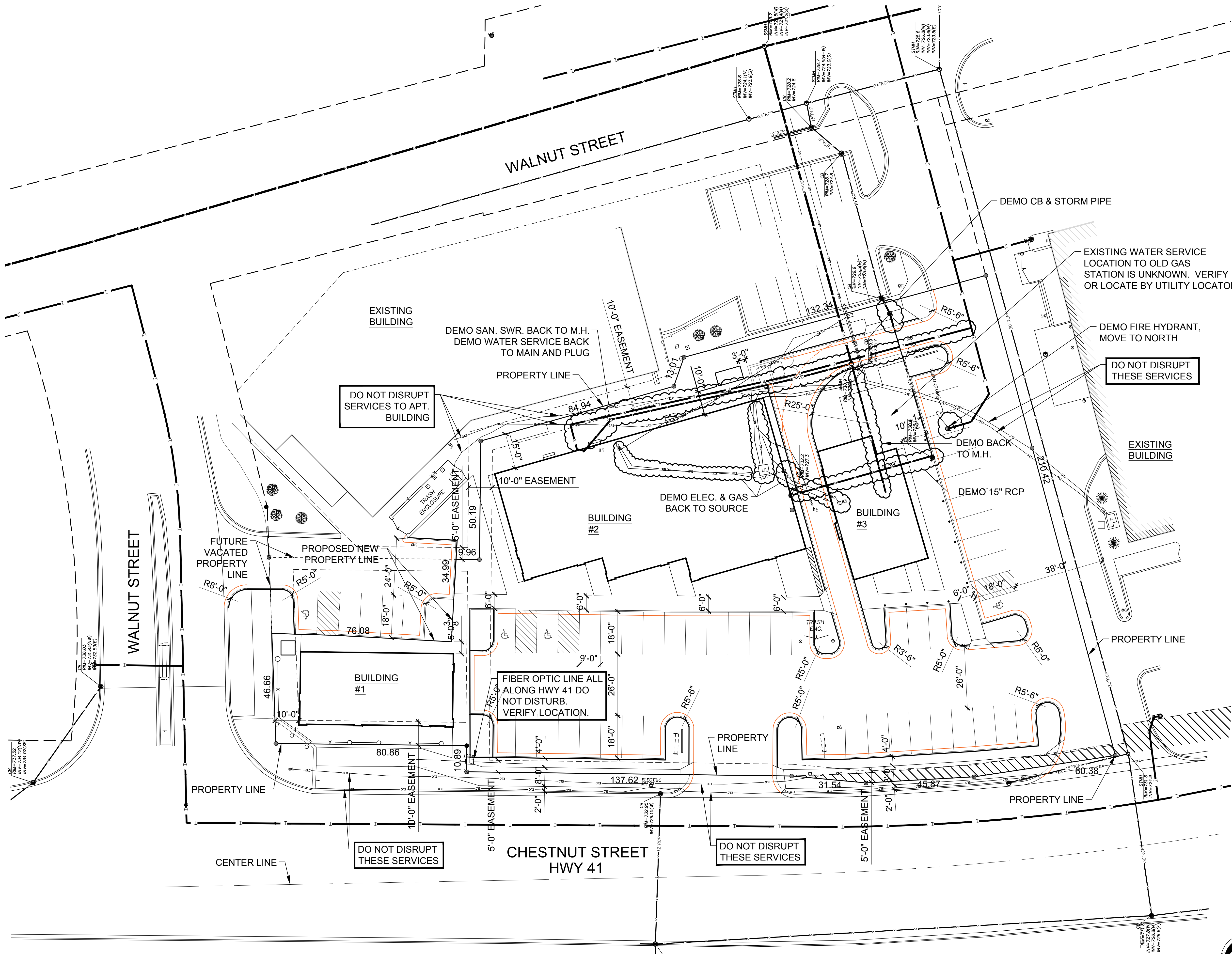
FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
**UTILITIES & PIPING
DEMOLITION PLAN**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C4



1 UTILITIES & PIPING DEMOLITION PLAN
C4
0 10' 20'
SCALE: 1"=20'-0"



PROJECT TITLE:

CHASKA RETAIL CENTER

700 CHESTNUT STREET
CHASKA, MN

NOTES:

- SUBMIT PROPOSED ELEC. TRANSFORMER LOCATIONS TO ARCHITECT FOR APPROVAL BEFORE CONSTRUCTION.
- ELECTRICAL SERVICE ROUTING BY ELECTRICAL ENGINEER.
- NEW GAS SERVICE ROUTE & BUILDING CONNECTION TO BE PLANNED AND INSTALLED BY CONTROLLING POWER COMPANY.

LEGEND:

- >>> —>>> — STORM SEWER
—<<< —<<< — SANITARY SEWER
—|—|—| — WATER MAIN
—G—G—G— GAS LINE
—E—E—E— UNDERGROUND ELECTRIC
—> —> — SURFACE DRAINAGE DIRECTION

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018
2	REV. 2	6-26-2018

SHEET:

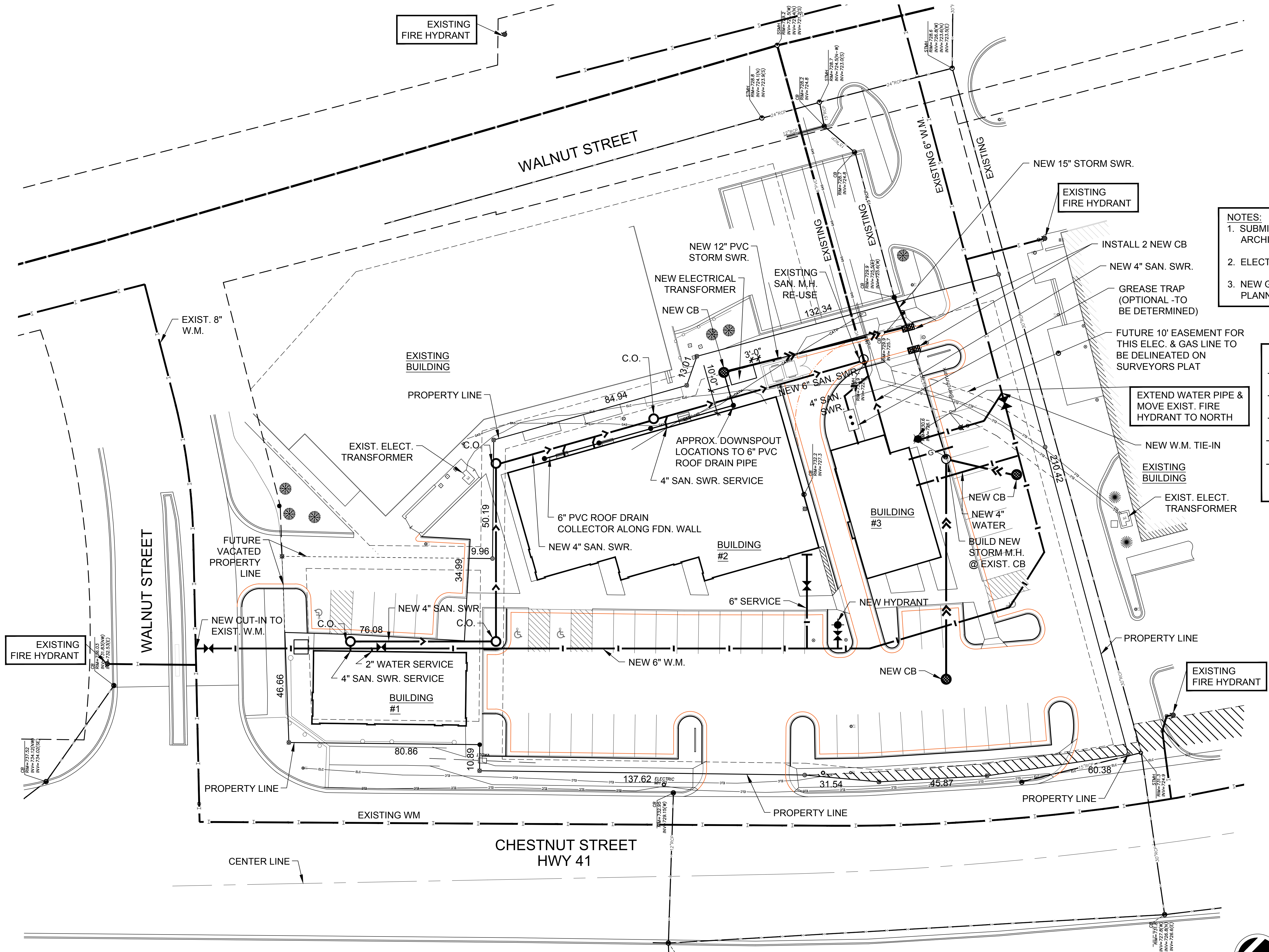
UTILITIES & PIPING PLAN
EXIST. FIRE HYDRANT PLAN(S)

DATE: 4-30-2018

DRAWN BY: JLS

CHECKED BY: ML

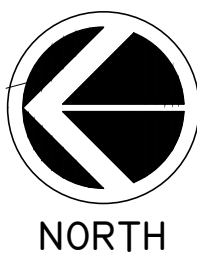
C5



1
C5

UTILITIES & PIPING PLAN
EXISTING FIRE HYDRANT PLAN(S)

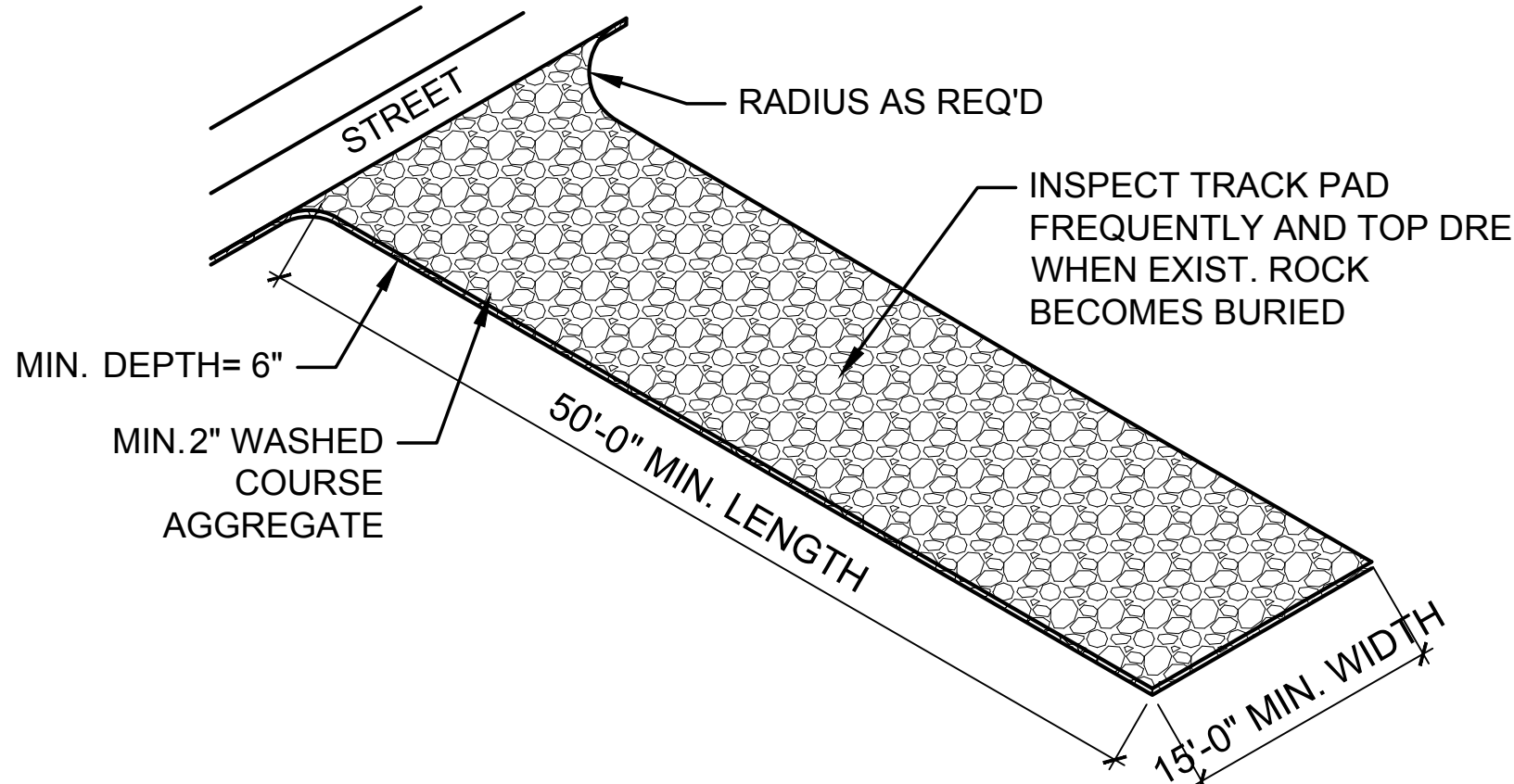
0 10' 20'
SCALE: 1"=20'-0"



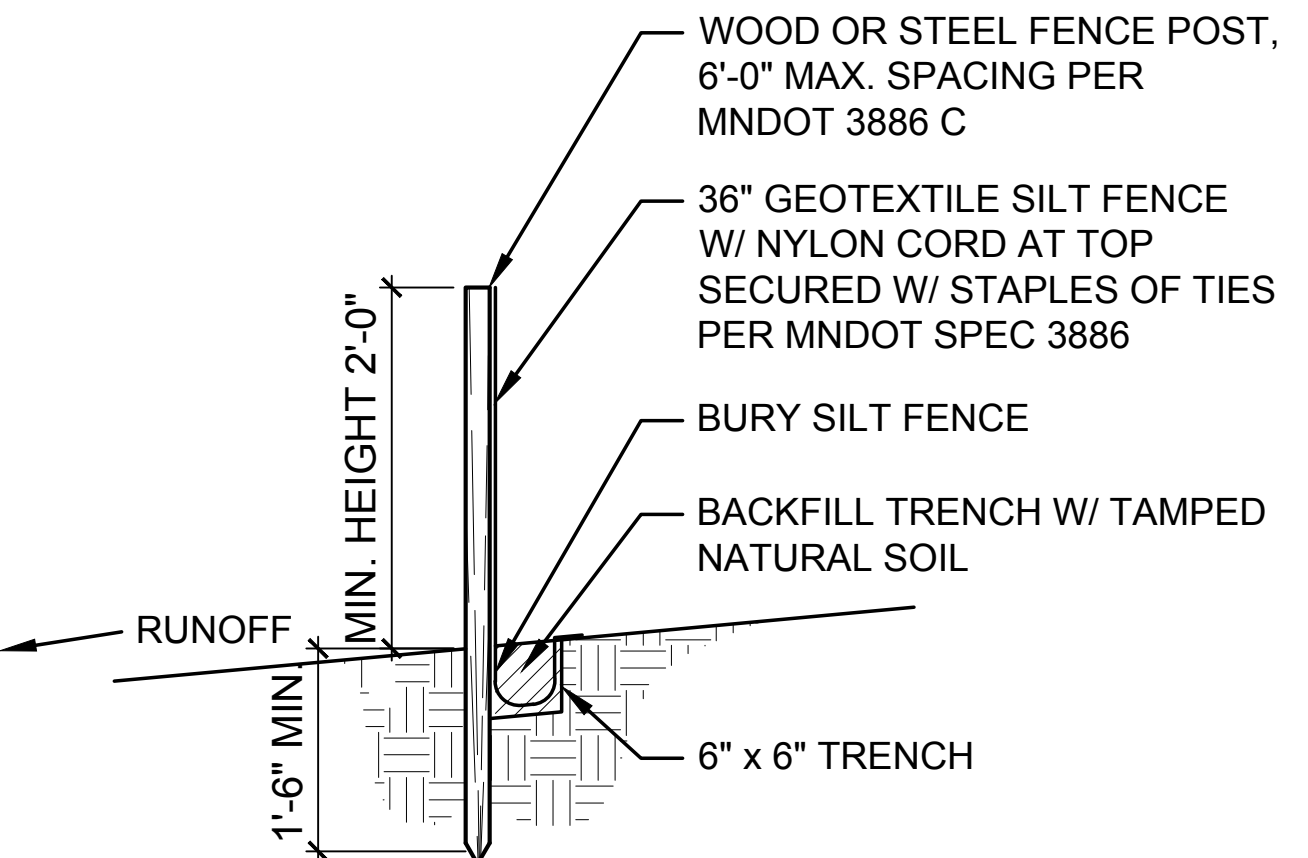
PROJECT TITLE:
**CHASKA
RETAIL CENTER**
700 CHESTNUT STREET
CHASKA, MN

BEFORE DIGGING, CONTACT GOPHER
STATE ONE CALL AT 800-252-1166
FOR THE MARKING OF UNDERGROUND
UTILITIES. CONTACT AT LEAST TWO (2)
BUSINESS DAYS IN ADVANCE BEFORE
EXCAVATION OR GRADING.

CONTRACTOR IS RESPONSIBLE
FOR CLEANING UP TRACKING
ON HWY 41, WALNUT STREETS
AND ALLEY.



2 TEMP. ROCK CONSTRUCTION @ ENTRANCE
N.T.S.



3 SILT FENCE DETAIL
N.T.S.

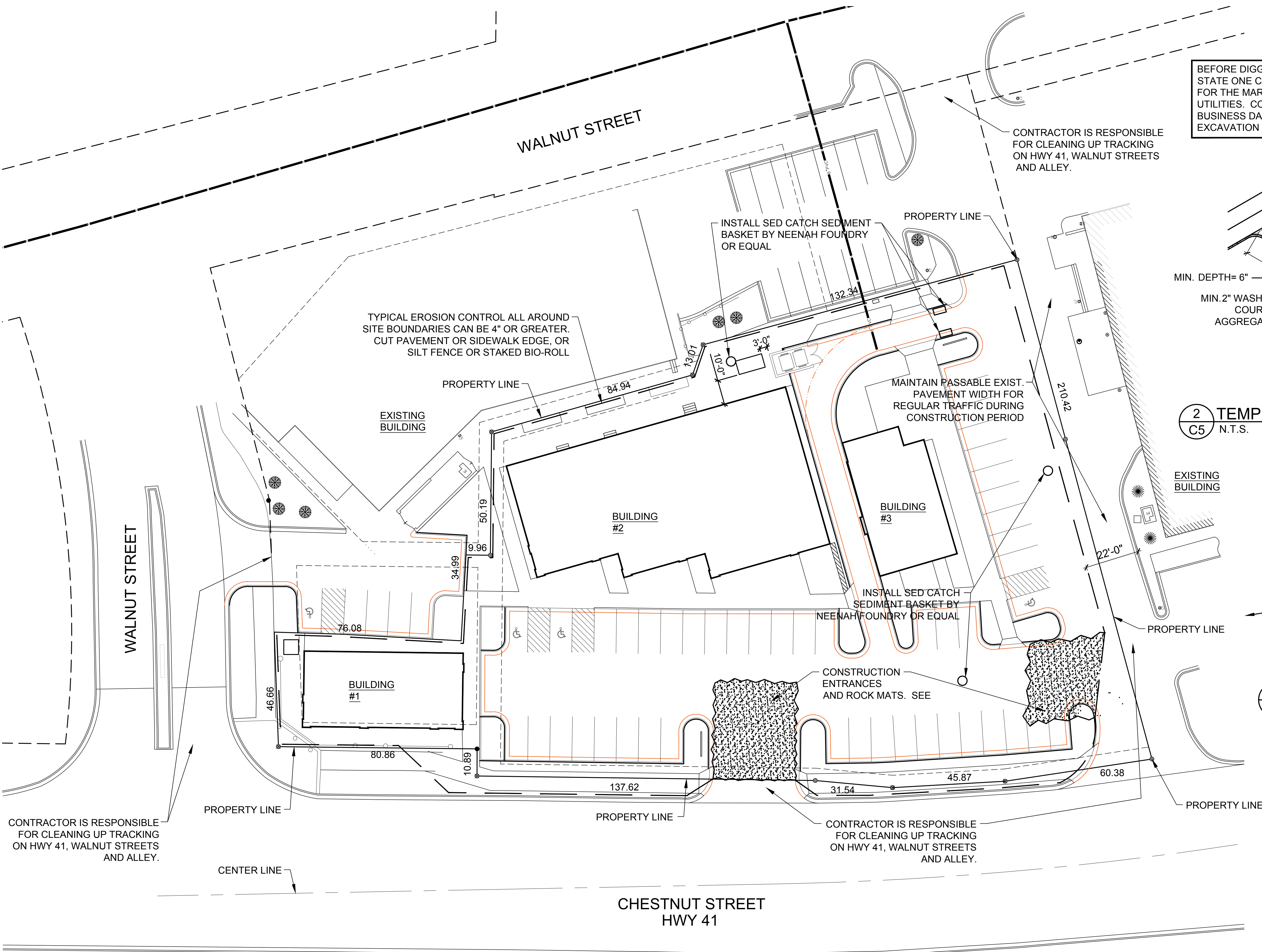
FOR REVIEW
PRELIMINARY
NOT FOR
CONSTRUCTION

No.	SUBMISSIONS & REVISIONS	Date
1	REV. 1	5-29-2018

SHEET:
**SWPPP / EROSION
CONTROL PLAN & DETAILS**

DATE: 4-30-2018
DRAWN BY: JLS
CHECKED BY: ML

C6



1 SWPPP PLAN
N.T.S.



OVERSTORY TREES						
CODE	QTY	NAME	SIZE	COND	MATURE HEIGHT	NOTE
O-ABM	2	AUTUMN BLAZE MAPLE - ACER RUBRUM	3" CAL	B & B	50'	
O-B4L	2	SKYLINE HONEYLOCUST - GLEDITSIA TRIACANTHOS	2 1/2" C	B & B	45'	
O-CRM	2	CRIMSON KING MAPLE - ACER PLATANOIDES	3" CAL	B & B	40'	
O-QA	3	QUAKING ASPEN - POPULUS TREMULOIDES	2 1/2" C	B & B	45'	
UNDERSTORY TREES						
CODE	QTY	NAME	SIZE	COND		NOTE
U-HT	3	HYDRANGEA TREE - HYDRANGEA PANCULATA 'GRANDIFLORA'	3" HT	B & B	15-20'	
EVERGREEN TREES						
CODE	QTY	NAME	SIZE	COND		NOTE
E-TE	3	THUJA EMERALD GREEN - THUJA OCCIDENTALIS	6' HT	B & B	13'	
SHRUBS						
CODE	QTY	NAME	SIZE	COND		NOTE
S-FS	38	GRO - LOW FRAGRANT SUMAC - RHUS AROMATICA	12" H	#5 CONT	2'	
S-RG	11	REED GRASS - CALAMAGROSTIS BRACHYTRICHA FALL BLOOMING	5 CAL	#5 CONT	2'	
S-DL	99	DAY LILY - HEHECALLIS	12" H		2'	11" DIAMETER
S-DY	1	DARK GREEN YEW - TAXUS X MEDIA	24" H	#4 CONT	3'	
S-H	12	LIGHT O DAY HYDRANGEA - HYDRANGEA MACROPHYLLA	4"	#5 CONT	4'	
HATCH						
	4" CONCRETE - SEE CIVIL ENGINEERING PLANS					
	LANDSCAPE BED WITH: 2" RIVER ROCK TO A 3" MINIMUM DEPTH AND WOVEN WATER PERMEABLE LANDSCAPE FABRIC					
	NEW SOD WITH MINIMUM 6" TOP SOIL					



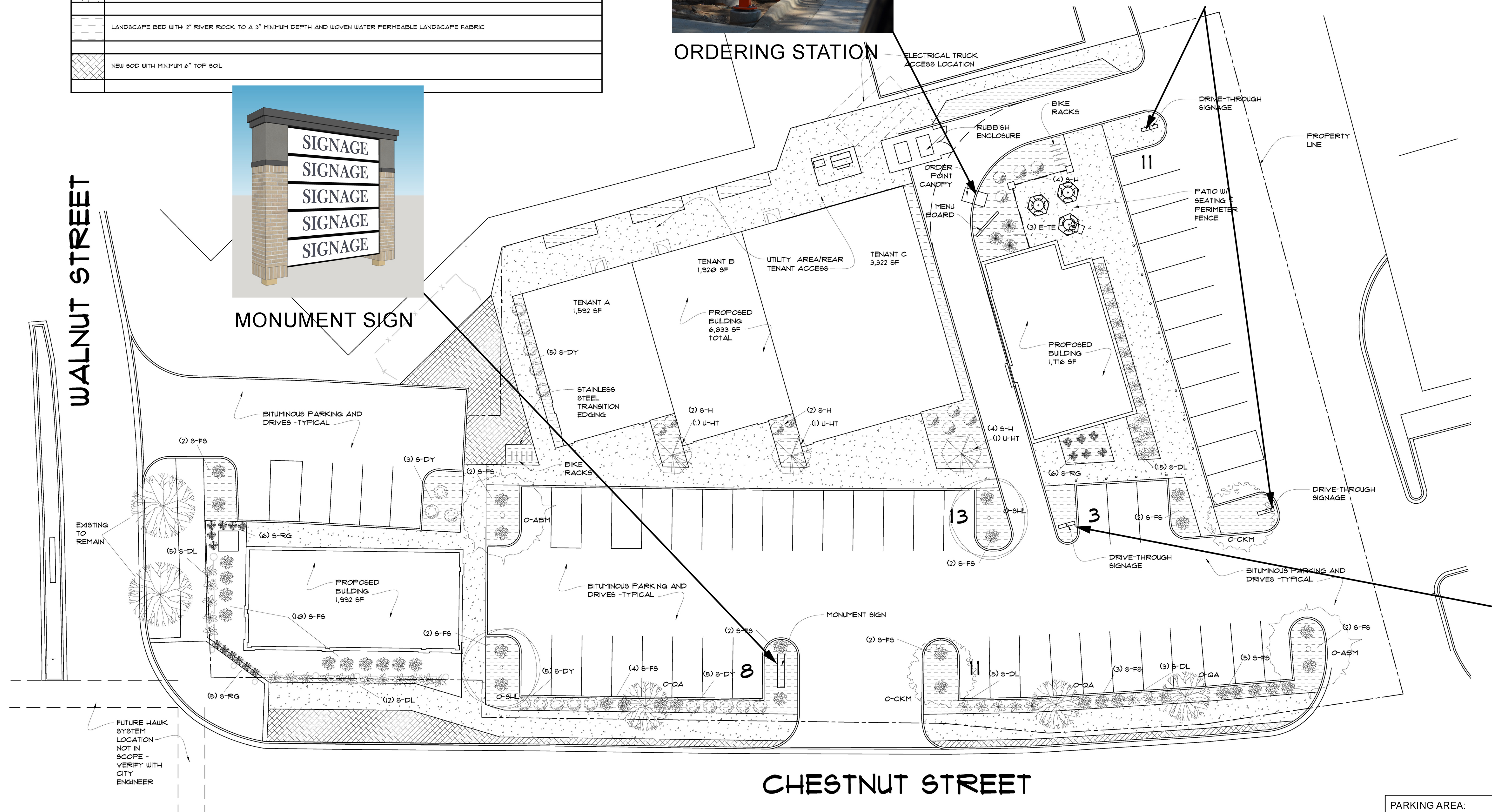
DRIVE THROUGH SIGN 1 & 2



~~MONUMENT SIGN~~



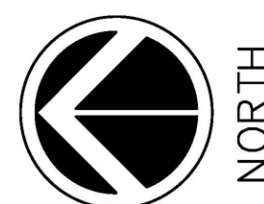
DRIVE THROUGH SIGN 3



PARKING AREA:
OVERALL: 29,480 SF
LANDSCAPED: 4,127 SF
PERCENTAGE: 14%

0 8' 16'

SCALE: 1/16"=1'-0"



CHESTNUT STREET

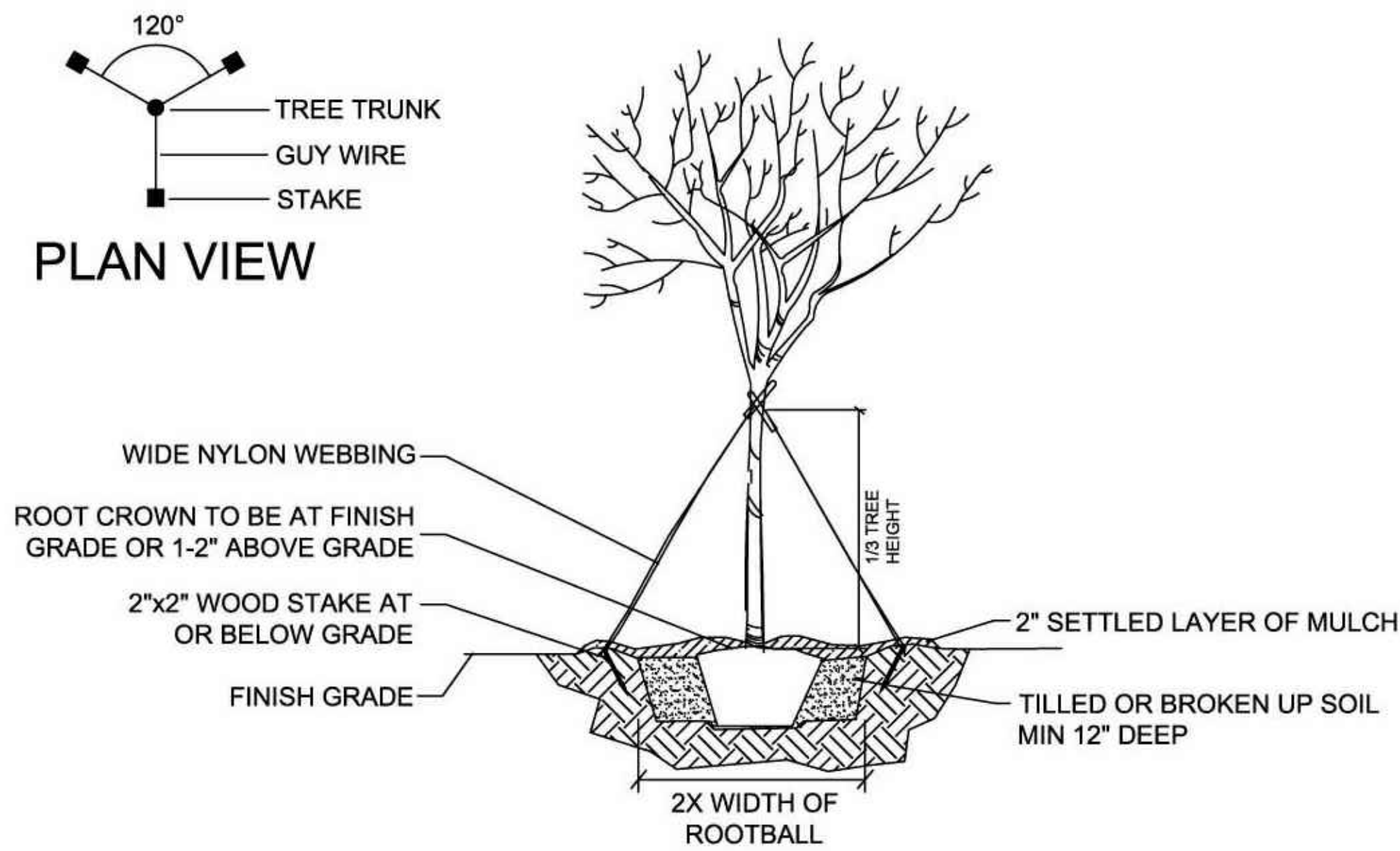
DRAWING TITLE:

LANDSCAPE & SITE SIGNAGE
PLAN

JOB. NO.: 16.32.1
DATE: 6-29-18
DRAWN BY: MJB

SHEET:

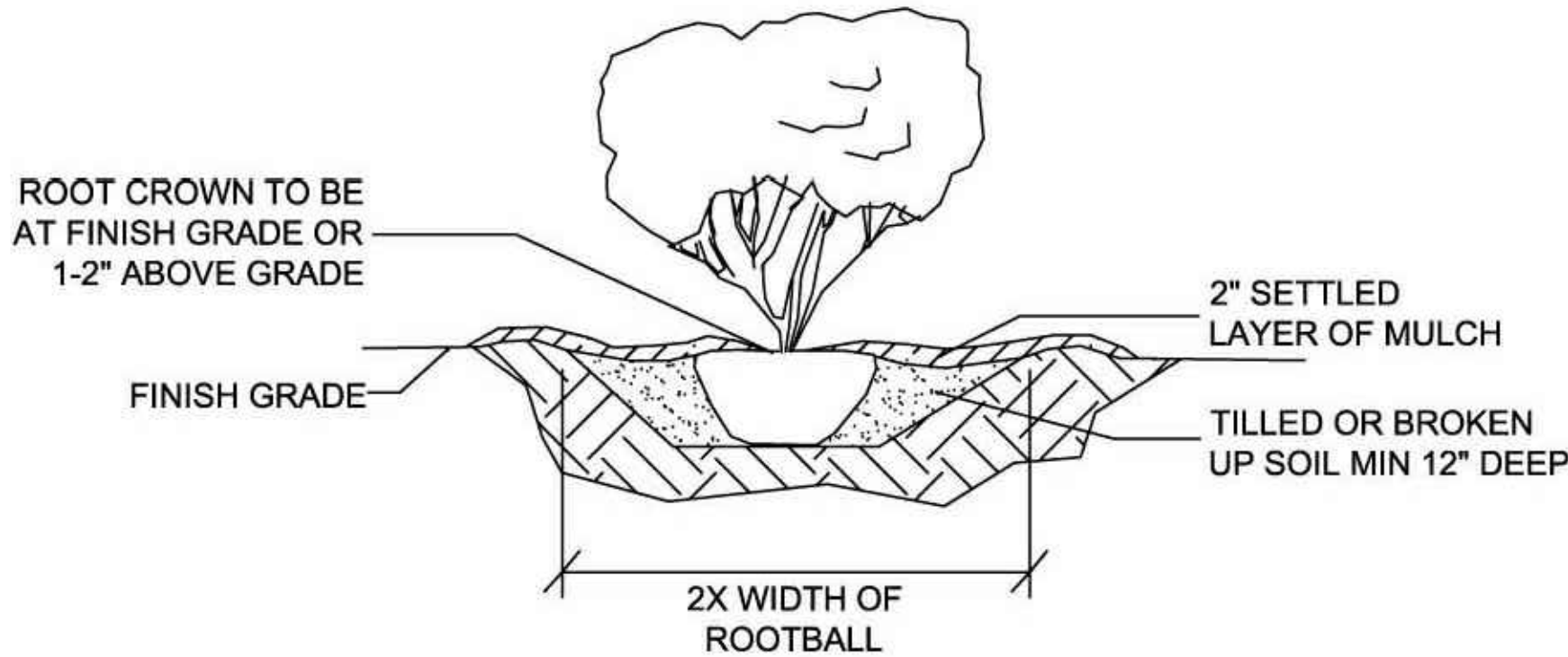
1.1



1

TREE PLANTING (>2" CAL.)

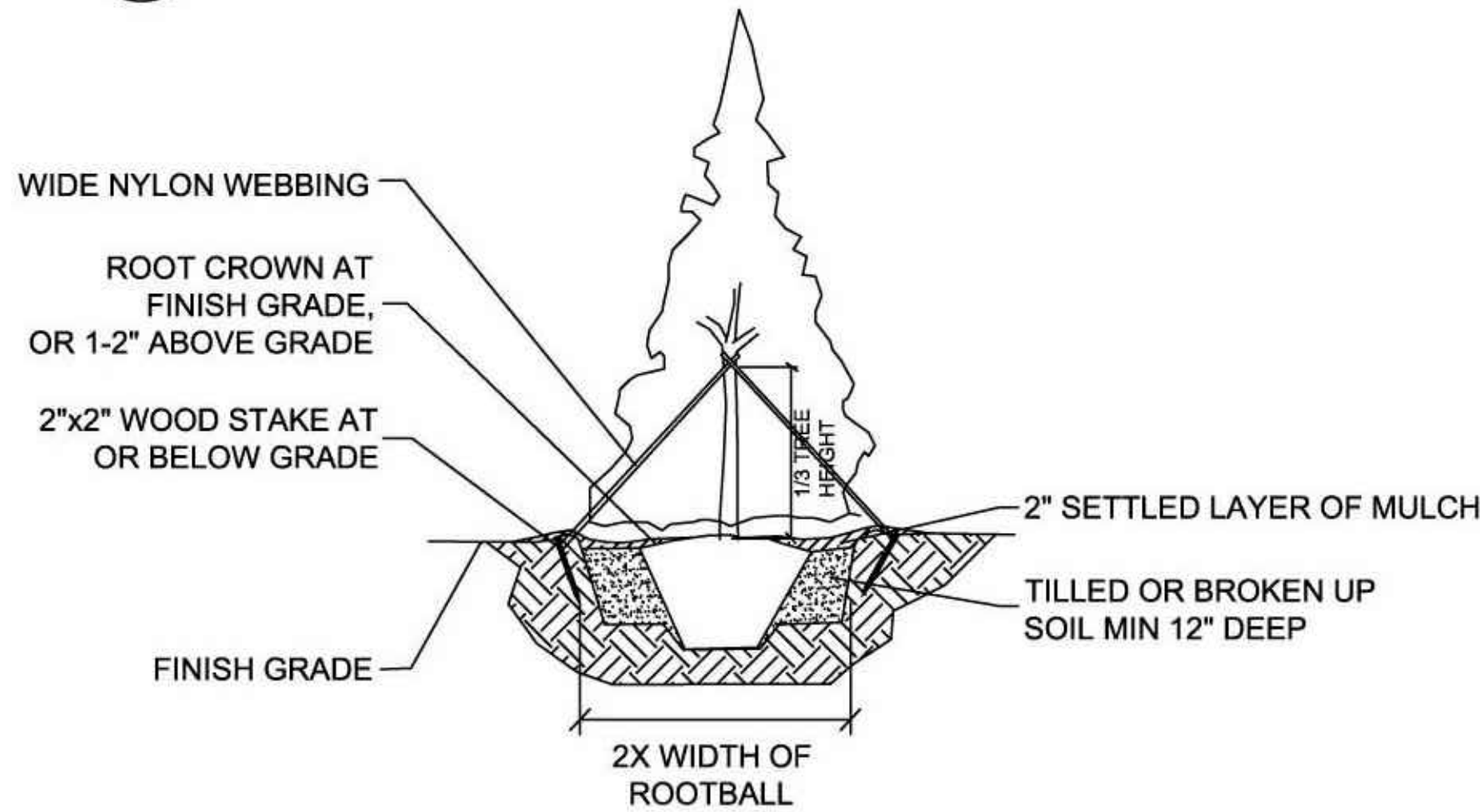
NOT TO SCALE



2

TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

NOT TO SCALE



3

EVERGREEN TREE PLANTING

NOT TO SCALE

LANDSCAPE SPECIFICATIONS:

1.) Areas to be sodded shall be graded to a suitable grade (+/- .1'). Areas shall be tilled to a 6" depth incorporating 4 cu.yds./1000 sf. of well decayed ground cattle manure (or approved equal) uniformly into the soil. Areas shall be settled, leveled, and raked to a finished grade. Debris, vegetation, rocks, etc. not passing through a hand rake shall be removed from the surface. Surface shall be fine graded smooth and firm (non-compacted) prior to sodding, leaving no depressions where water may collect. Areas shall be protected from compaction prior to sodding.

2.) Sod shall be Gateway Park sod mix 25 % SR2100 Kentucky Blue Grass, 25 % NuGlade, 25% Freedom II, 25% Award blend (Kramer's Turf, ph.303-659-1982), free from weeds and objectionable grasses. Sod shall be protected in transit and on site from drying out. Sod shall be laid over firm (non-compacted), pre-moistened, prepped surface. Sod strips shall be laid tight with staggered joints, no voids occurring between strips. Sod shall be laid no closer than 24" from the center of shrub plantings and no closer than 12" from the center of tree trunks. Sod surface shall be 1" below adjacent edging. Immediately, upon installation sod shall be tamped and watered to a 4" depth. When moisture content of the soil is proper, sod shall be rolled. Contractor shall be responsible for watering of sod until acceptance of work (including activation and scheduling of the irrigation system).

3.) Areas to be planted in ground covers, perennials, etc. shall be graded to a suitable grade (+/- .1'). Areas shall be tilled to a depth of 12" incorporating 1 cu.yd. of 'EKO' compost (or equal) and 2 lbs. of superphosphate per 100 sf. uniformly into the soil. Upon completion of soil preparation areas shall be fine graded to proper grade. No additional soil improvement is required within these areas.

4.) Plant material quality shall comply with current American Association of Nurserymen (AAN) standards for #1 grade nursery stock. Plants shall meet or exceed specified sizes. Trees shall have well branched tops with reasonably straight, well developed single leaders (unless otherwise noted).

5.) Planting pit diameters shall be dug twice the diameter of the root ball. Pits shall be dug 1/4 deeper than the root ball of the plant. Planting pits shall be backfilled with uniform mixture of 75 % excavated soil and 25 % 'EKO' compost (or an approved equal). Prior to backfilling planting pits, contractor shall remove protective material (e.g. burlap) from tops of root balls, flags, tags, etc. from plants.

6.) Plants shall be fertilized at the time of planting with 21 gram 'AGRIFORM' 20-10-5 slow release fertilizer tablets (or approved equal) according to the following quantities; 1 tablet per ft. of tree ht. (or 1/2" caliper); 3 tablets per #5 container shrub. Tablets shall be placed in the plant pit during backfilling according to mfr. specs.

7.) Trees shall be guyed and staked to the extent necessary to keep them in a plumb position until the tree is established per the planting details (See Plant Details). The Contractor shall be responsible for guy wire adjustments during the guarantee period, and removal of stakes and wires upon completion of the guarantee period.

8.) Trunks of fall planted deciduous over 2" cal. shall be wrapped with an approved tree wrap spirally from ground to height of second branch. Wrapping shall be secured to trunk in an acceptable manner. Contractor shall be responsible for adjustment to wrapping during the guarantee period and shall remove wrapping upon completion of the guarantee period.

9.) Plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of work acceptance. Replaced plant material shall be fully (100 %) guaranteed for a period of one (1) year from date of replacement. During the guarantee period, the Contractor shall notify the Owner in writing of any maintenance deficiencies.

10.) All continuous planting bed areas labeled 'R.M.' shall be rock mulched. Rock mulch shall be 2" sized washed river rock placed in a uniform 3" layer over a layer of geotextile weed barrier fabric (e.g. 'TYPAR' or equal). Areas shall be fine graded prior to placement of fabric and rock. Courses of fabric shall overlap 6" at the seams and omitted around base of plants (from an area equal to the size of the planting pit).

11.) Not used

12.) Groundcover and perennial planting bed areas (within rock mulch areas) shall be bark mulched with a uniform 3" thick layer of 2" sized bark mulch. Areas shall be fine graded prior to placing of mulch, removing debris, rocks, vegetation, etc. over 1" dia. from the surface.

13.) Steel edging shall be GPDRC approved, rolled top steel edger. Steel shall be installed vertically overlapped at the joints. The top of the edger shall be 1" above sod (or mulch) grade. Steel edging shall be installed wherever necessary (or shown on plan drawings) to separate turf areas from mulched areas.

No.	SUBMISSIONS & REVISIONS	Date
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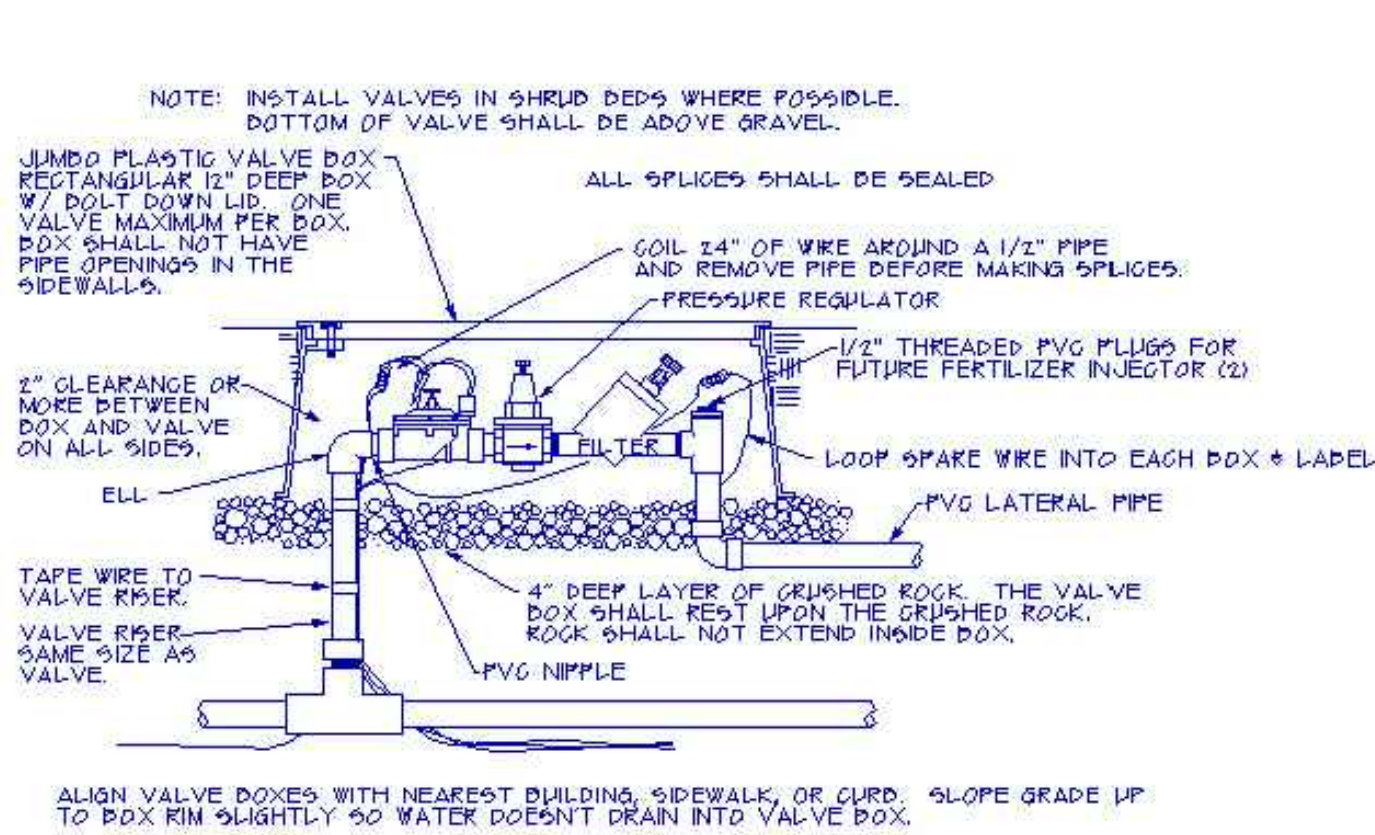
DRAWING TITLE:

TYPICAL LANDSCAPE
DETAILS & SPECIFICATIONS

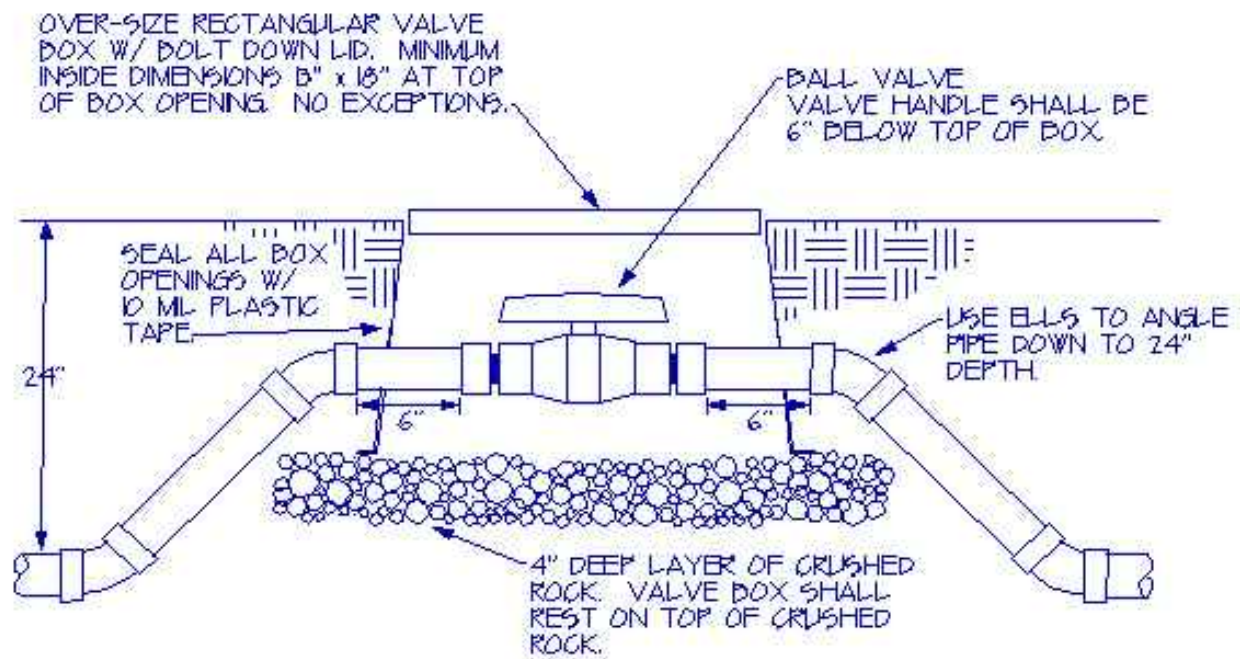
JOB NO.:	16.32.1
DATE:	3-13-18
DRAWN BY:	MJB

SHEET:

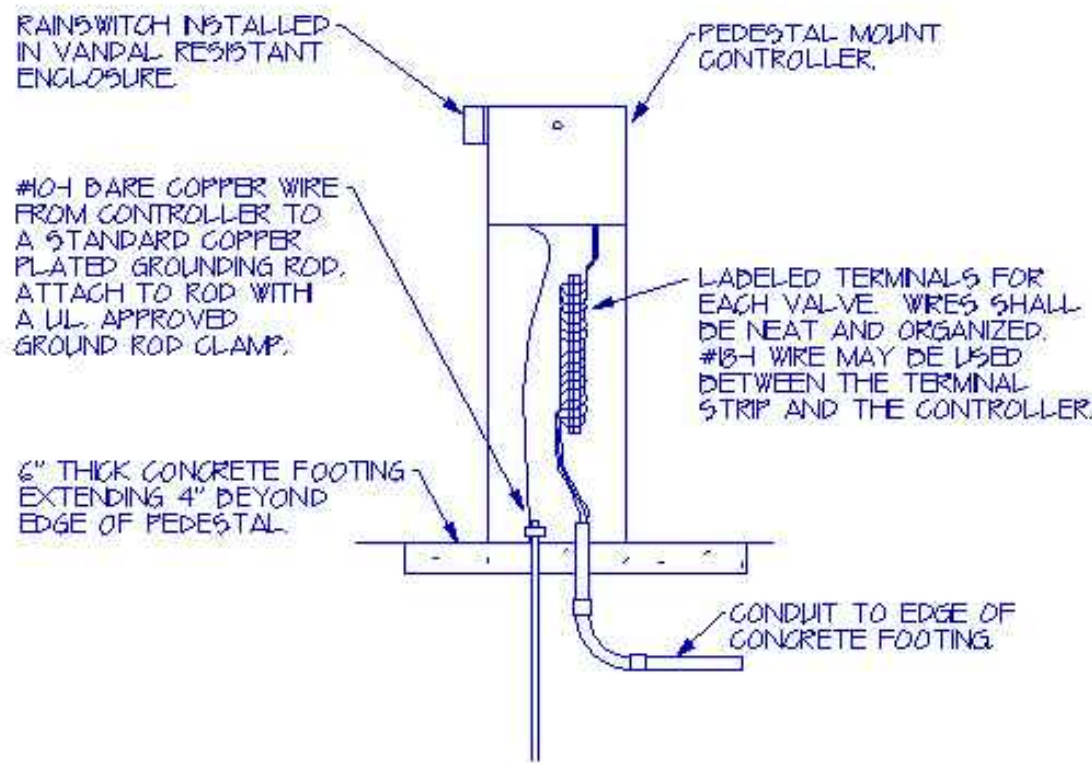
L1.2



AUTOMATIC VALVE DETAIL
NOT TO SCALE

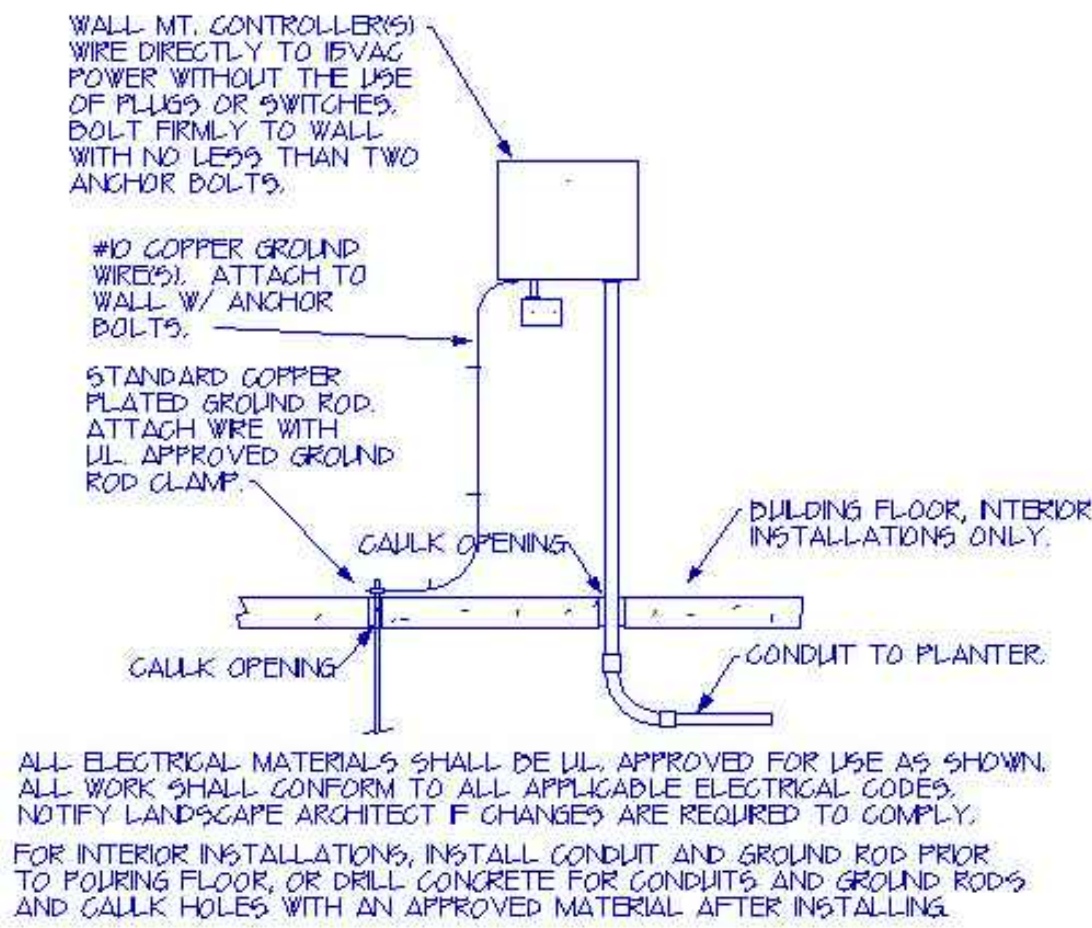


BALL VALVE DETAIL
NOT TO SCALE

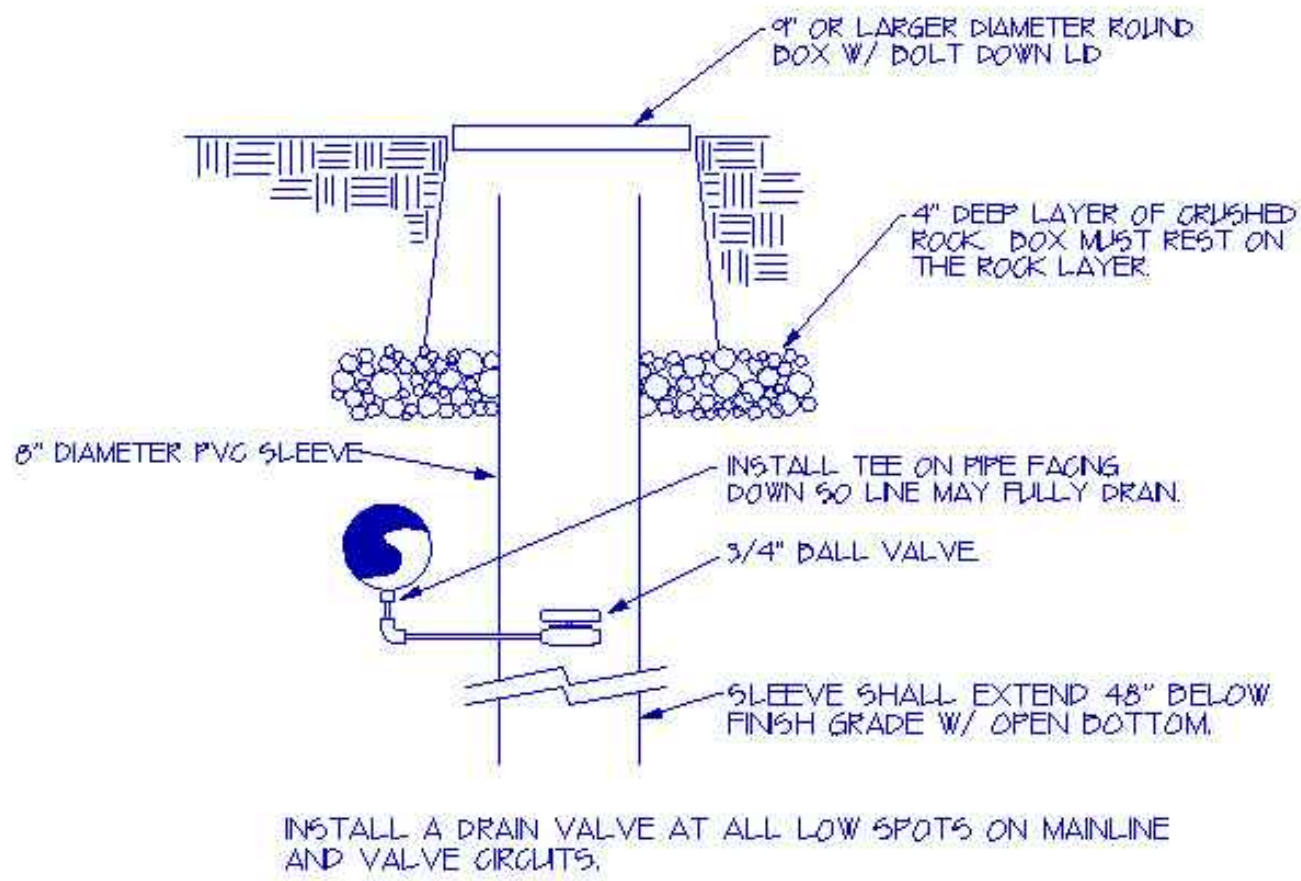


ALL ELECTRICAL MATERIALS AND METHODS SHALL MEET ALL APPLICABLE ELECTRICAL CODES.

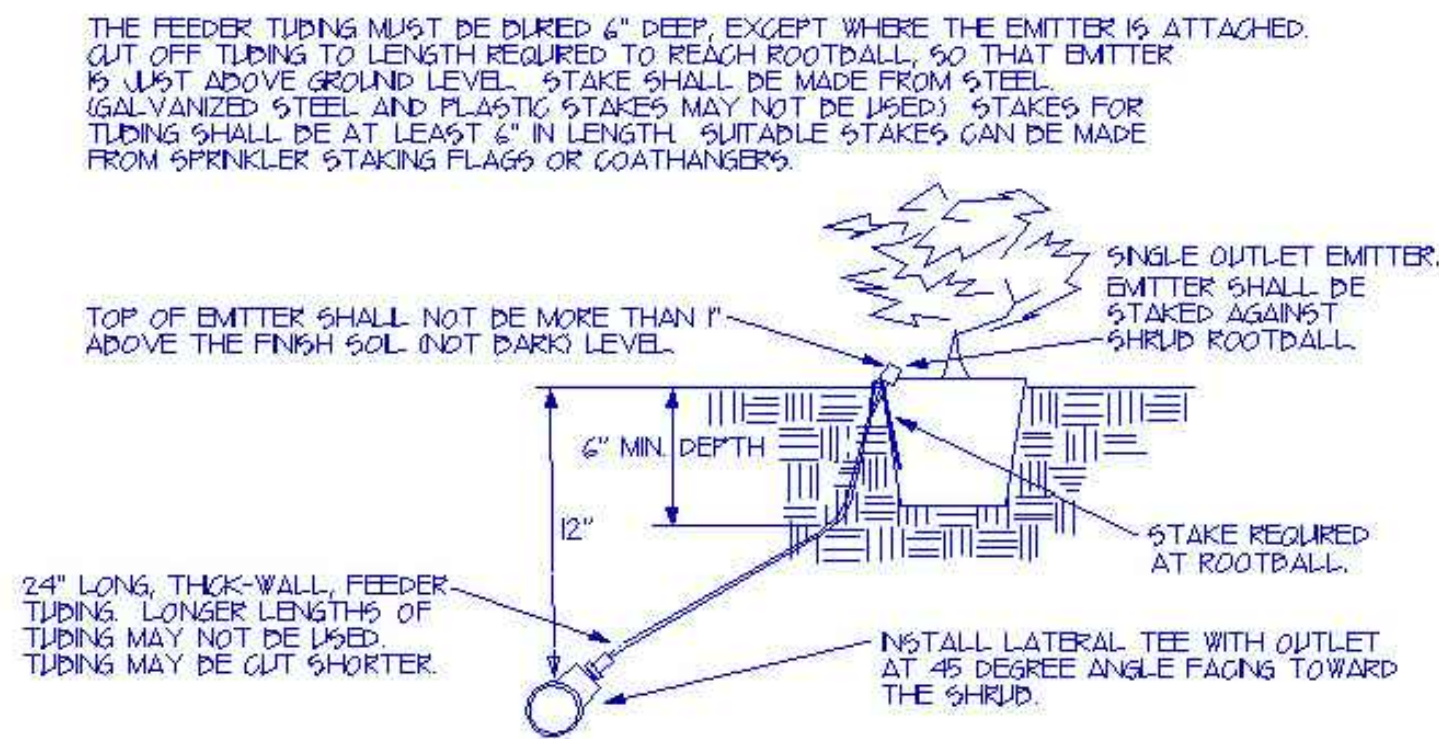
PEDESTAL CONTROLLER DETAIL
NOT TO SCALE



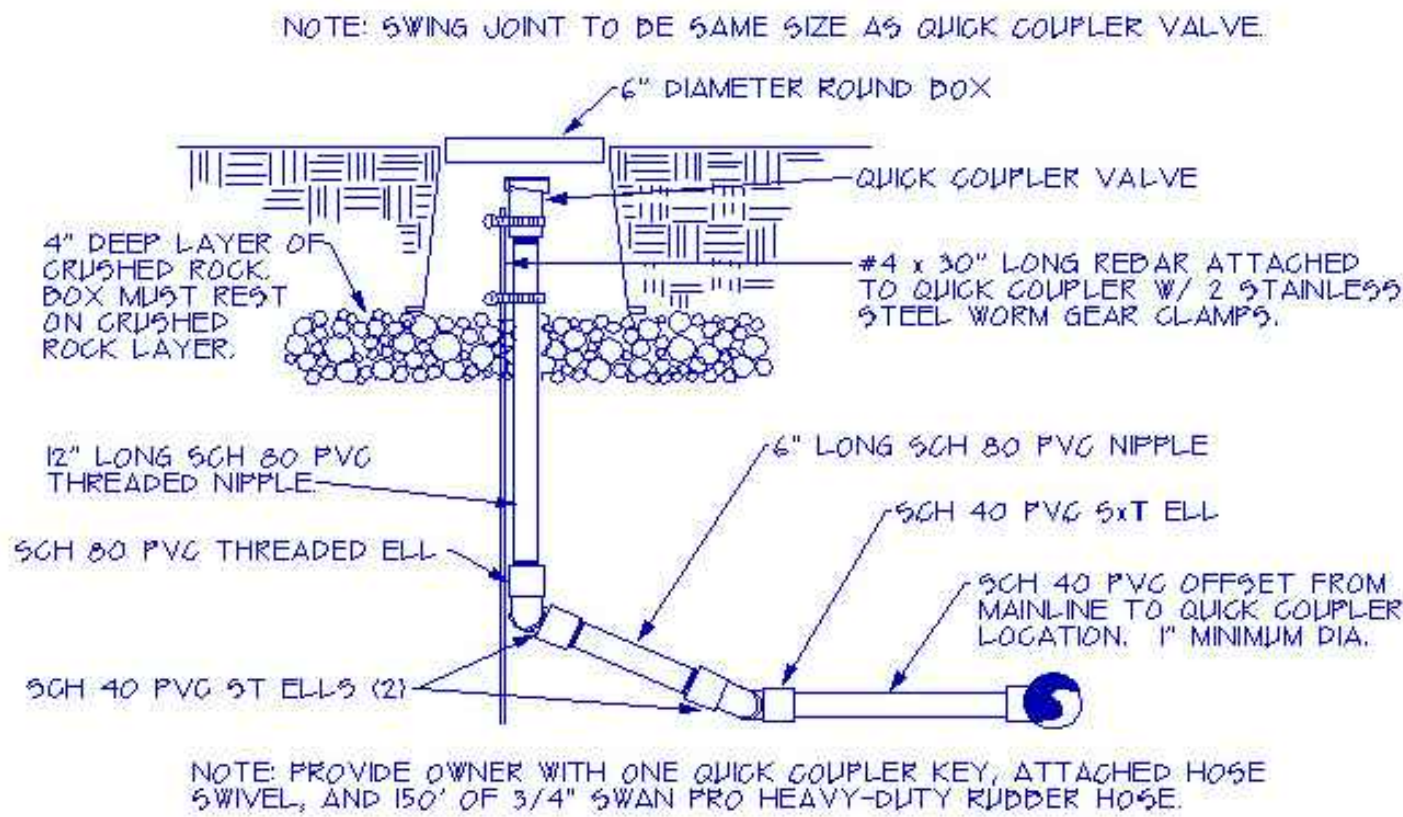
WALL MT CONTROLLER DETAIL
NOT TO SCALE



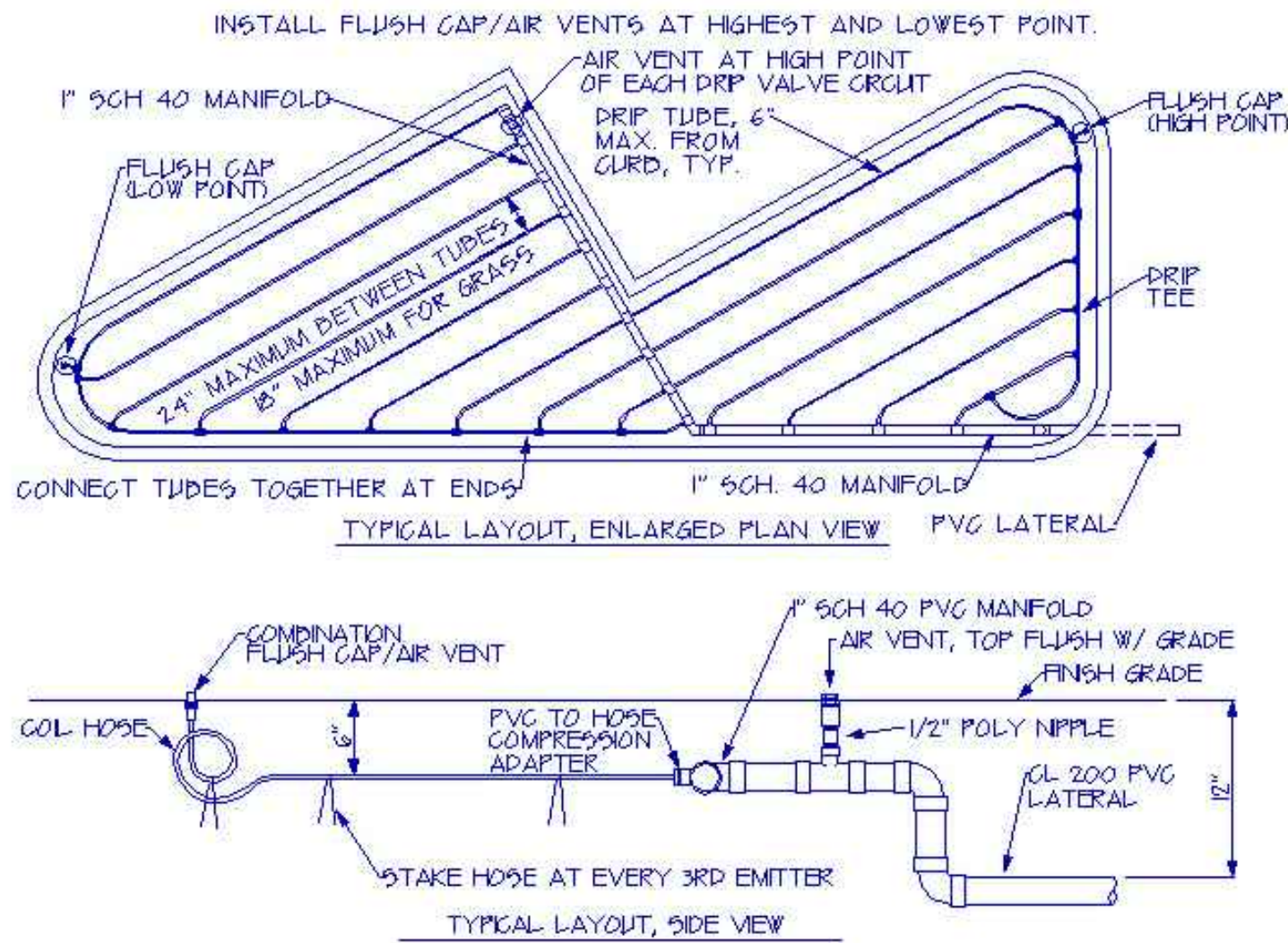
DRAIN VALVE DETAIL
NOT TO SCALE



SHRUB EMITTER DETAIL
NOT TO SCALE



QUICK COUPLER VALVE DETAIL
NOT TO SCALE



SUBSURFACE EMITTER TUBE DETAILS
NOT TO SCALE

No.	SUBMISSIONS & REVISIONS	Date

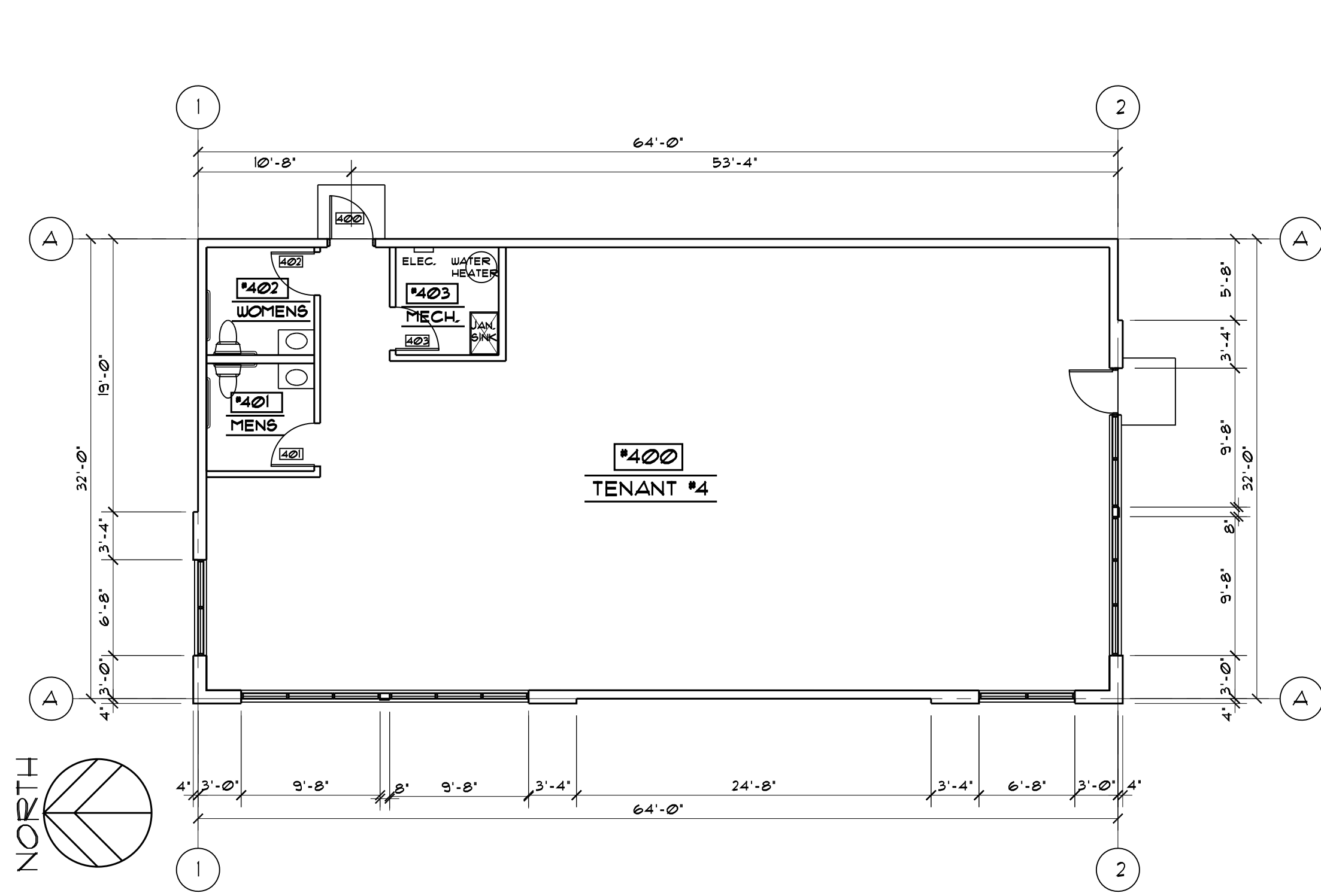
DRAWING TITLE:

TYPICAL IRRIGATION DETAILS

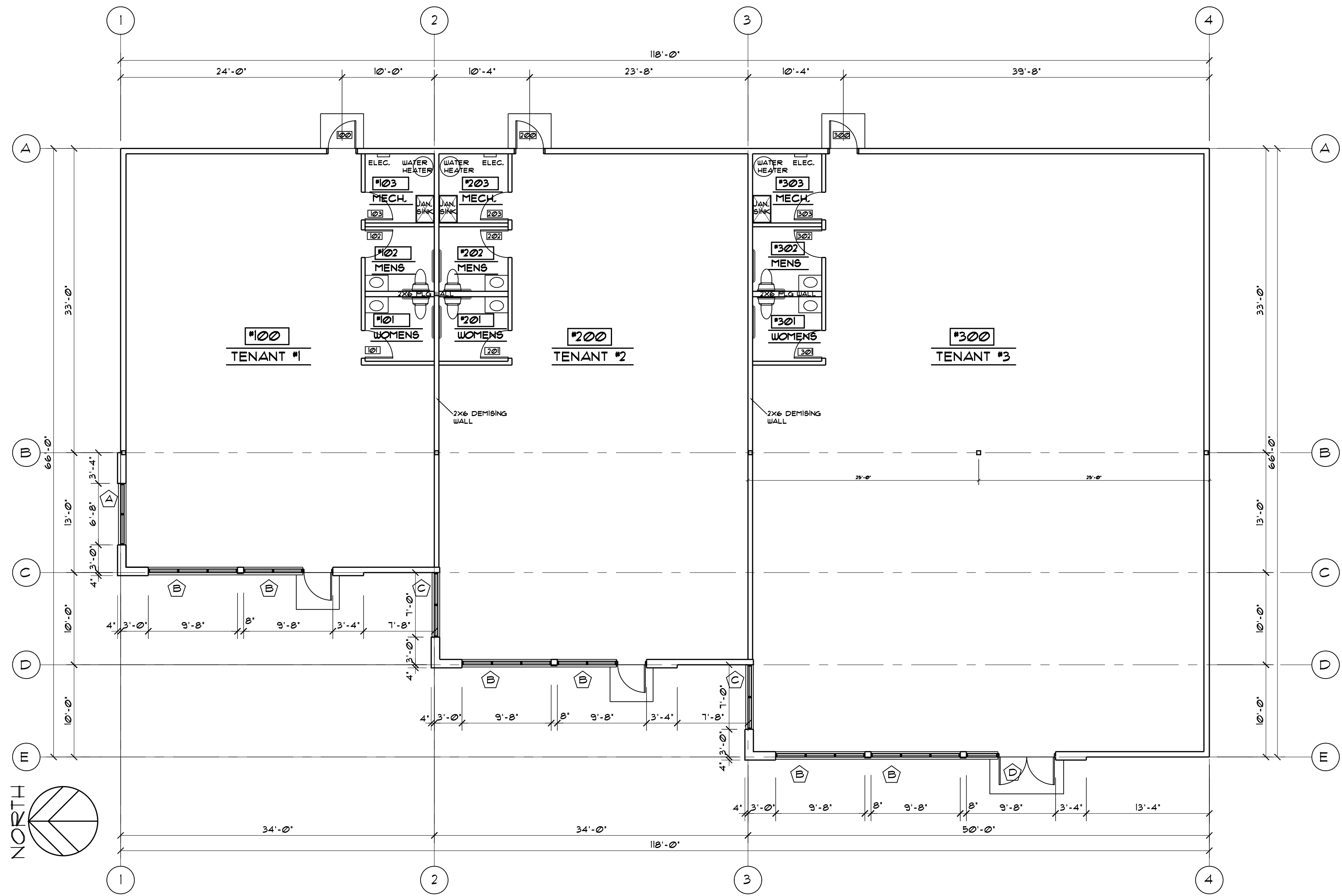
JOB NO.:	1632.1
DATE:	3-13-18
DRAWN BY:	MJB

SHEET:

L1.3



1 BUILDING #1 FLOOR PLAN
1/8" = 1'-0"



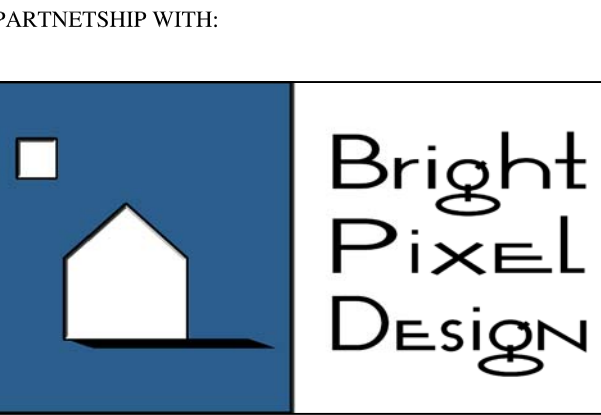
2 BUILDING #2 FLOOR PLAN
1/8" = 1'-0"



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

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

Name. Richard D. Storlien
Reg. No. 21258
Date.

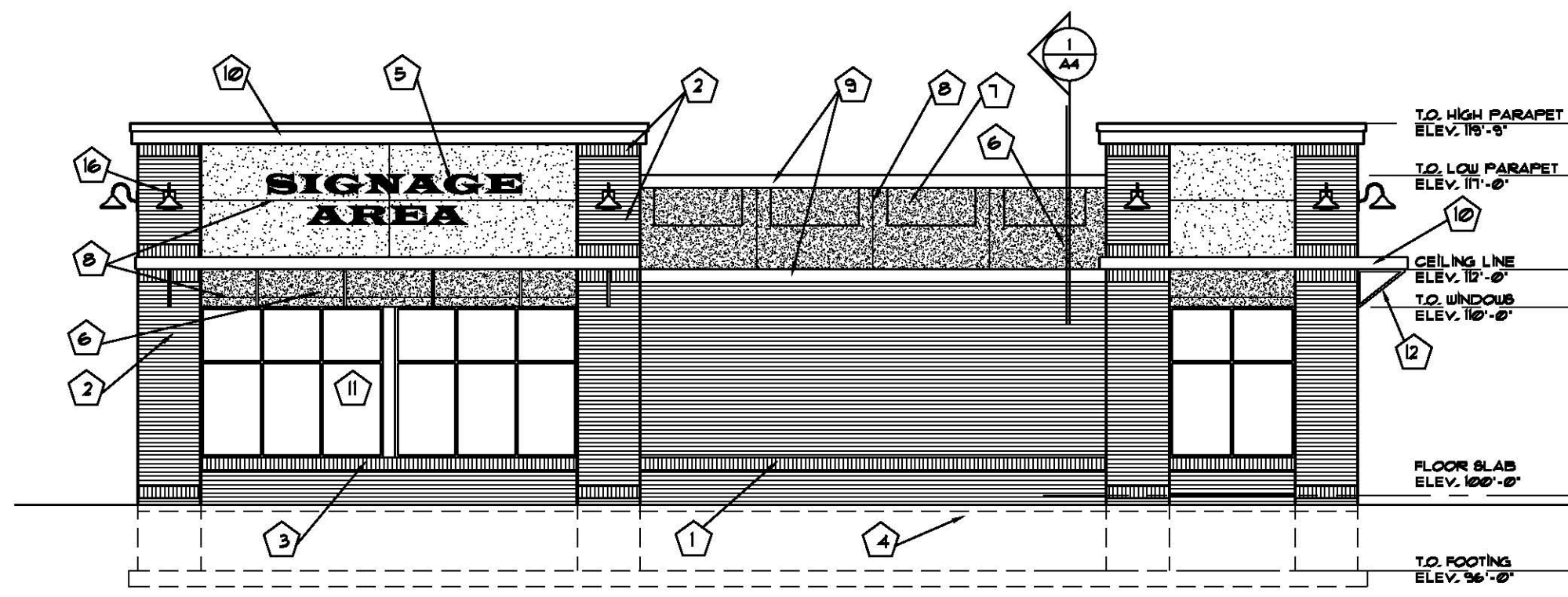


PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS

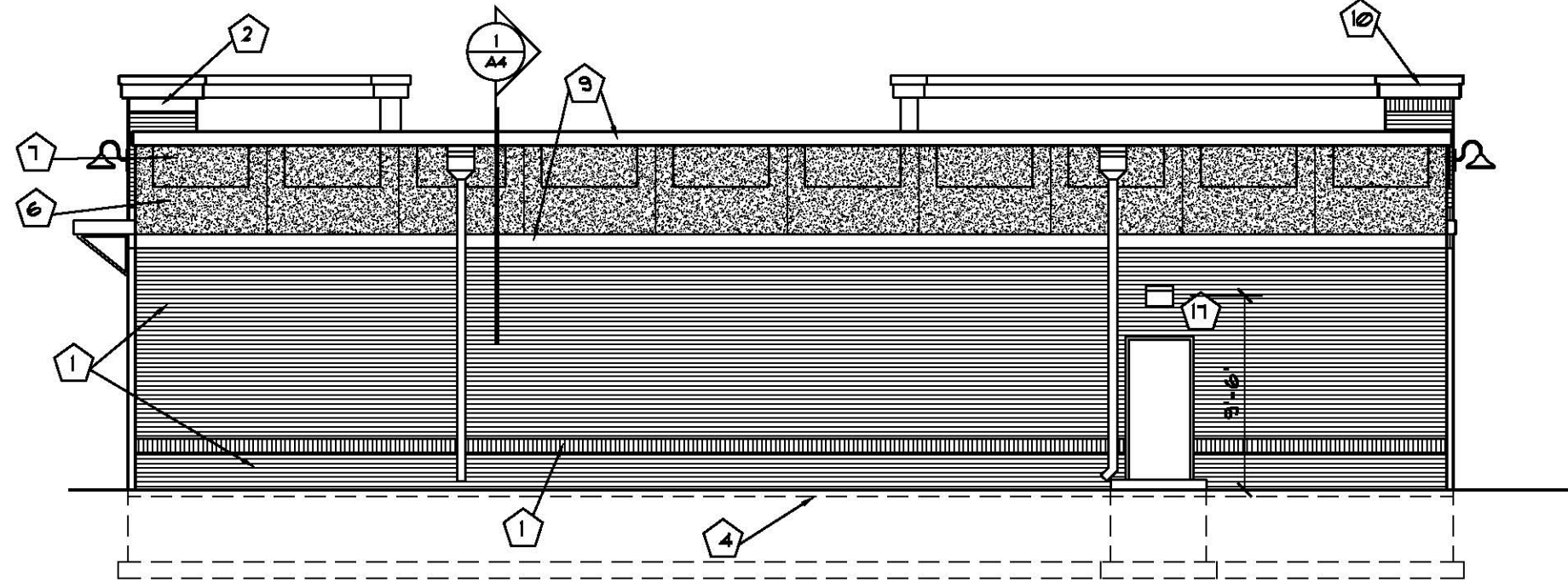
Sheet A1



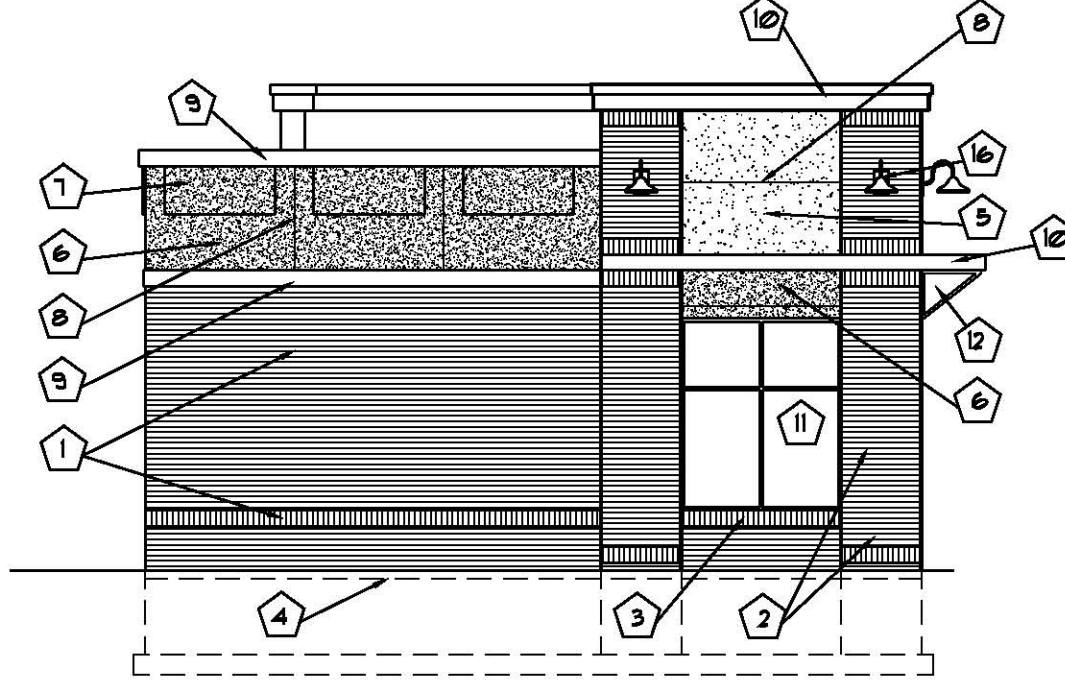
1 BUILDING #1 EXT. ELEVATION (WEST)
A2 1/8" = 1'-0"



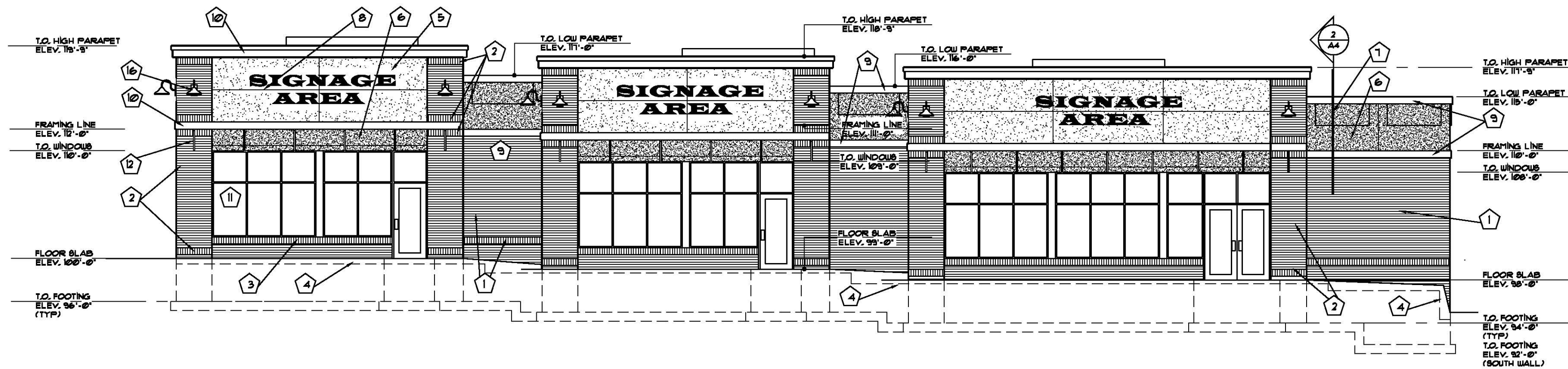
2 BUILDING #1 EXT. ELEVATION (SOUTH)
A2 1/8" = 1'-0"



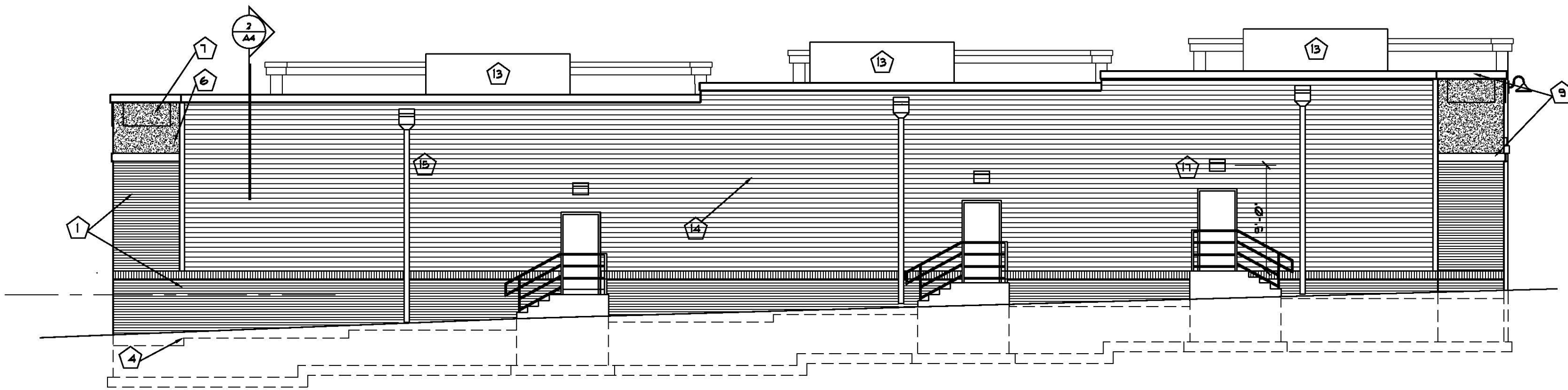
3 BUILDING #1 EXT. ELEVATION (EAST)
A2 1/8" = 1'-0"



4 BUILDING #1 EXT. ELEVATION (NORTH)
A2 1/8" = 1'-0"



5 BUILDING #2 EXT. ELEVATION (WEST)
A2 1/8" = 1'-0"

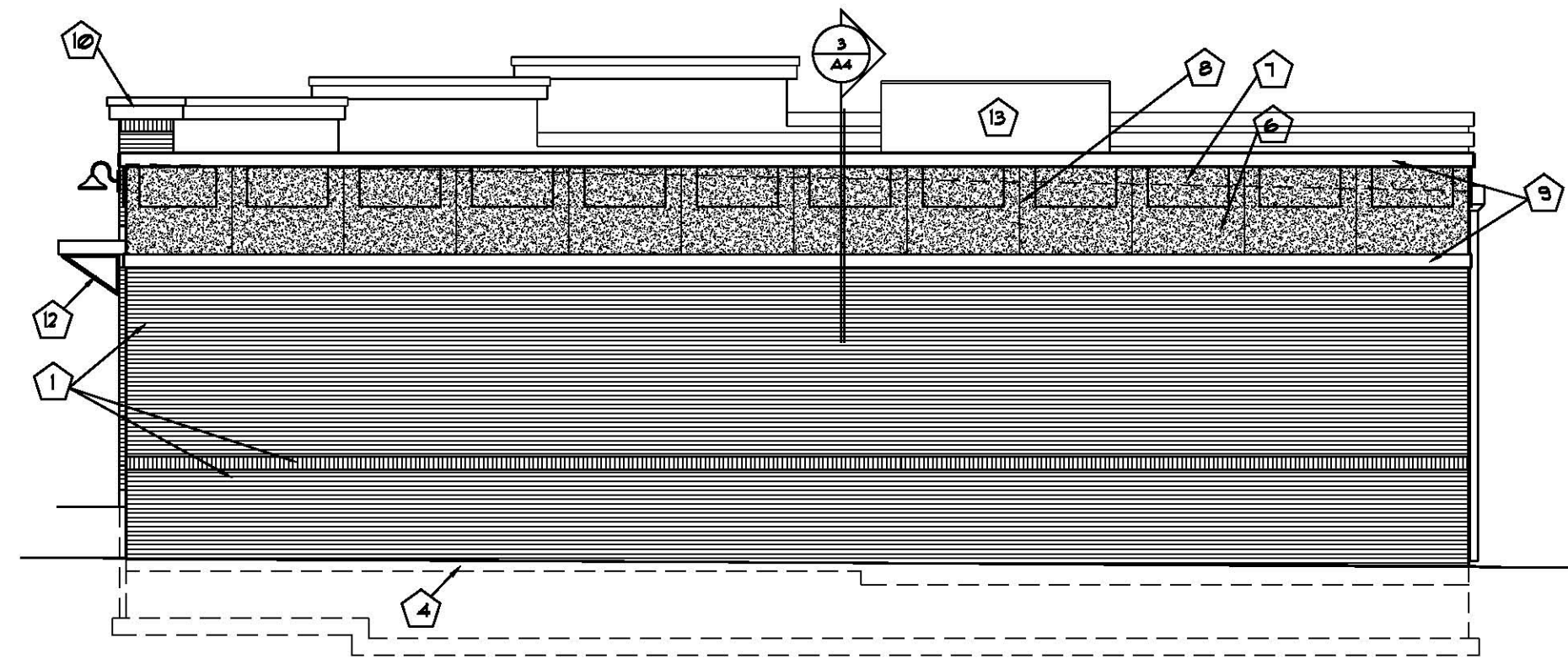


1 BUILDING #2 EXT. ELEVATION (EAST)
A2 1/8" = 1'-0"

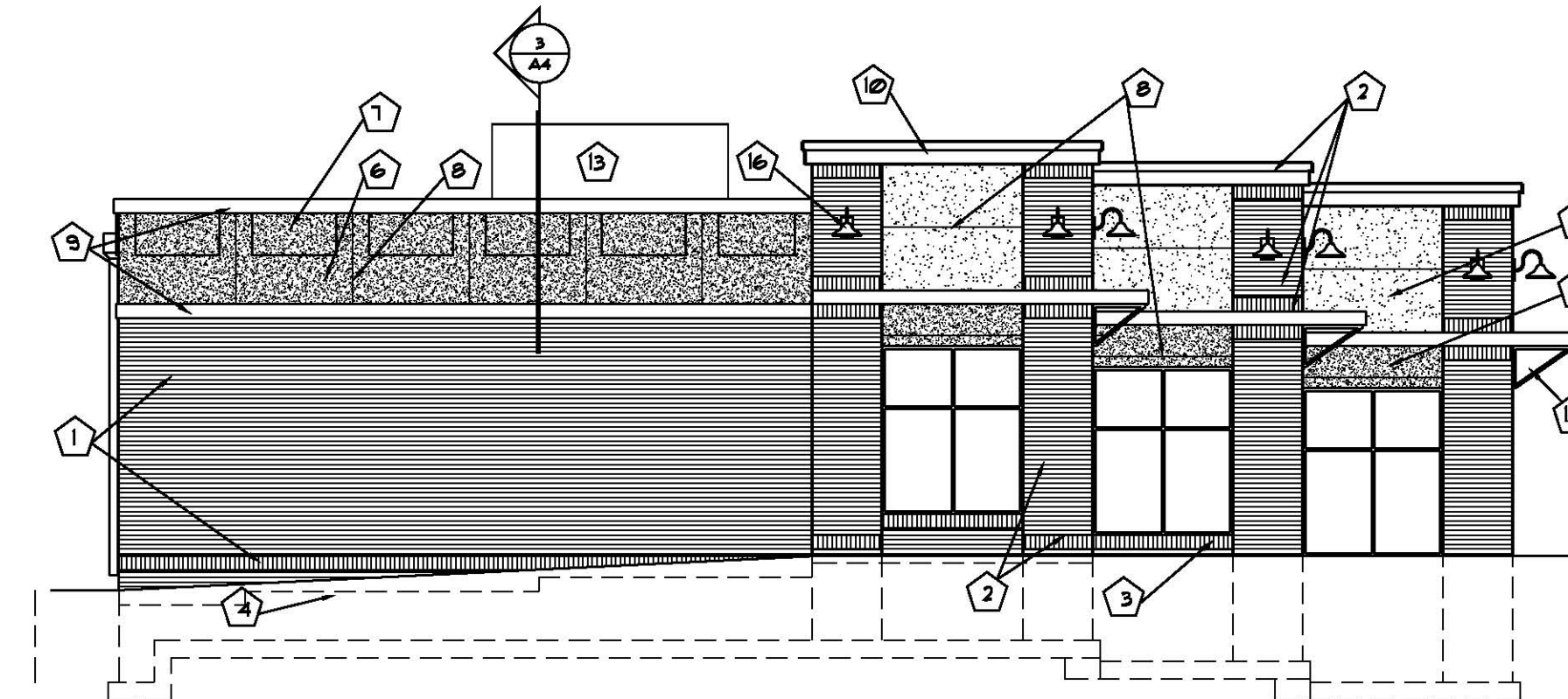
FULL - BED MASONRY TYPICAL

EXTERIOR FINISH NOTES:

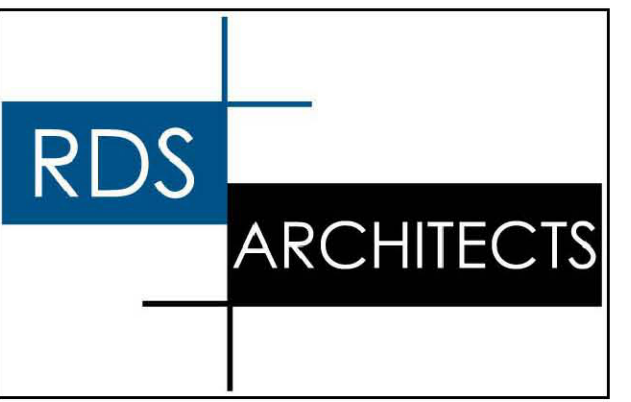
- 1 THIN BRICK VENEER (COLOR 1) FIELD BRICK
- 2 THIN BRICK VENEER (COLOR 2) PILASTER BRICK
- 3 THIN BRICK VENEER (COLOR 1) SOLDIER COURSE W/ PREFINISHED ALUMINUM BILL FLASHING TO MATCH STOREFRONT FINISH
- 4 BRICK LEDGE (ELEVATION VARIES W/ GRADE)
- 5 EIFS FINISH (COLOR 1- TAUPE)
- 6 EIFS FINISH (COLOR 2- CHARCOAL GREY) 1 1/2" THICK
- 7 EIFS FINISH (COLOR 2- CHARCOAL GREY) 3" THICK
- 8 1/2x1/2" FLAT GROOVE REVEAL
- 9 PREFINISHED METAL TRIM (CHARCOAL GREY)
- 10 CLEAR ANODIZED ALUMINUM BREAK METAL COPING/FASCIA
- 11 ALUMINUM STOREFRONT
- 12 PAINTED METAL BRACKETS 1 1/2x1 1/2" TUBE STEEL
- 13 PREFINISHED METAL PANELS (RTU FENCE)
- 14 HARDIE SIDING (5' EXPOSURE)
- 15 PREFINISHED METAL GUTTERS W/ OPEN FACE DOWNSPOUTS (CHARCOAL GREY)
- 16 GOOSENECK WALL SCONCE LIGHTING
- 17 WALL PACK SECURITY LIGHT (LED FIXTURE)



6 BUILDING #2 EXT. ELEVATION (SOUTH)
A2 1/8" = 1'-0"



8 BUILDING #2 EXT. ELEVATION (NORTH)
A2 1/8" = 1'-0"



4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
612-810-9628

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

Name, Richard D. Storlien
Reg. No. 21258
Date.

IN PARTNERSHIP WITH:



PROJECT TITLE:

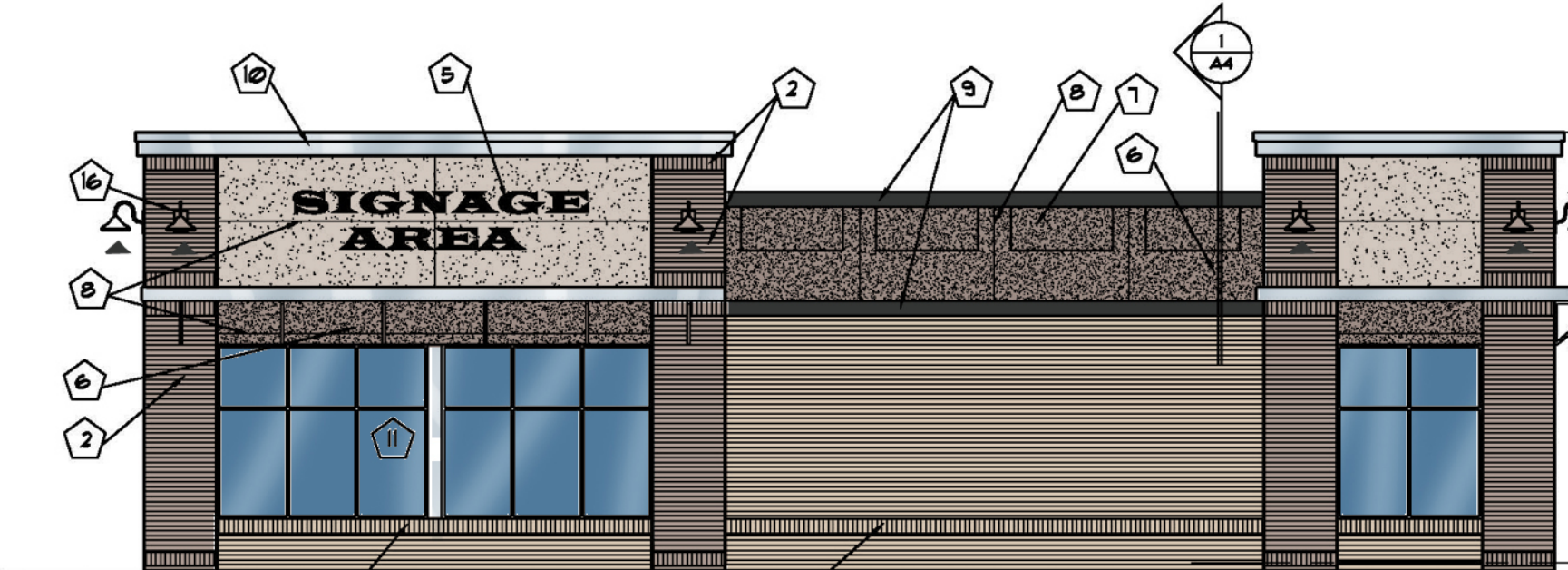
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No. SUBMISSIONS & REVISIONS Date

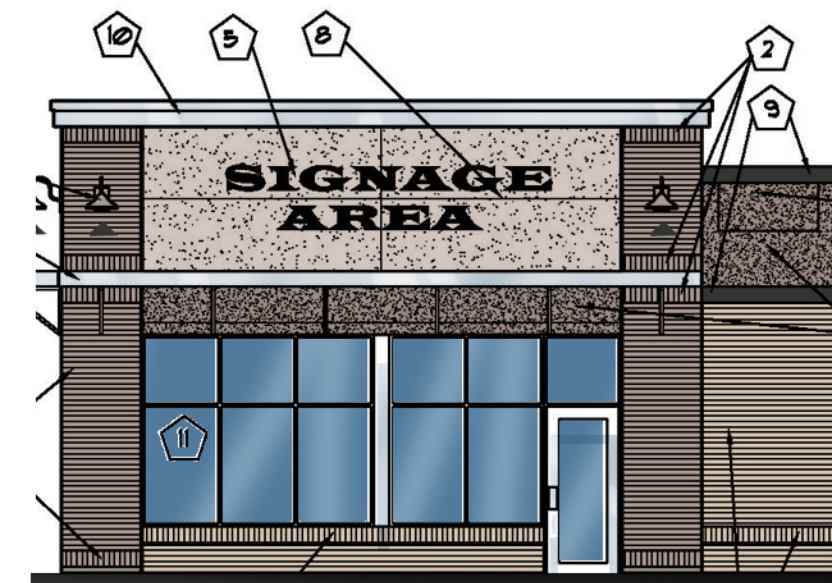
JOB NO.: xxxx
DATE: 5/16/18
DRAWN BY: RDS

Sheet A2

FULL - BED MASONRY TYPICAL



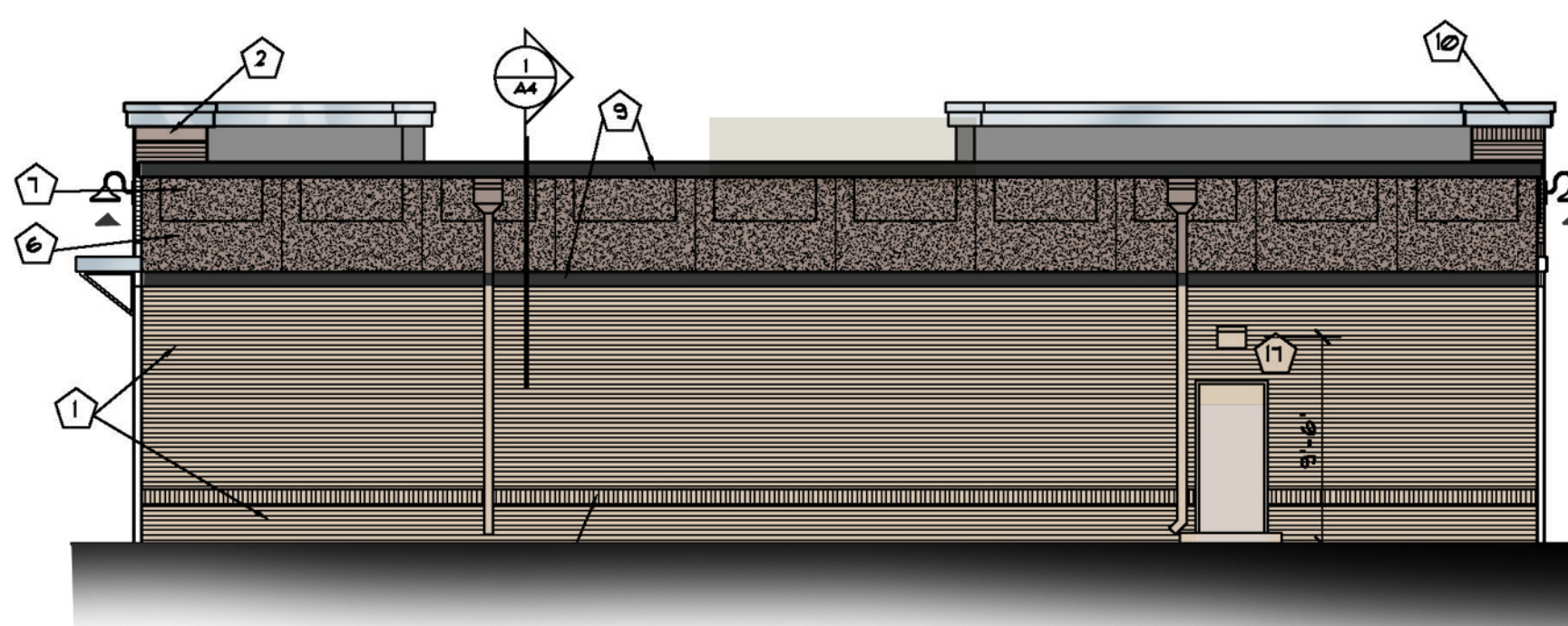
WEST SF: 1,214 SF
BRICK SF: 617 SF
METAL SF: 40 SF
GLASS SF: 209 SF
STUCCO SF: 348 SF
CLASS 1: 866 SF
PERCENTAGE: 73%



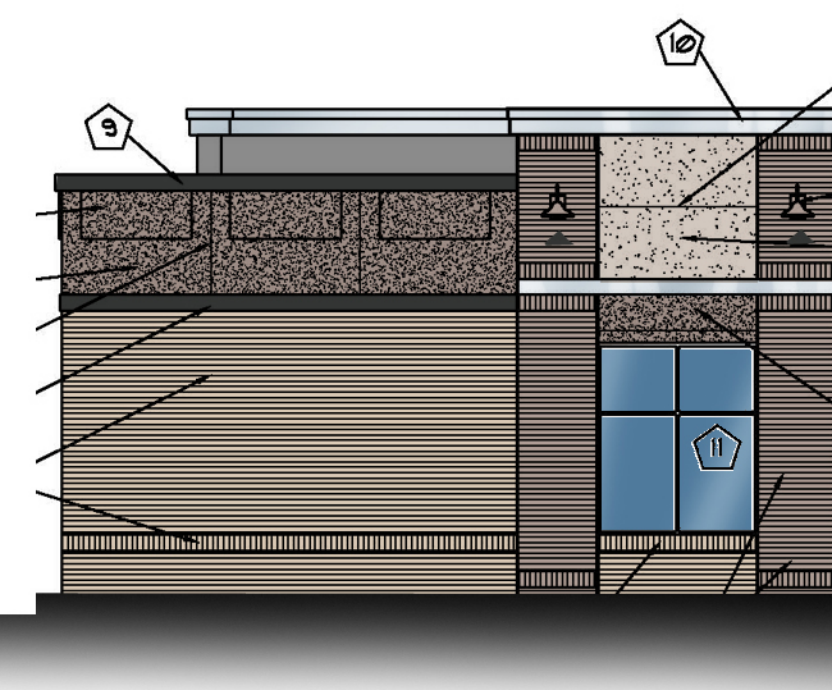
SOUTH SF: 626 SF
BRICK SF: 276 SF
METAL SF: 27 SF
GLASS SF: 148 SF
STUCCO SF: 175 SF
CLASS 1: 451 SF
PERCENTAGE: 72%

1 BUILDING #1 EXT. ELEVATION (WEST)

2 BUILDING #1 EXT. ELEVATION (SOUTH)



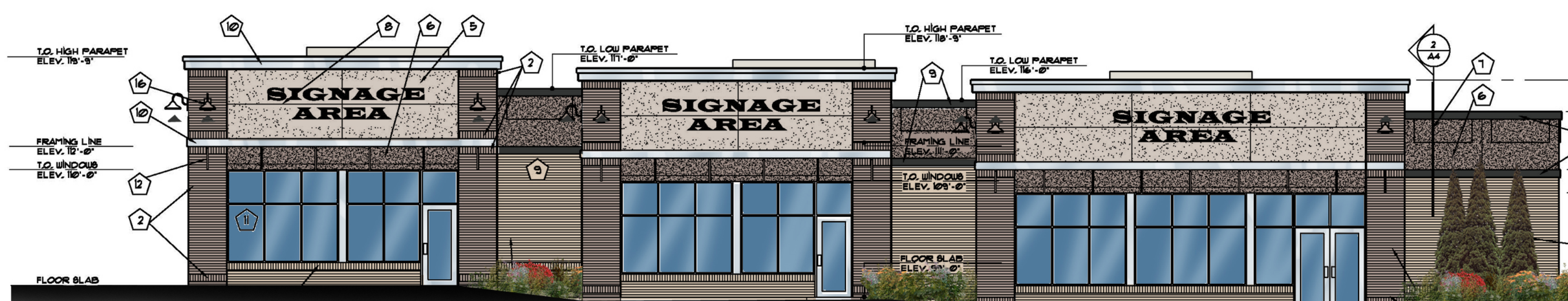
EAST SF: 1,166 SF
BRICK SF: 803 SF
METAL SF: 25 SF
GLASS SF: 0 SF
STUCCO SF: 338 SF
CLASS 1: 828 SF
PERCENTAGE: 71%



NORTH SF: 586 SF
BRICK SF: 305 SF
METAL SF: 27 SF
GLASS SF: 108 SF
STUCCO SF: 146 SF
CLASS 1: 440 SF
PERCENTAGE: 75%

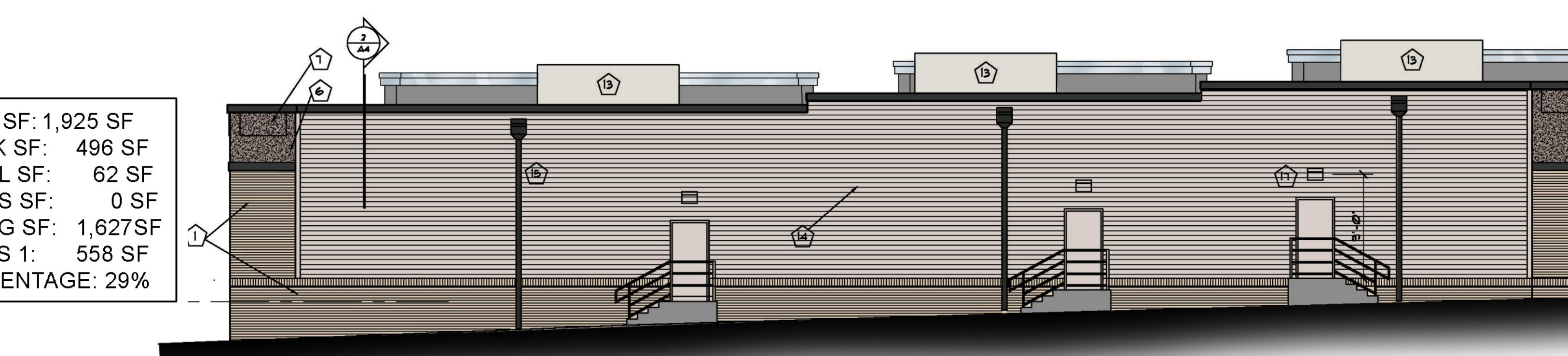
3 BUILDING #1 EXT. ELEVATION (EAST)

4 BUILDING #1 EXT. ELEVATION (NORTH)



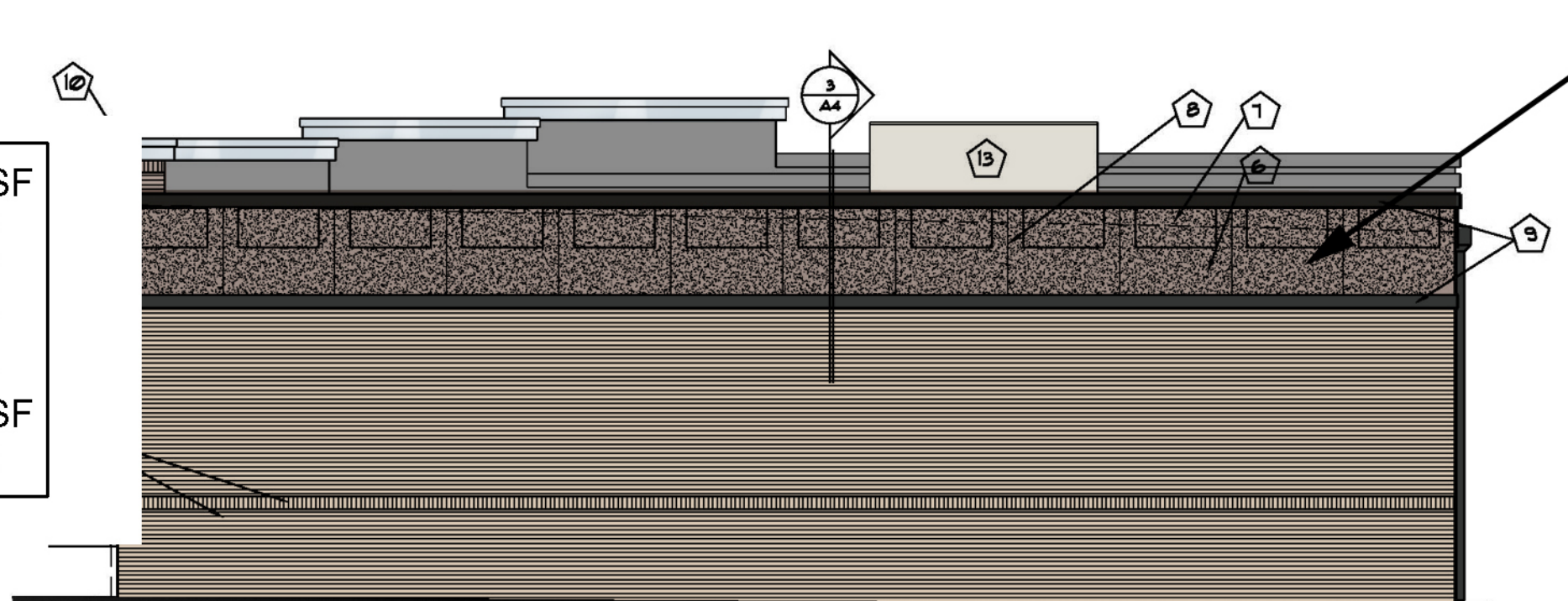
WEST SF: 2,268 SF
BRICK SF: 967 SF
METAL SF: 111 SF
GLASS SF: 578 SF
STUCCO SF: 612 SF
CLASS 1: 1,656 SF
PERCENTAGE: 73%

5 BUILDING #2 EXT. ELEVATION (WEST)



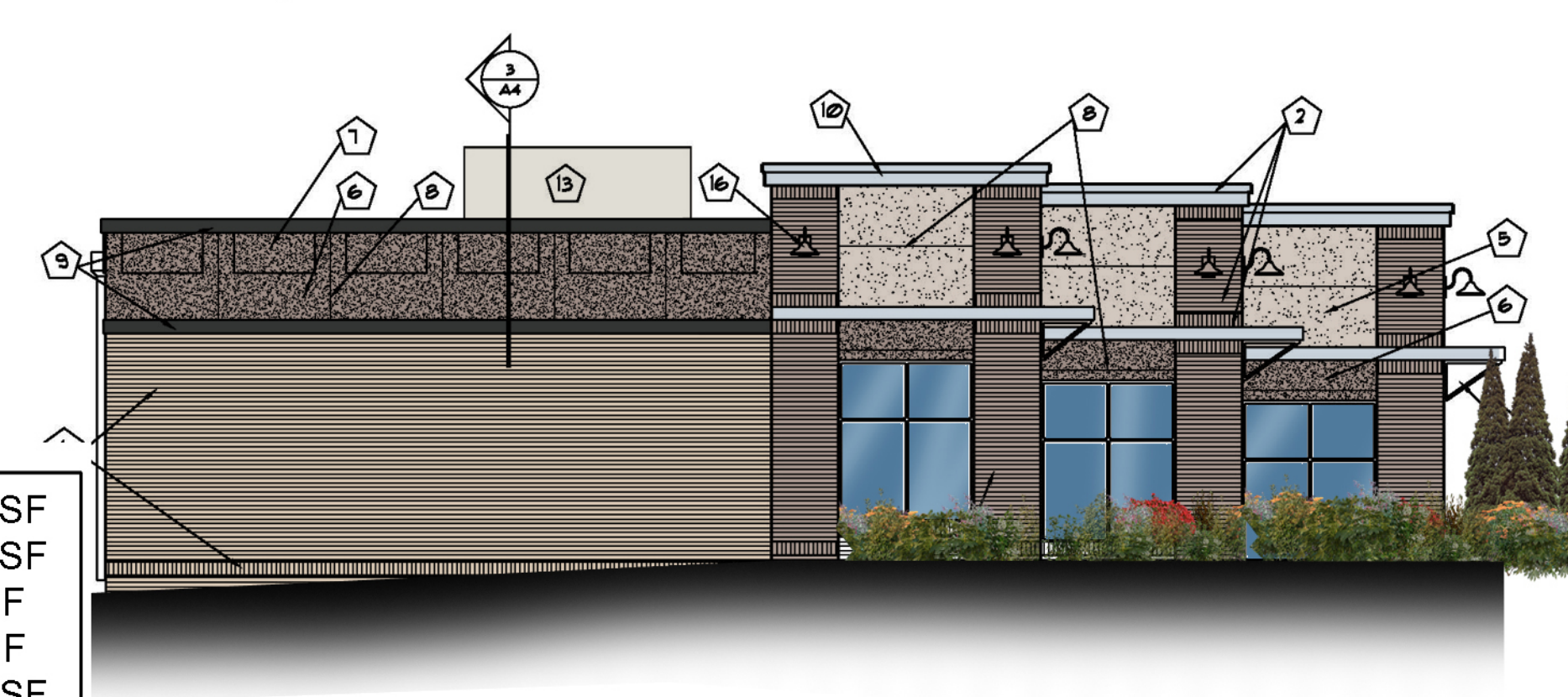
TOTAL SF: 5457 SF
BRICK SF: 2778 SF
METAL SF: 342 SF
GLASS SF: 738 SF
STUCCO SF: 1234 SF
SIDING SF: 1,627
CLASS 1: 3,858 SF
PERCENTAGE: 70.5%

6 BUILDING #2 EXT. ELEVATION (EAST)



SOUTH SF: 1,132 SF
BRICK SF: 722 SF
METAL SF: 82 SF
GLASS SF: 0 SF
STUCCO SF: 328 SF
CLASS 1: 804 SF
PERCENTAGE: 71%

7 BUILDING #2 EXT. ELEVATION (SOUTH)



NORTH SF: 1,132 SF
BRICK SF: 591 SF
METAL SF: 87 SF
GLASS SF: 160 SF
STUCCO SF: 294 SF
CLASS 1: 838 SF
PERCENTAGE: 74%

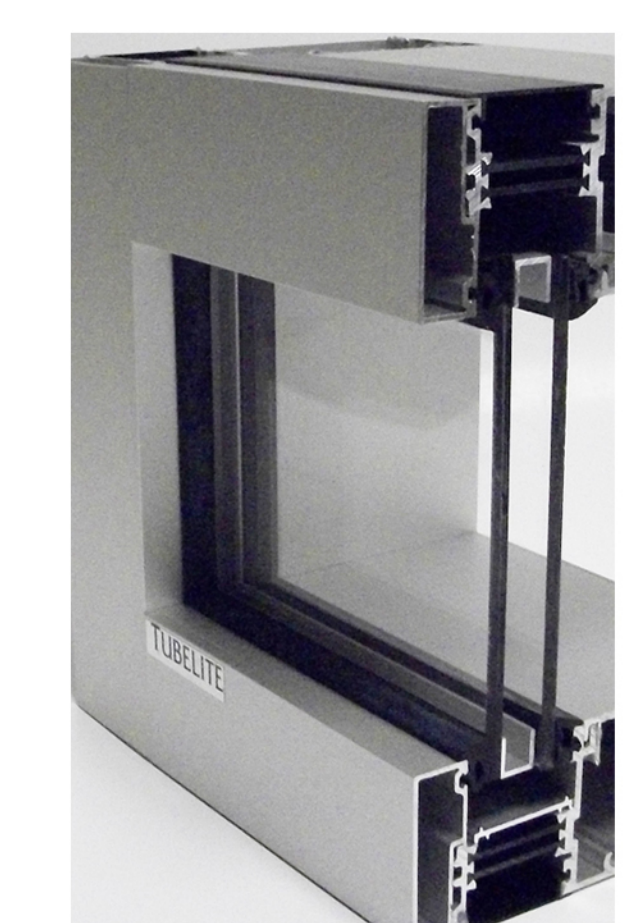
8 BUILDING #2 EXT. ELEVATION (NORTH)



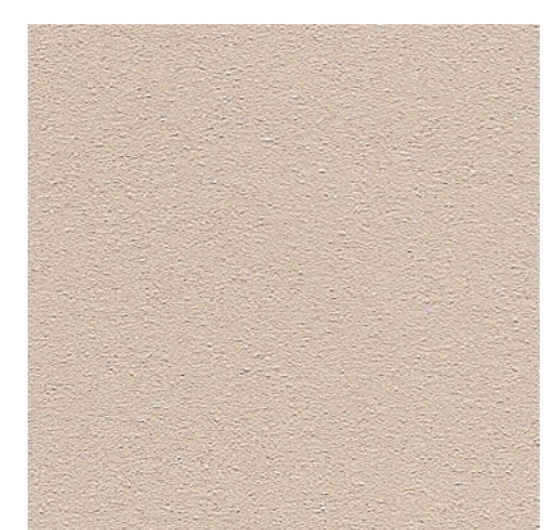
General Shale Brick - City Hall



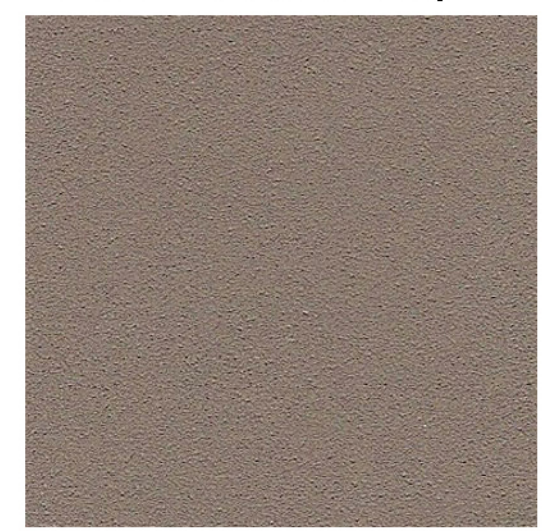
General Shale Brick - Iron Works



Tubelite T14000 Clear Aluminum



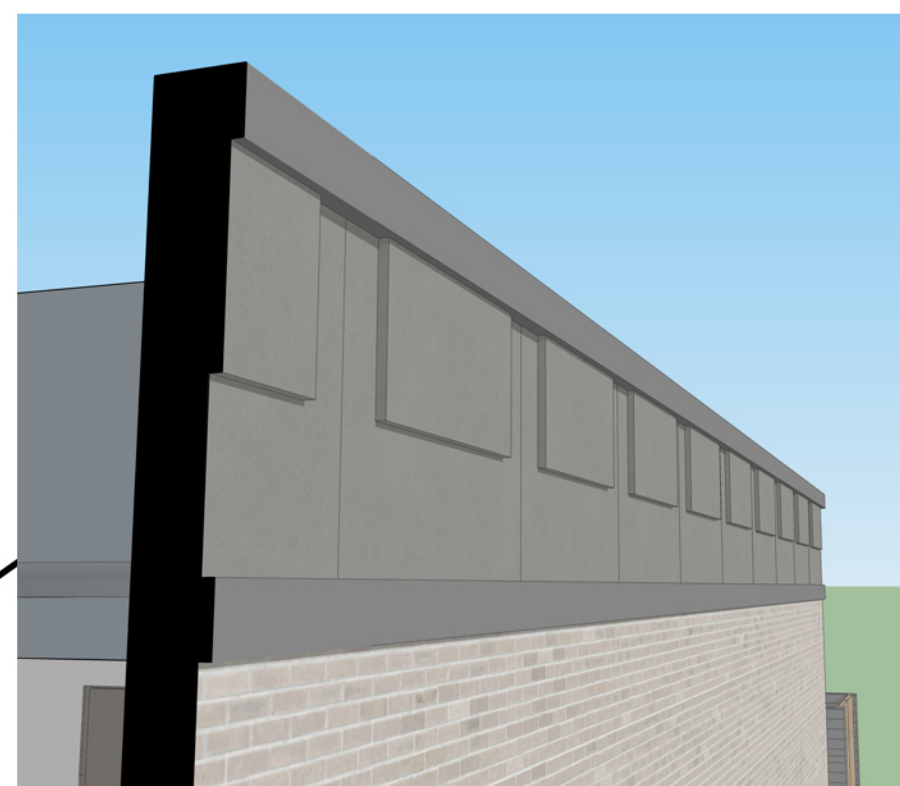
EIFS - Prairie Clay



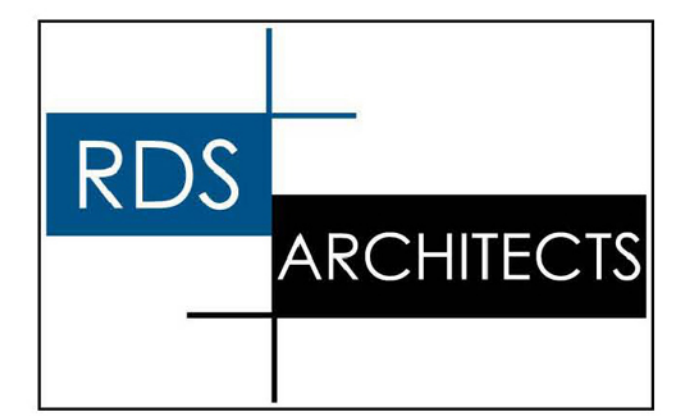
EIFS - Kings Grey



Prefinished Metal Charcoal Grey



Dentil trim inspired detail



IN PARTNERSHIP WITH:



PROJECT TITLE:

Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318

No. SUBMISSIONS & REVISIONS Date

JOB NO.: XXXX
DATE: 5/16/18
DRAWN BY: RDS

JOB NO.: XXXX
DATE: 5/16/18
DRAWN BY: RDS

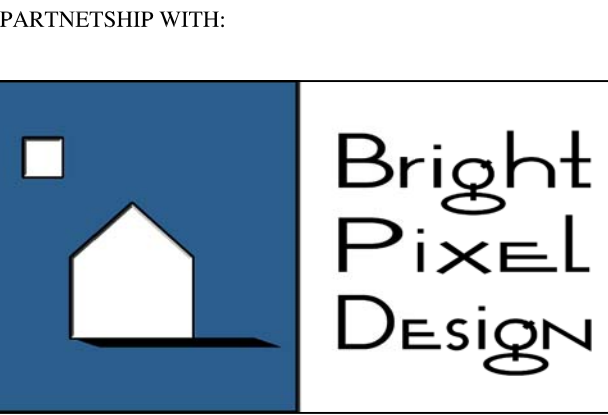
Sheet A2



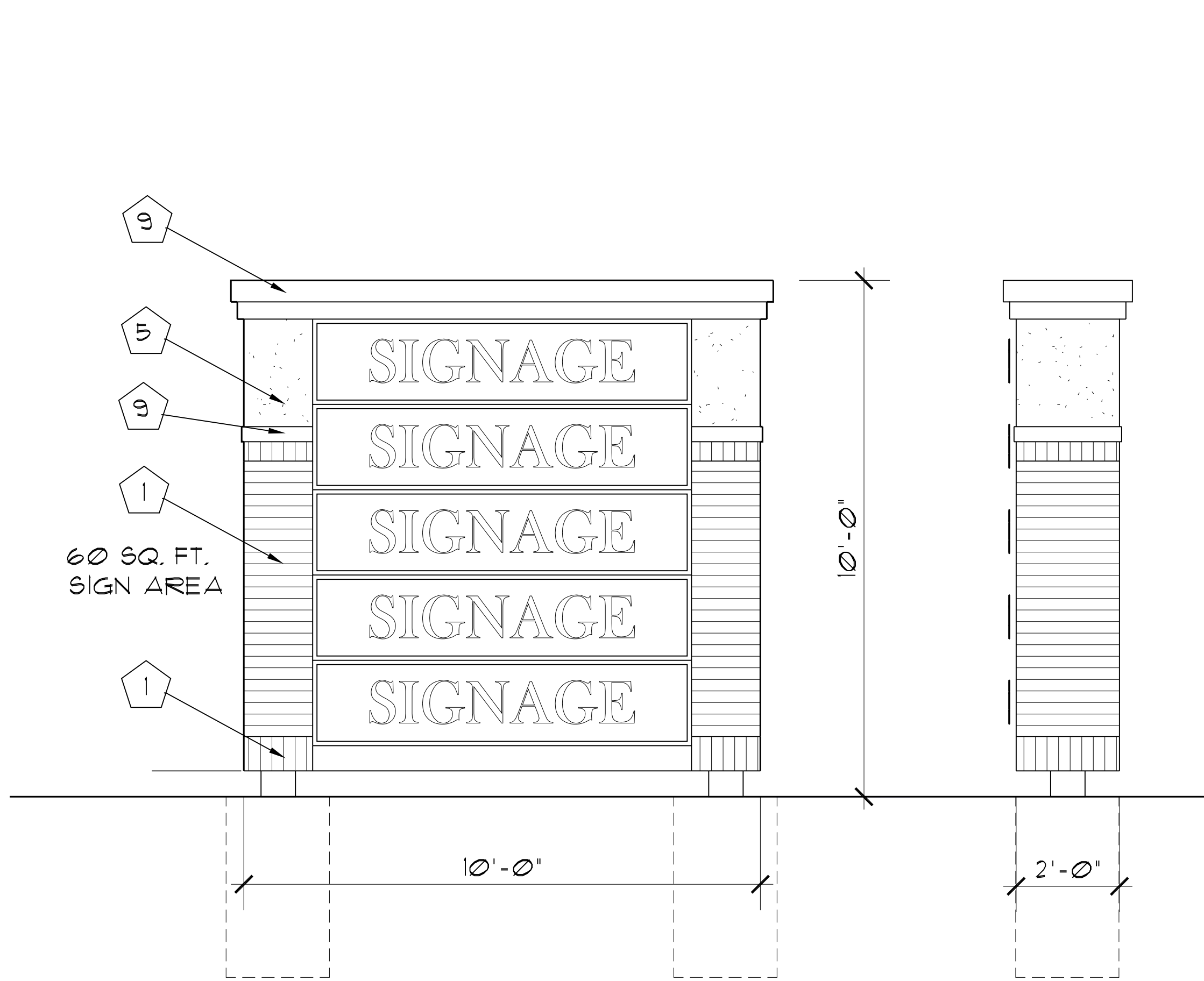
4900 HWY 169 SUITE 303
NEW HOPE MN. 55428
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

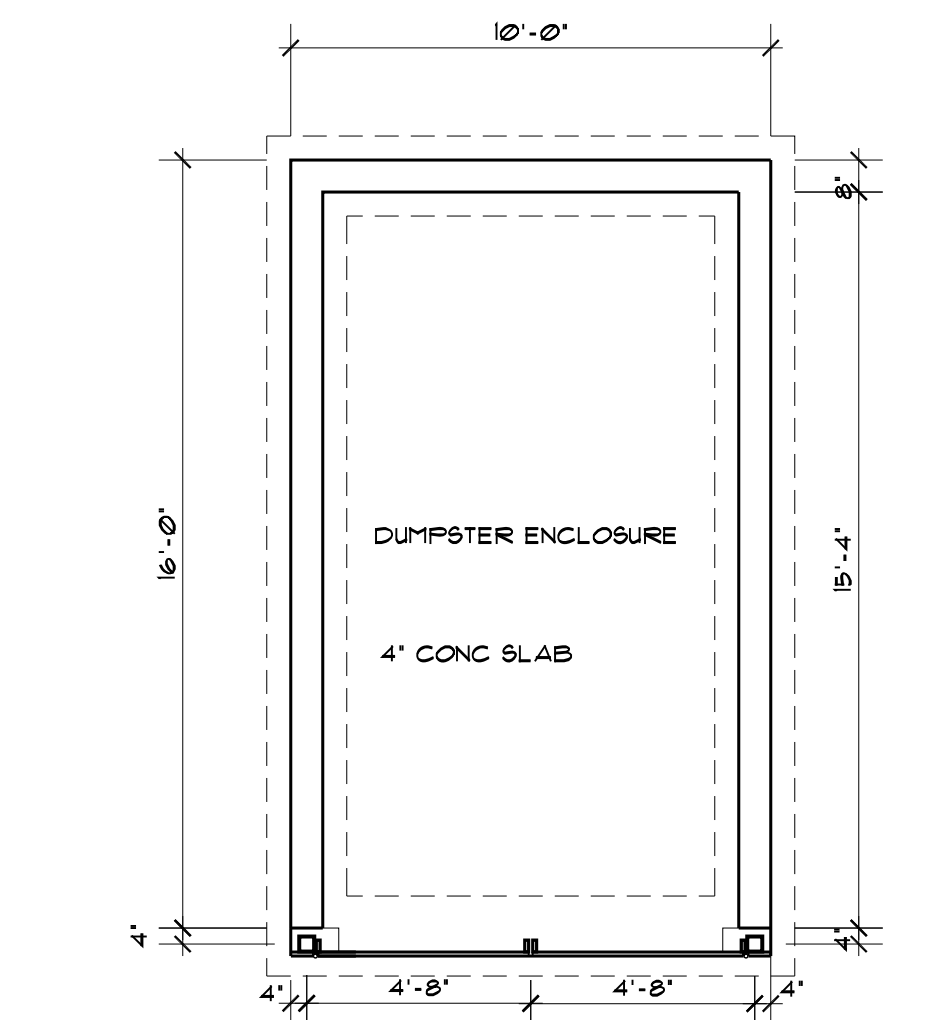
Name: Richard D. Storlien
Reg. No. 21258
Date:



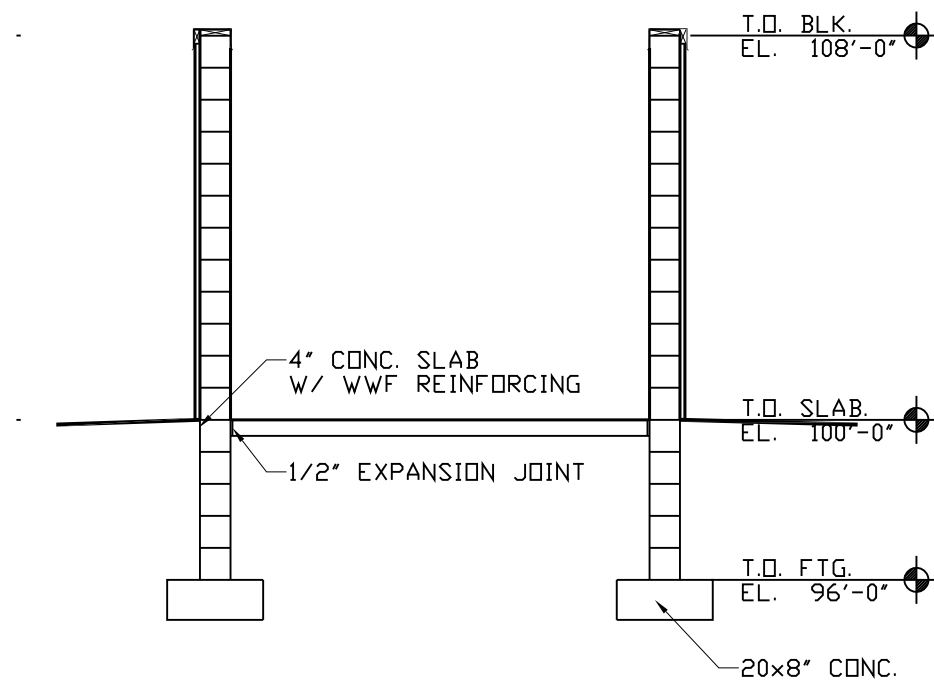
PROJECT TITLE:
Chaska Retail Center
700 Chestnut Street
CHASKA, MN 55318



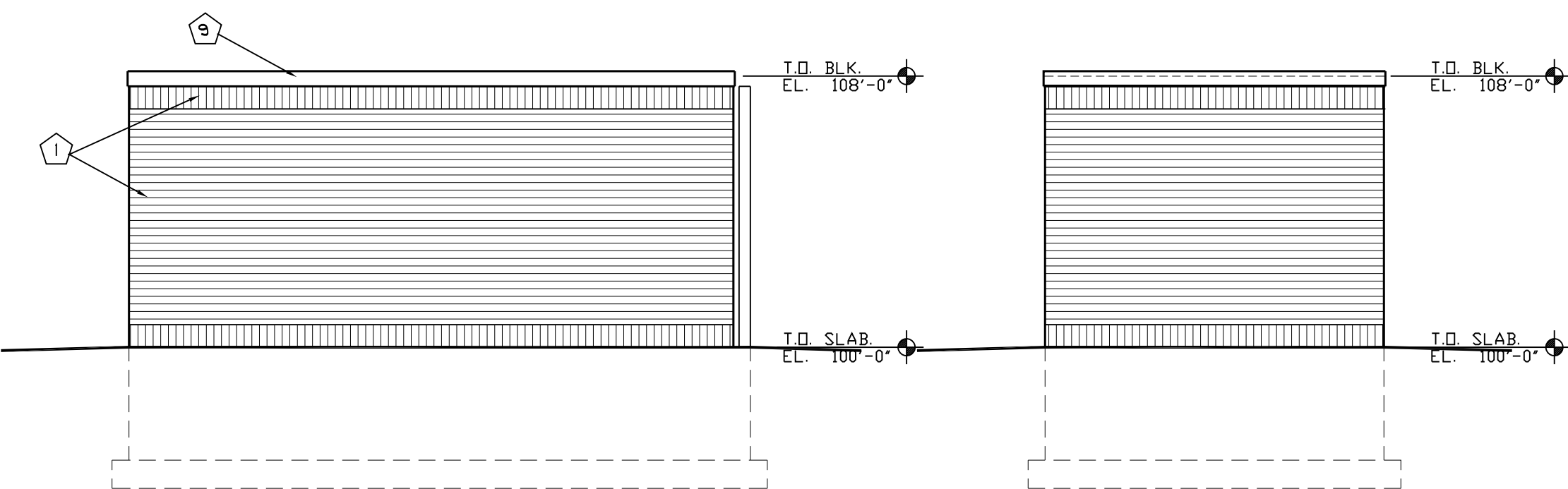
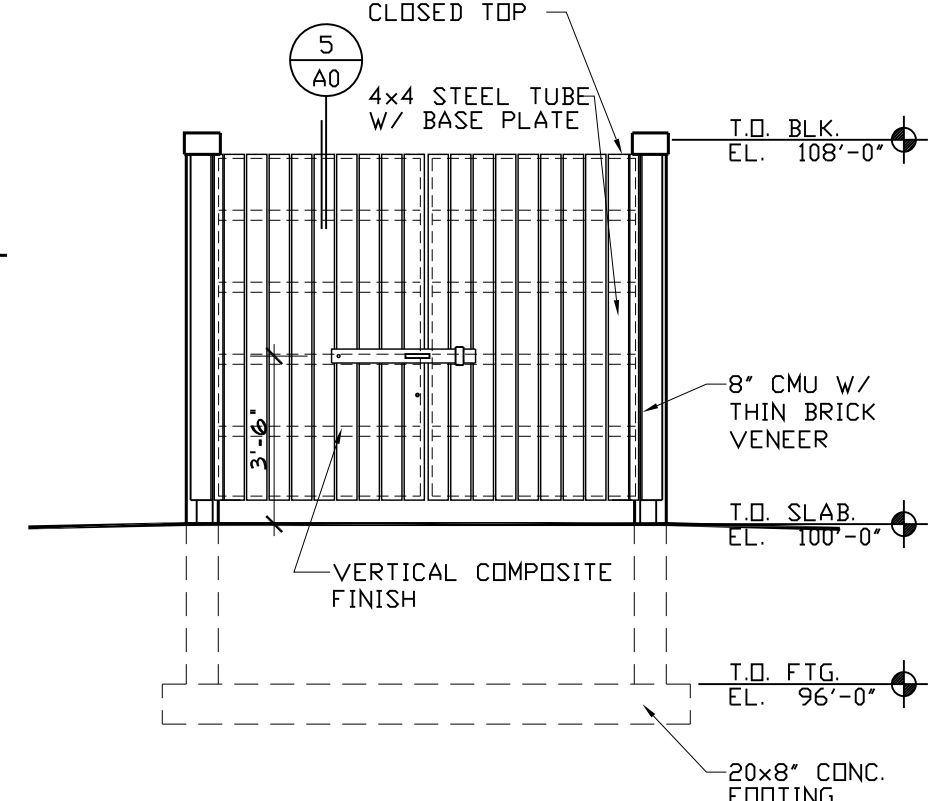
1 MONUMENT SIGN
1/2" = 1'-0"



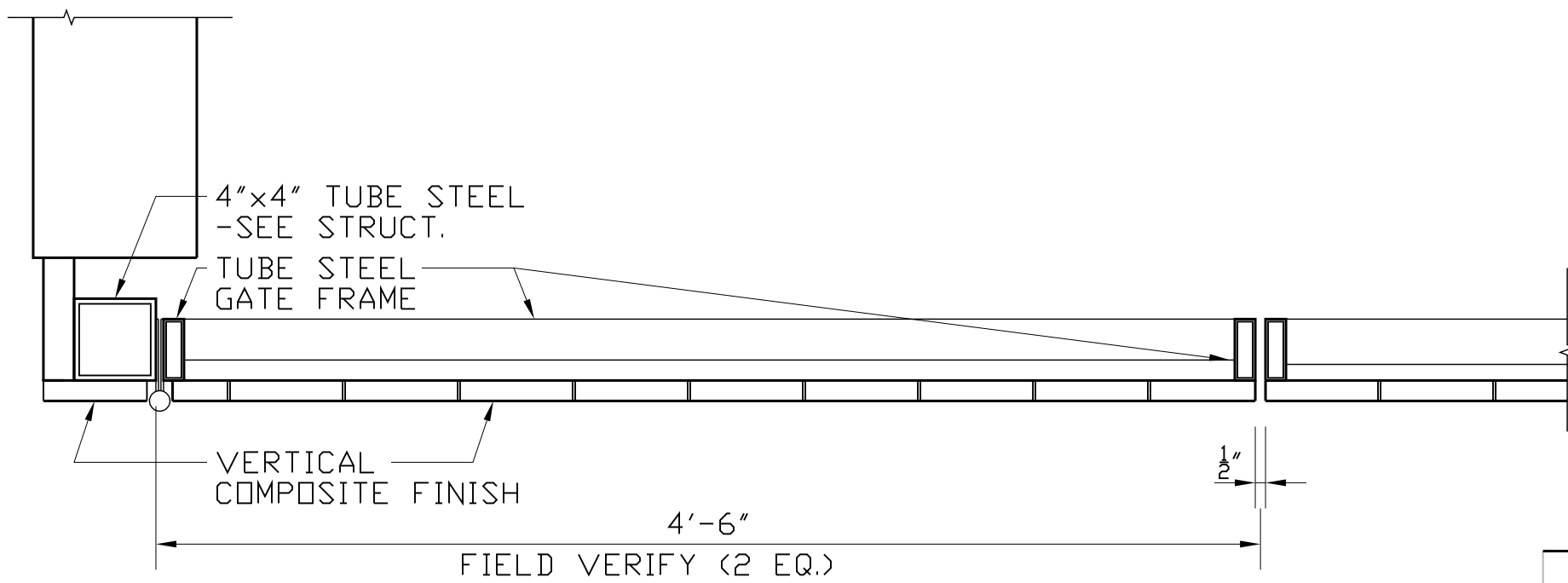
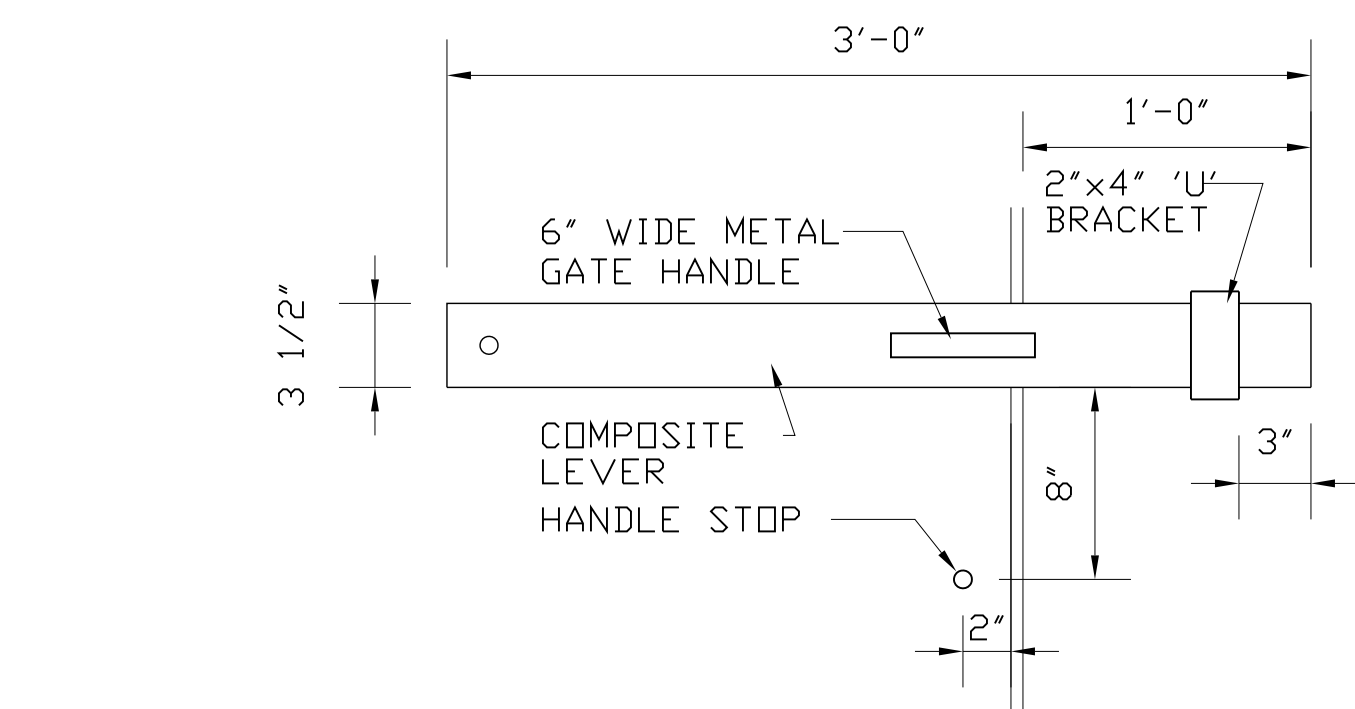
2 TRASH ENCLOSURE
1/4" = 1'-0"



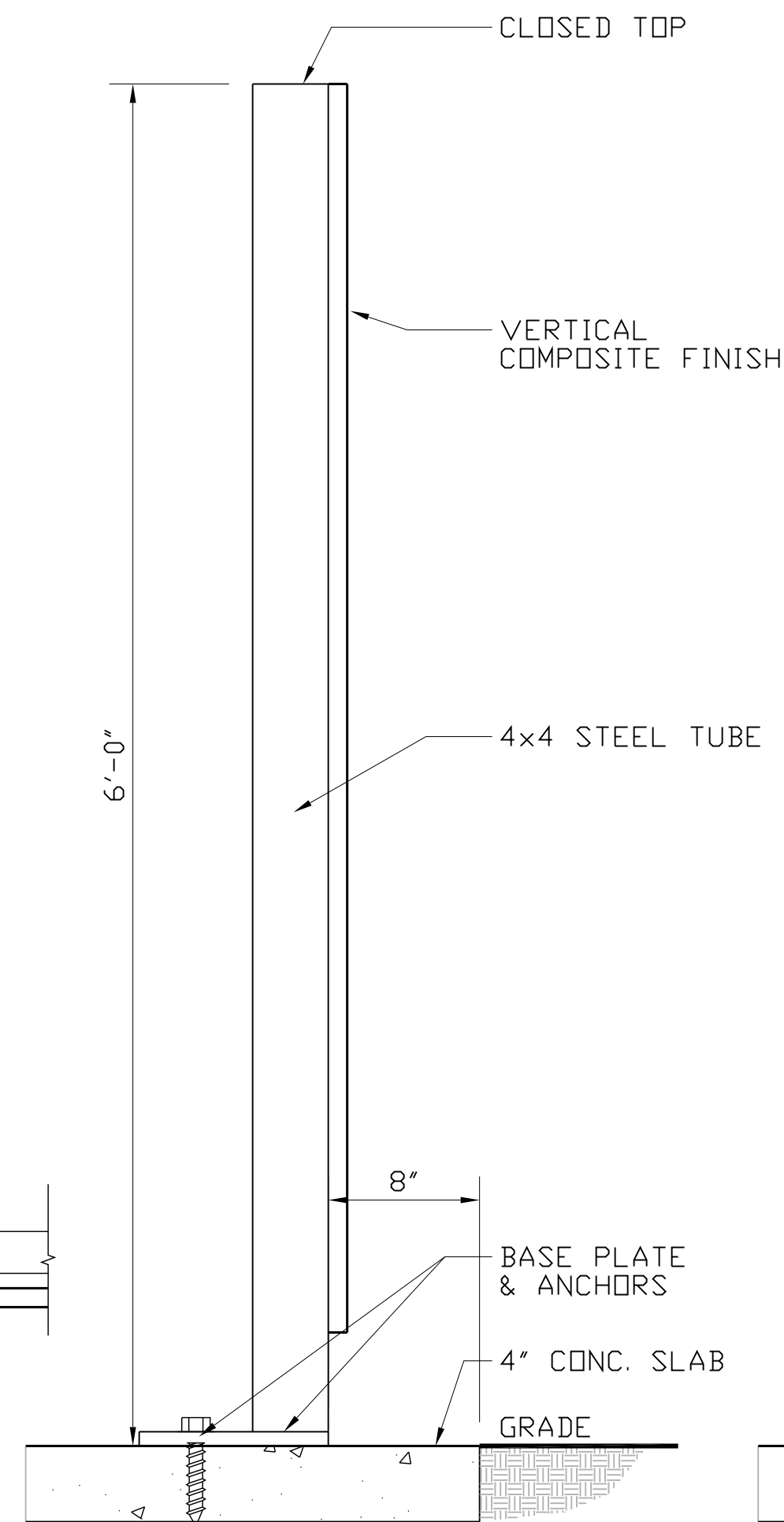
3 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



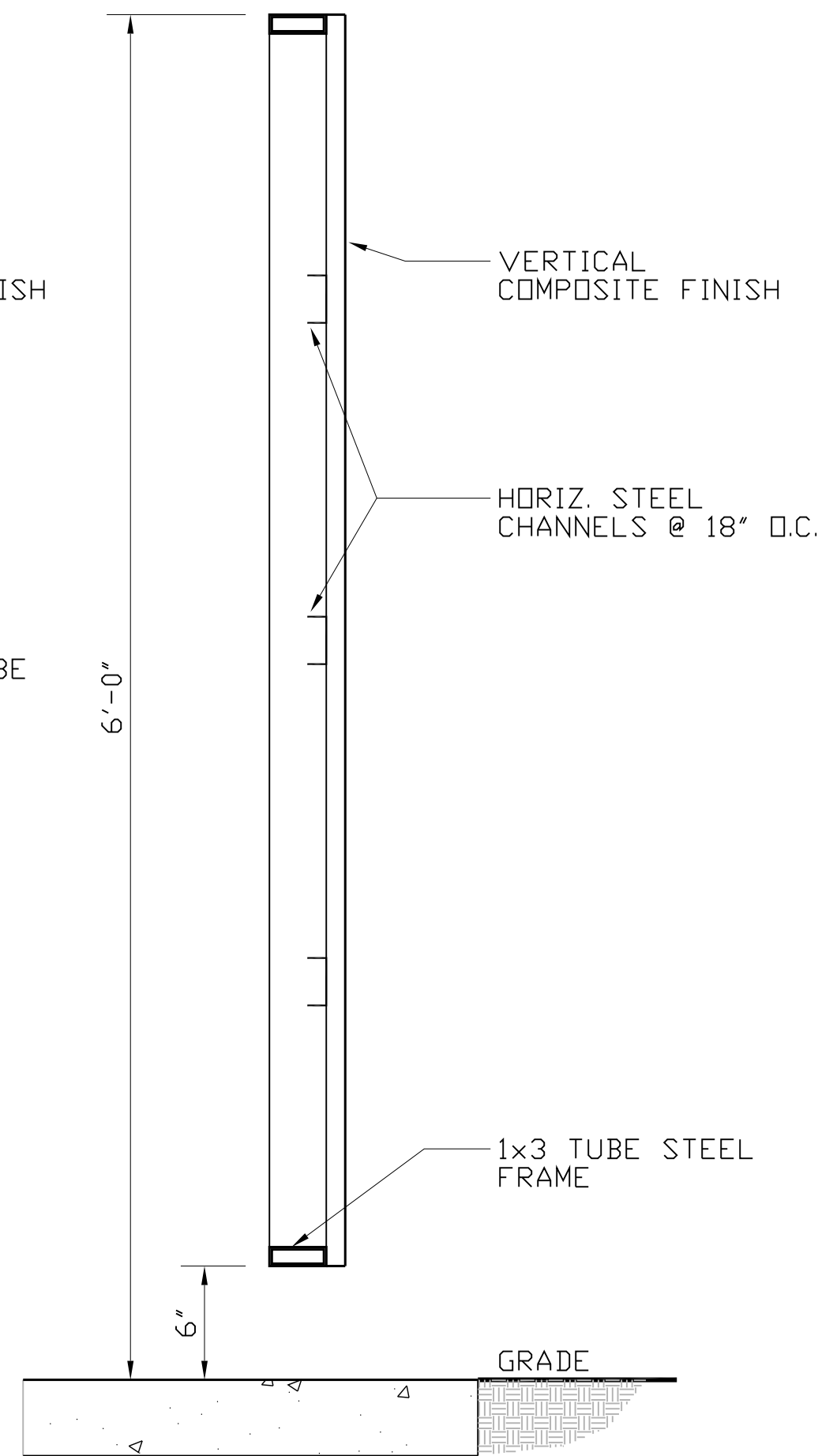
4 TRASH ENCL ELEVATIONS
1/4" = 1'-0"



5 GATE DETAILS
1-1/2" = 1'-0"



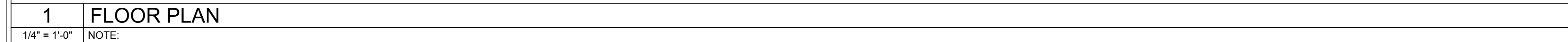
6 GATE DETAILS
1-1/2" = 1'-0"



No.	SUBMISSIONS & REVISIONS	Date

JOB NO.: xxxx
DATE: 4/27/18
DRAWN BY: RDS

Sheet A0



1. TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 0'-0" TO 3'-0" - ½" DUROCK CEMENT BOARD,
3'-0" AND ABOVE - ¾" PLYWOOD.
SERVICE AREA: ¾" MIN. PLYWOOD
SALES AND SEATING AREAS: ¾" GYPSUM BOARD
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORIES, HAND DRYERS, MIRRORS, PAPER
TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.

2. DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.

3. SEE SHEET A-9.0 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.

4. PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL FIRE
MARSHAL.

5. **INDOOR AIR QUALITY MANAGEMENT REQUIREMENTS:**

A. DURING CONSTRUCTION THE USE OF SMOKING/TOBACCO PRODUCTS INSIDE THE BUILDING IS PROHIBITED.

B. CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS.

C. CONSTRUCTION ACTIVITIES THAT PRODUCE DUST SHOULD TAKE PLACE PRIOR TO HVAC STARTUP/USE, AND EVERY EFFORT SHOULD BE
MADE TO DIRECT THESE POLLUTANTS TO THE OUTDOORS WITH FANS.

D. MATERIALS THAT ARE ABSORPTIVE SHOULD NOT BE BROUGHT ON-SITE UNTIL THE BUILDING IS SUFFICIENTLY DRIED IN, AND SHOULD BE
ELEVATION FROM THE GROUND AND COVERED WITH VISQUEEN WHILE STORED ON SITE.

E. IF THE HVAC SYSTEMS WILL BE USED DURING CONSTRUCTION ACTIVITIES, TEMPORARY FILTRATION (MERV 8) SHOULD BE USED ON ALL
RETURN AIR INTAKES, AND THE FILTERS INSIDE THE UNIT SHOULD BE REPLACED PRIOR TO BUILDING TURN OVER.

F. ALL INDOOR AIR QUALITY MANAGEMENT POLICIES OUTLINED ABOVE ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO
CONFIRM MEASURES WERE FOLLOWED.

6. **CONSTRUCTION WASTE RECYCLING REQUIREMENTS:**

A. ALL CONSTRUCTION-RELATED RECYCLABLE WASTE SHOULD BE RECYCLED/REUSED OR OTHERWISE DIVERTED FROM LANDFILL WHENEVER
POSSIBLE.

B. AT MINIMUM ALL CONCRETE, METAL, AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.

C. WHERE LOCAL MUNICIPALITIES OR VENDORS OFFER COMMINGLED RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50%
CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL, FRANCHISEE SHOULD PURSUE.

1. **GENERAL:**

- A. THE GC IS RESPONSIBLE FOR PURCHASING AND INSTALLING AT GC'S EXPENSE, EVERYTHING SHOWN OR REFERENCED IN THE CONTRACT DOCUMENTS , EXCEPT FOR THE ITEMS SPECIFICALLY SET FORTH BELOW AS EXCEPTIONS TO THE GC'S OVERALL RESPONSIBILITY.
- B. THE CONTRACT DOCUMENTS, SHALL INCLUDE THE FOLLOWING: THE PLANS, SPECIFICATIONS, CHANGE ORDERS, MODIFICATIONS TO THE CONTRACT, REQUESTS FOR INFORMATION, FIELD INSTRUCTIONS, AND ANY OTHER ITEM AS SET FORTH IN THE AGREEMENT BETWEEN THE CONTRACTOR AND OWNER.
- C. THE GC IS RESPONSIBLE FOR ALL PERMITS AND LICENSES OF ANY NATURE REQUIRED TO CONSTRUCT THE PROJECT OR TO SECURE A CERTIFICATE OF OCCUPANCY, EXCEPT FOR IMPACT FEES AND/ OR THE GENERAL BUSINESS LICENSE.

2. **SIGNAGE:**

- A. ALL SIGNAGE AND GRAPHICS (INTERIOR AND EXTERIOR) INCLUDING DRIVE-THRU AREAS AND BUILDING SIGNAGE SHALL BE FURNISHED AND INSTALLED BY THE OWNER'S VENDOR. GC IS RESPONSIBLE FOR COORDINATING ALL BLOCKING AND ELECTRICAL REQUIREMENTS WITH THE OWNER'S SIGN VENDOR AS REQUIRED.
- B. OWNER'S SIGN VENDOR SHALL BE RESPONSIBLE FOR PULLING ALL REQUIRED SIGN PERMITS AS DICTATED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

3. **SPEAKERS/ AUDIO:**

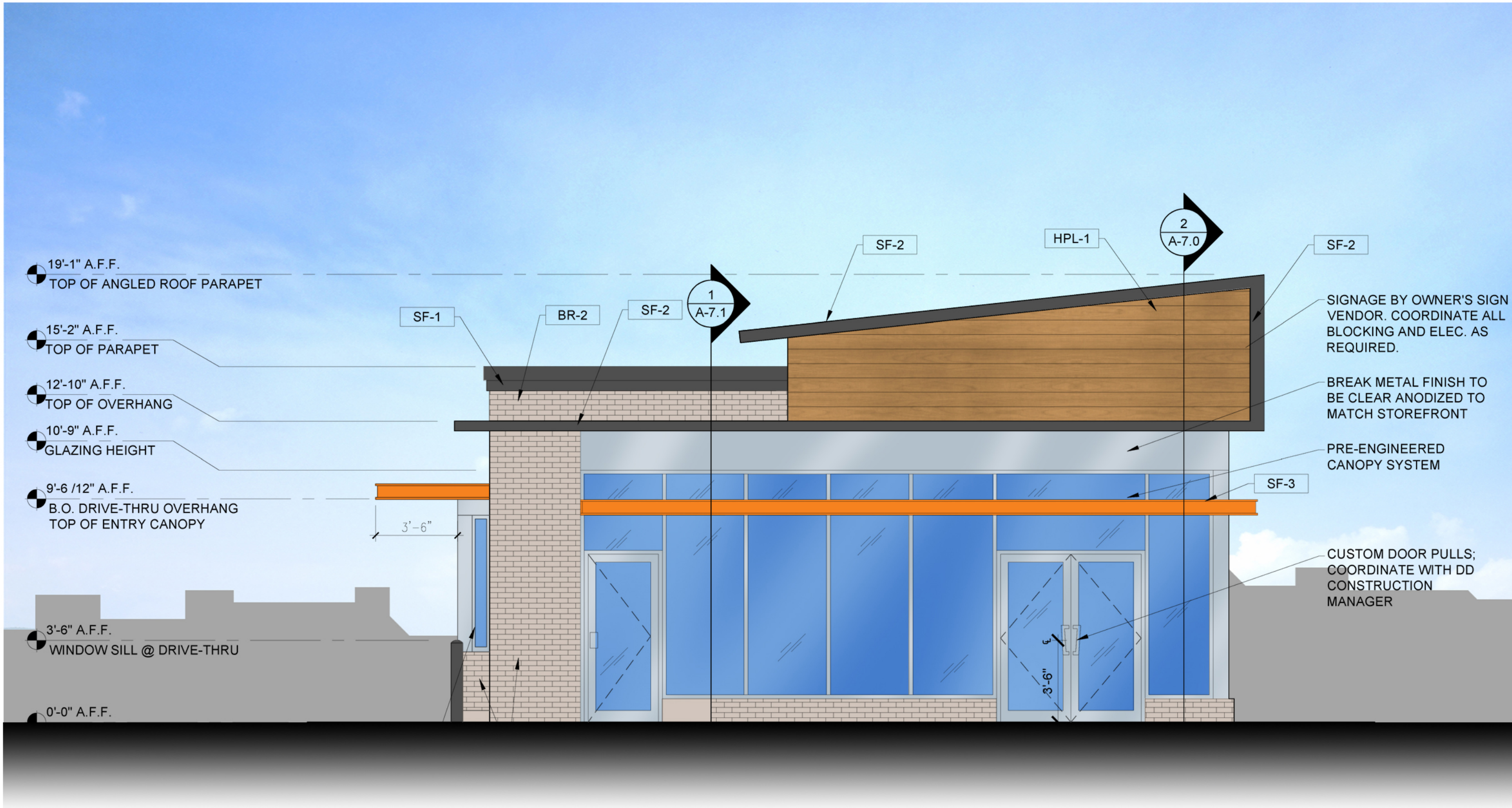
- A. ALL SPEAKERS, SPEAKER WIRING AND SPEAKER EQUIPMENT TO BE FURNISHED BY THE OWNER. GC'S ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ROUGH-IN, INSTALLATION AND FINAL CONNECTIONS.

3. FIXTURES BY OTHERS, REFER TO FIXTURE DCDs FOR INFORMATION & DETAILS.
2. SLIDING DRIVE-THRU WINDOW BY READY ACCESS OR QUIKSERV CORP. - SEE DUNKIN' BRANDS NATIONAL ACCOUNT SPECIFICATIONS
3. JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- SEE DETAIL 10/P-3.0
4. DYSON AIRBLADE, SURFACE MOUNTED.
5. RUN CONDUIT FROM POS STATION UNDER SLAB TO WALL; COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE.
6. PROVIDE SHELF AND STRAPPING FOR TANK WATER HEATER (WHEN USED) MOUNTED OVER MOP SINK.
7. BOLLARD - SEE DETAIL "V" ON SHEET CP.6.1.
8. 3 COMPARTMENT SINK W/ 2 INTEGRATED DRIN. BOARDS- PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- SEE DETAIL 9/P-3.0
9. FROST PROOF HOSE BIB
10. 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN)
11. ELECTRICAL PANELS; SEE ELECTRICAL SHEETS
12. HAND SINK; REFER TO PLUMBING DRAWINGS.
13. SEE DETAIL #6 ON SHEET A-8.1 FOR ENLARGED BATHROOM AREA PLAN
14. ELECTRICAL METER - PROVIDE APPROPRIATE CONNECTION TO ELECTRICAL PANELS AS PER FEDERAL, STATE, AND LOCAL CODES
15. PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HHW TO ALL HAND WASHING SINKS
16. G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE- REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
17. WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES; LOCATE ABOVE WATER METER
18. SOLAR SHADES AT GLAZING. SEE CONSTRUCTION SPECIFICATIONS AND NATIONAL ACCOUNTS VENDOR INFORMATION
19. ½" BRUSHED ALUMINUM CORNER GUARD
20. CORE DRILL; REFER TO ELECTRICAL DRAWINGS. COORDINATE EXACT LOCATION OF KIOSK WITH OWNER'S REPRESENTATIVE.
21. CANOPY OVERHEAD
22. OPTION TO UTILIZE BLOCKING AT WALL SHELVING LOCATIONS OR CONTINUOUS PLYWOOD SUBSTRATE- CLARIFY WITH OWNER'S REPRESENTATIVE
23. FURNITURE PROVIDED BY OWNER & INSTALLED BY GENERAL CONTRACTOR.
24. DASHED LINE INDICATES EXTENTS OF HOOD ABOVE. REFER TO MECHANICAL FOR MORE INFORMATION
25. ESPRESSO MACHINE; REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

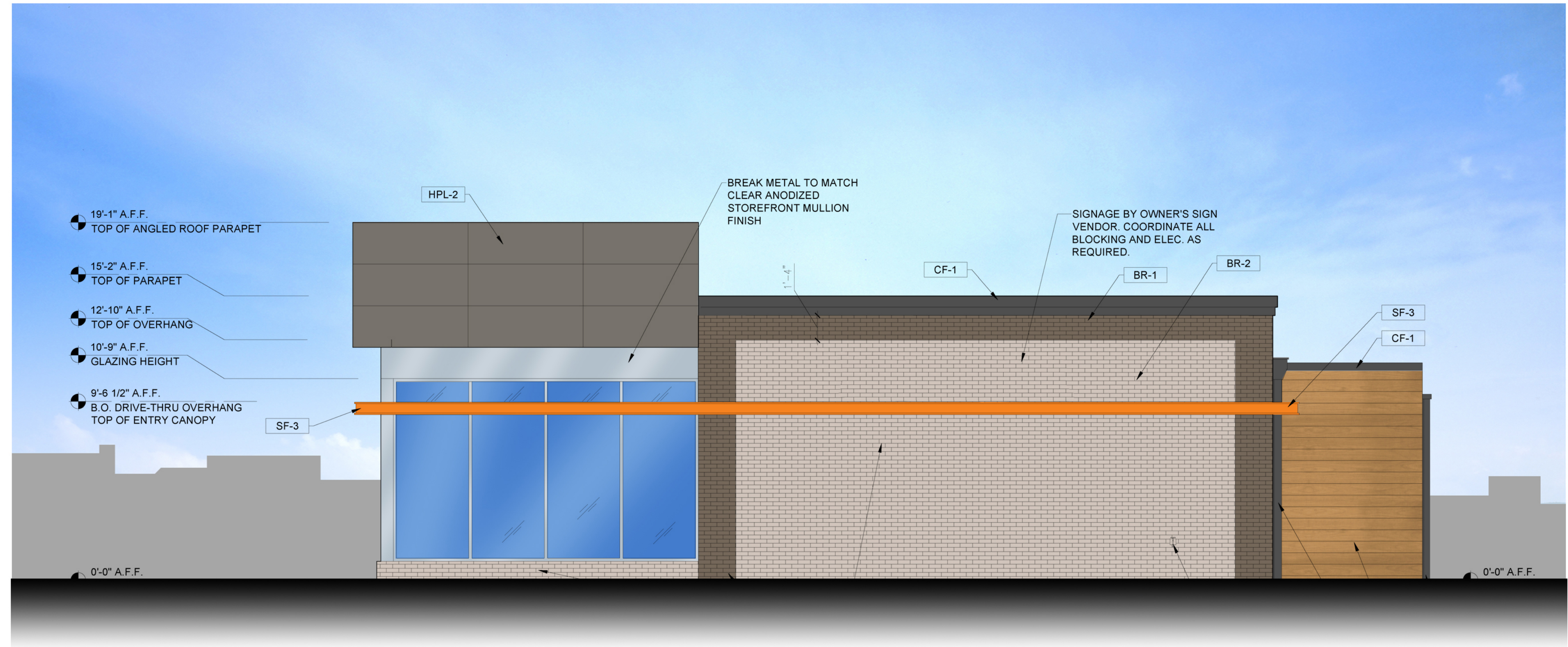
THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
2. TOILETS:
 - A. LAVATORY TO HAVE LEVER HANDLES. SELF METERING FAUCETS OR SPRING FAUCET. FAUCETS SHALL BE SET TO REMAIN OPEN FOR 10 SECONDS MINIMUM.
 - B. A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ADJACENT TO THE BARRIER FREE STALL DOOR.
 - C. LOCATE THE WATER CLOSET 16" TO 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
 - D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 12" FROM CENTER LINE OF WATER CLOSET ON ONE SIDE. ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - E. LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE)
 - F. INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR TO BOTTOM EDGE OF REFLECTING SURFACE (MIRROR GLASS BOTTOM) AND 72" TO TOP.
 - G. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - H. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR AND 7" MINIMUM AND 9" MAXIMUM FROM FRONT EDGE OF WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER

FLOOR PLAN, NOTES & PARTITION TYPE



1 WEST ELEVATION
1/4" = 1'-0" NOTE:



2 SOUTH ELEVATION
1/4" = 1'-0" NOTE:

FULL - BED MASONRY TYPICAL



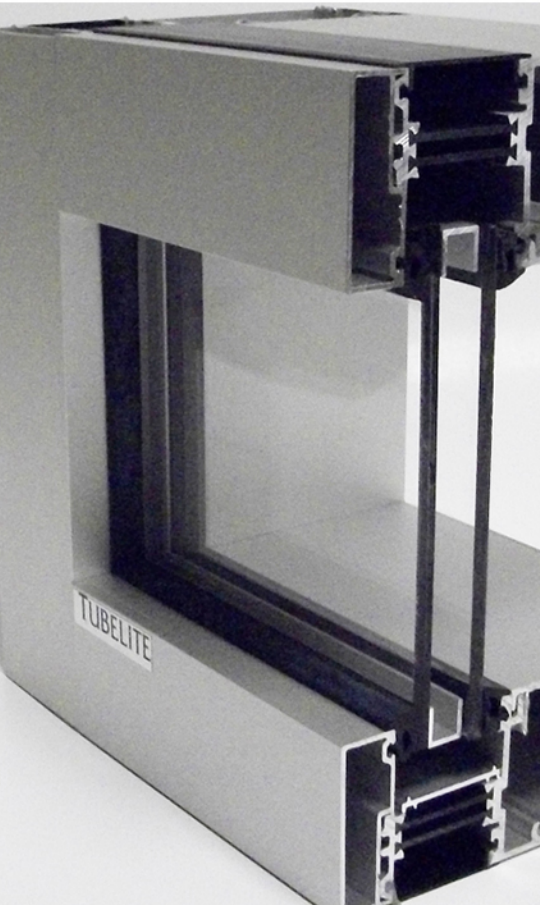
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



General Shale
Dover Grey



Tubelite T14000
Clear Aluminum



Prefinished Metal
Charcoal Grey



PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN



Tremco Metal Panels
Classic Oak



#F5821F
Paint

SOUTH SF:	894 SF
BRICK SF:	430 SF
METAL SF:	124 SF
GLASS SF:	182 SF
NICHIHA:	158 SF
CLASS 1:	736 SF
PERCENTAGE:	83%

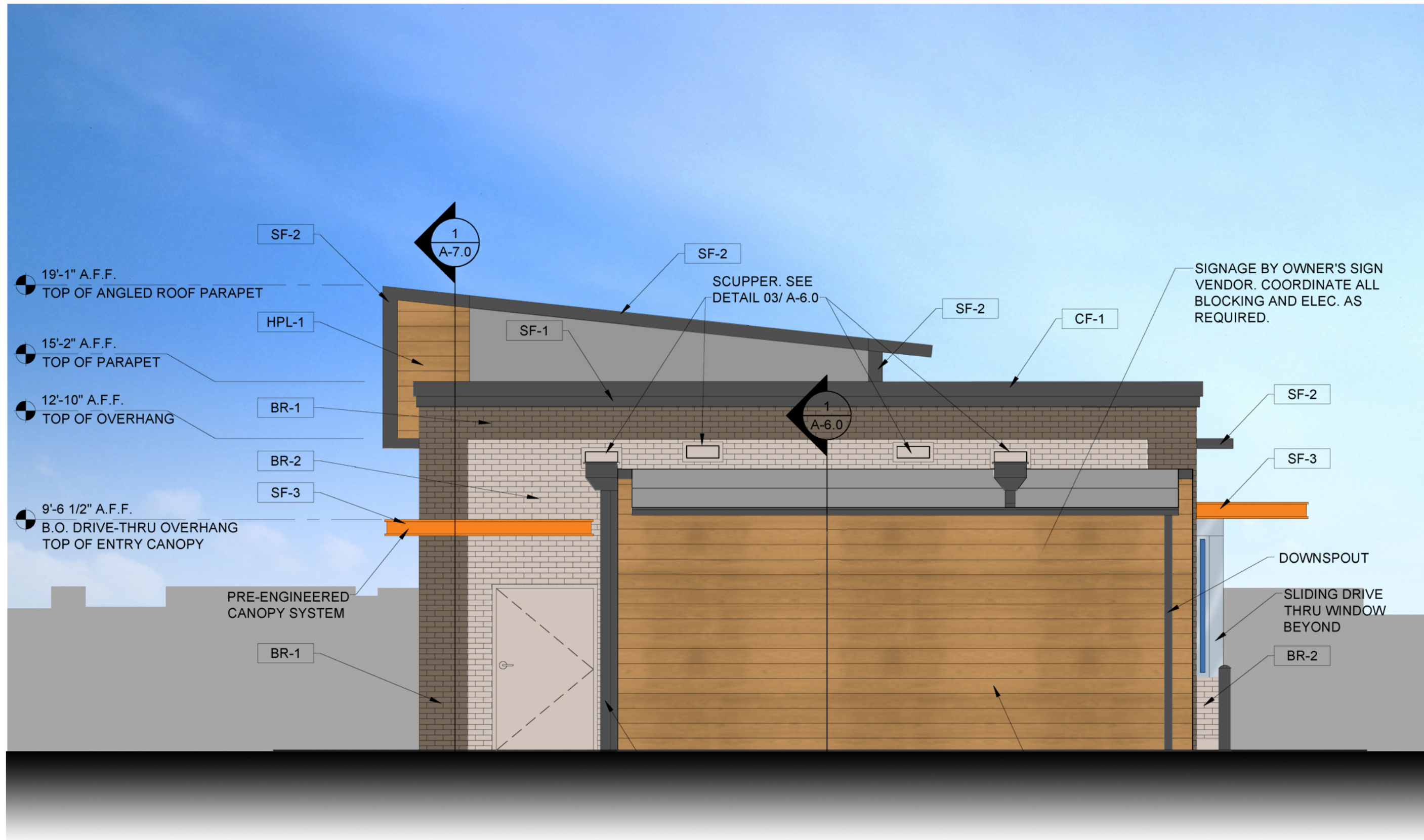
TOTAL SF:	2,800 SF
BRICK SF:	1,319 SF
METAL SF:	781 SF
GLASS SF:	491 SF
OTHER:	209 SF
CLASS 1:	2,591 SF
PERCENTAGE:	92%

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

A5.0



EAST SF: 499 SF
BRICK SF: 174 SF
METAL SF: 297 SF
GLASS SF: 0 SF
PAINT: 28 SF
CLASS 1: 471 SF
PERCENTAGE: 95%

FULL - BED MASONRY TYPICAL



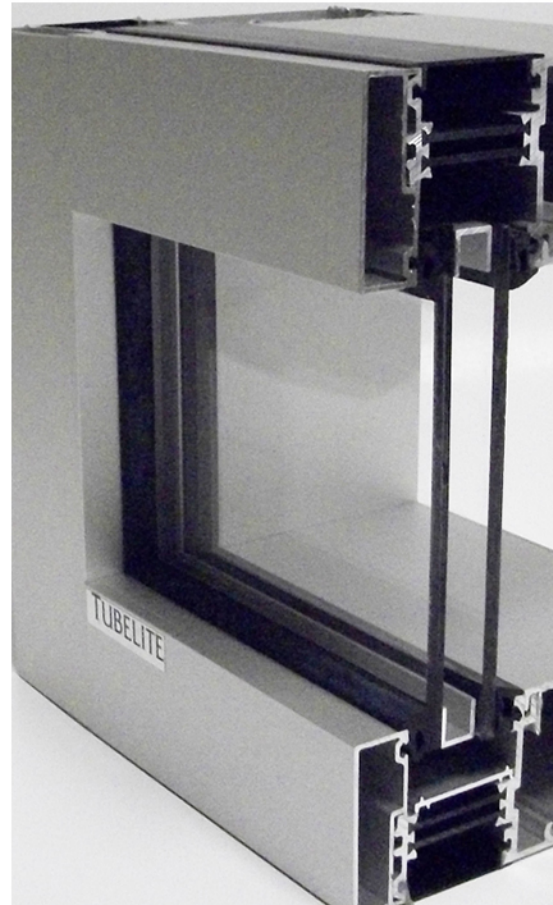
General Shale
Addison



HISTORICALLY INSPIRED
'BASKETWEAVE' COURSING
PATTERN - TYPICAL



General Shale
Dover Grey



Tubelite T14000
Clear Aluminum

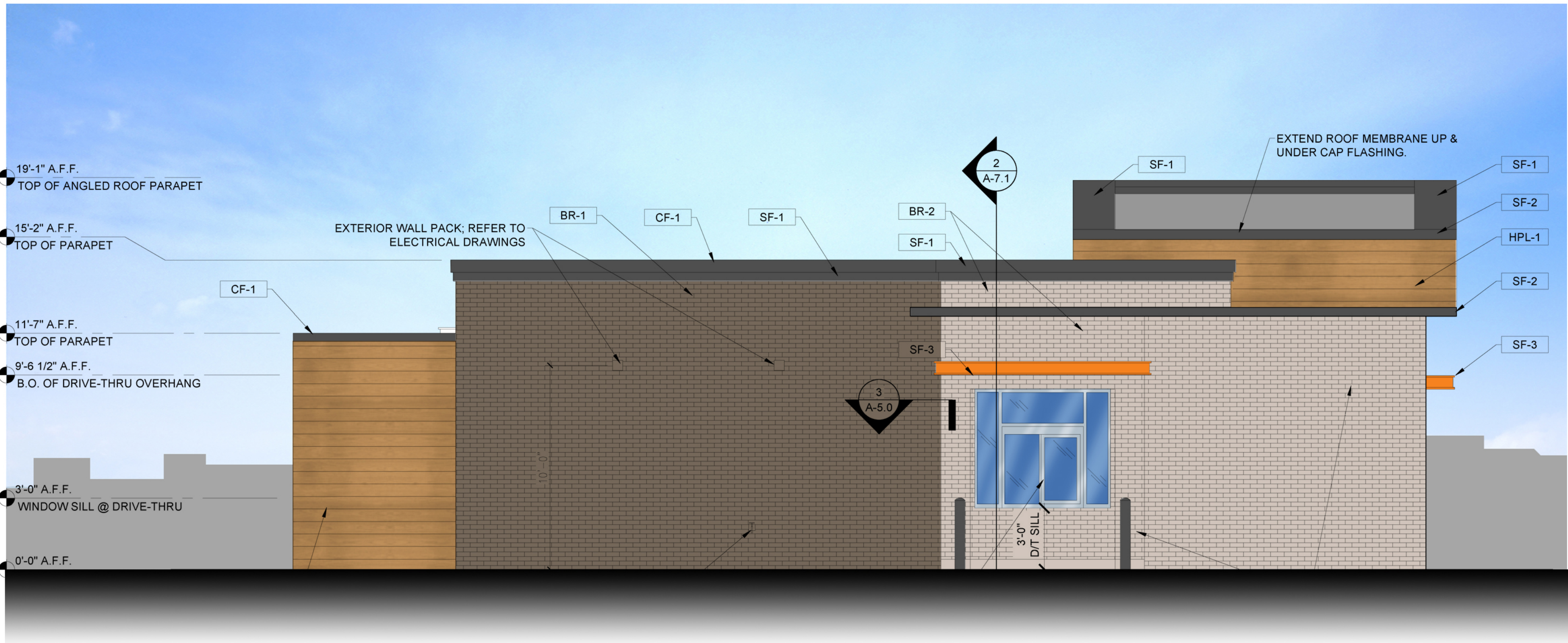


Prefinished Metal
Charcoal Grey



PROJECT TITLE:
DUNKIN' DONUTS
CHASKA, MN

1 REAR ELEVATION
1/4" = 1'-0" NOTE:



SOUTH SF: 849 SF
BRICK SF: 610 SF
METAL SF: 201 SF
GLASS SF: 38 SF
PAINT: 0SF
CLASS 1: 849 SF
PERCENTAGE: 100%



Tremco Metal Panels
Classic Oak



#F5821F
Paint

No.	SUBMISSIONS & REVISIONS	Date

EXTERIOR ELEVATION
& DETAILS

JOB NO.:	18.37.2
DATE:	X-XX-2018
DRAWN BY:	MB

A5.1



Real People. Real Solutions.

DRAFT

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

MEMORANDUM

Date: June 17, 2018
To: Pat Sutherland, Chaska Growth Holdings
From: Jacob Bongard, P.E., PTOE
Subject: Chaska Retail Site Redevelopment – Sight Line Analysis
City of Chaska, Minnesota
Existing Conditions Review

In conjunction with the current Chaska Retail Site Redevelopment project, the City of Chaska Planning Commission requested an evaluation of existing sight lines for motorists entering TH 41 (Chestnut Boulevard) and Walnut Street from the proposed redevelopment site accesses.

Methodology

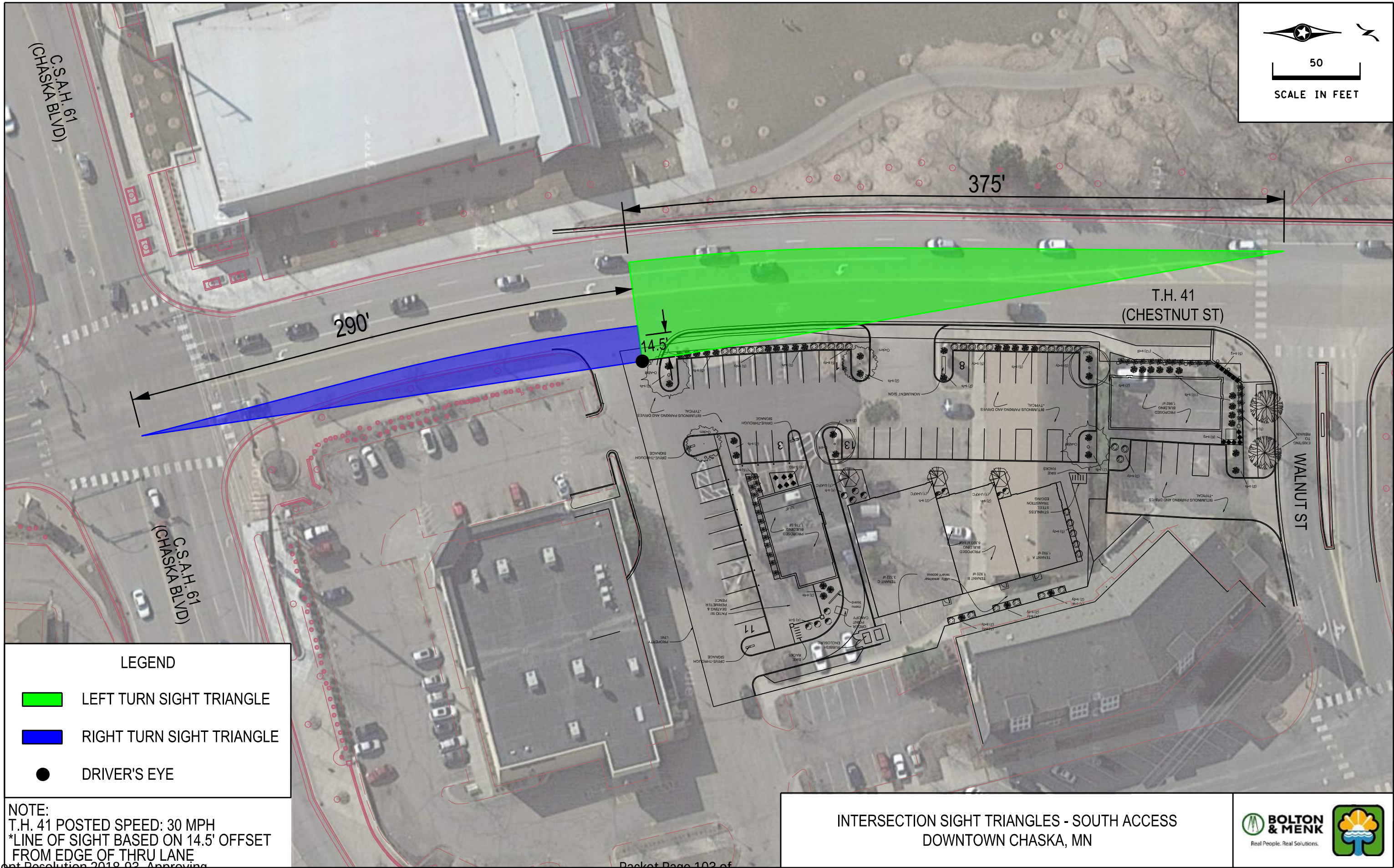
This memorandum documents the driver sight line analysis performed for the proposed accesses and associated landscaping plan for the redevelopment site located in Chaska, MN. Sight triangles were developed using AASHTO Green Book methodology in conjunction with existing intersection geometries and TH 41 posted speed limits of 30 MPH south of Walnut Street and 40 MPH to the north.

Findings & Recommendations

The shaded triangles depicted in the attached figures represent the lines of sight necessary for drivers to make safe decisions exiting the site onto TH 41. The distances represented in the figures take into account the speed of oncoming traffic, the number of lanes to traverse during the turning movements, and the type of intersection control. An evaluation of site accesses revealed that there are no areas of concern in relation to the submitted site/landscaping plan.

It should be noted that areas encompassed within the sight triangles should not contain bushes, shrubs, artwork, and other sight obstructions between 2 feet and 8.5 feet tall (measured from the top of pavement) to ensure clear sight lines for motorists entering TH 41 from the redevelopment site. The two existing trees located south of Walnut street between the site access and TH 41 should be reviewed to ensure adequate sight lines are provided for right-turning vehicles onto Walnut Street.

Intersection sight triangles can be found in **Appendix A**.



50

SCALE IN FEET

LEGEND

LEFT TURN SIGHT TRIANGLE

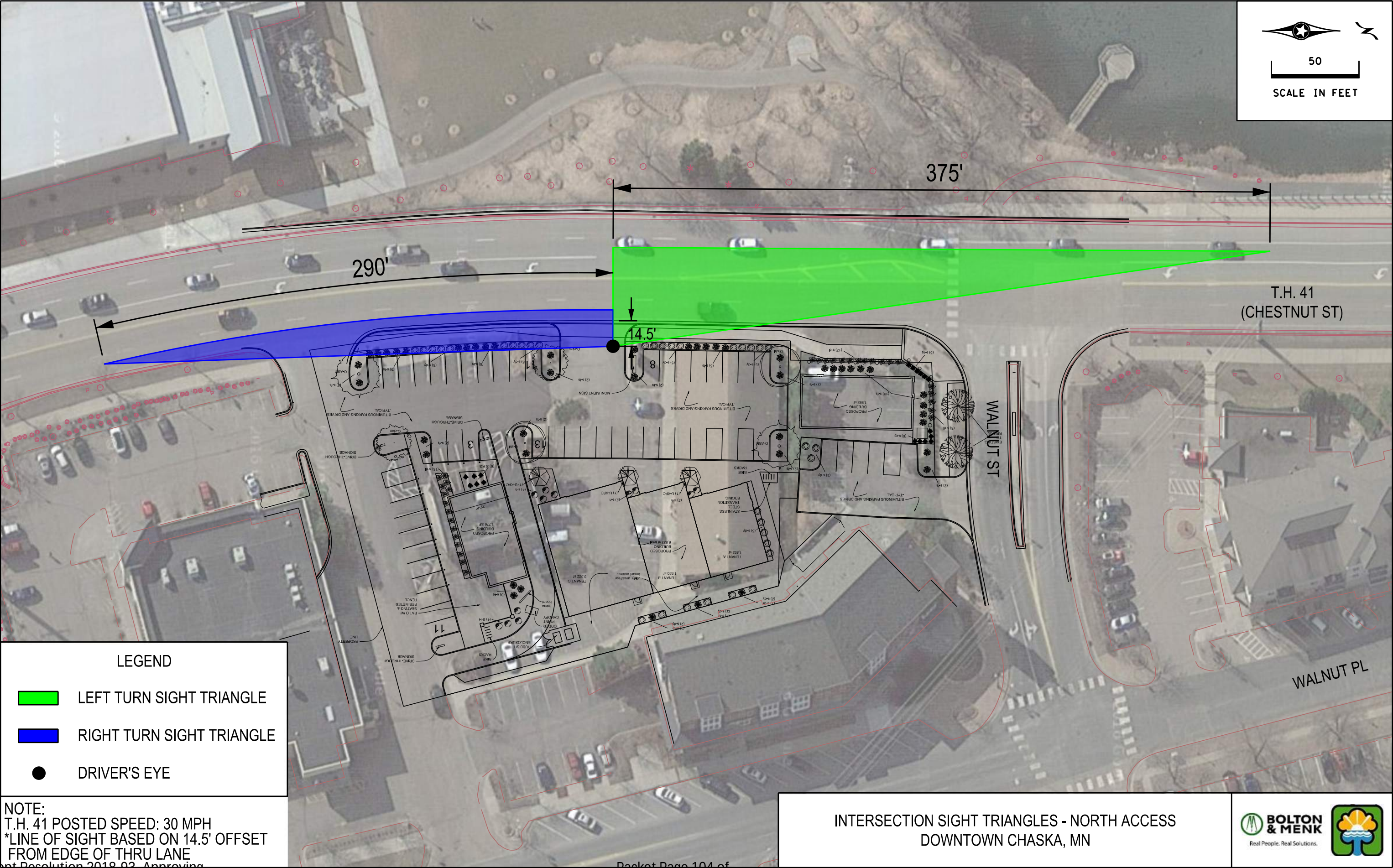
RIGHT TURN SIGHT TRIANGLE

DRIVER'S EYE

NOTE:
T.H. 41 POSTED SPEED: 30 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET
FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - SOUTH ACCESS
DOWNTOWN CHASKA, MN

BOLTON & MENK
Real People. Real Solutions.



50
SCALE IN FEET

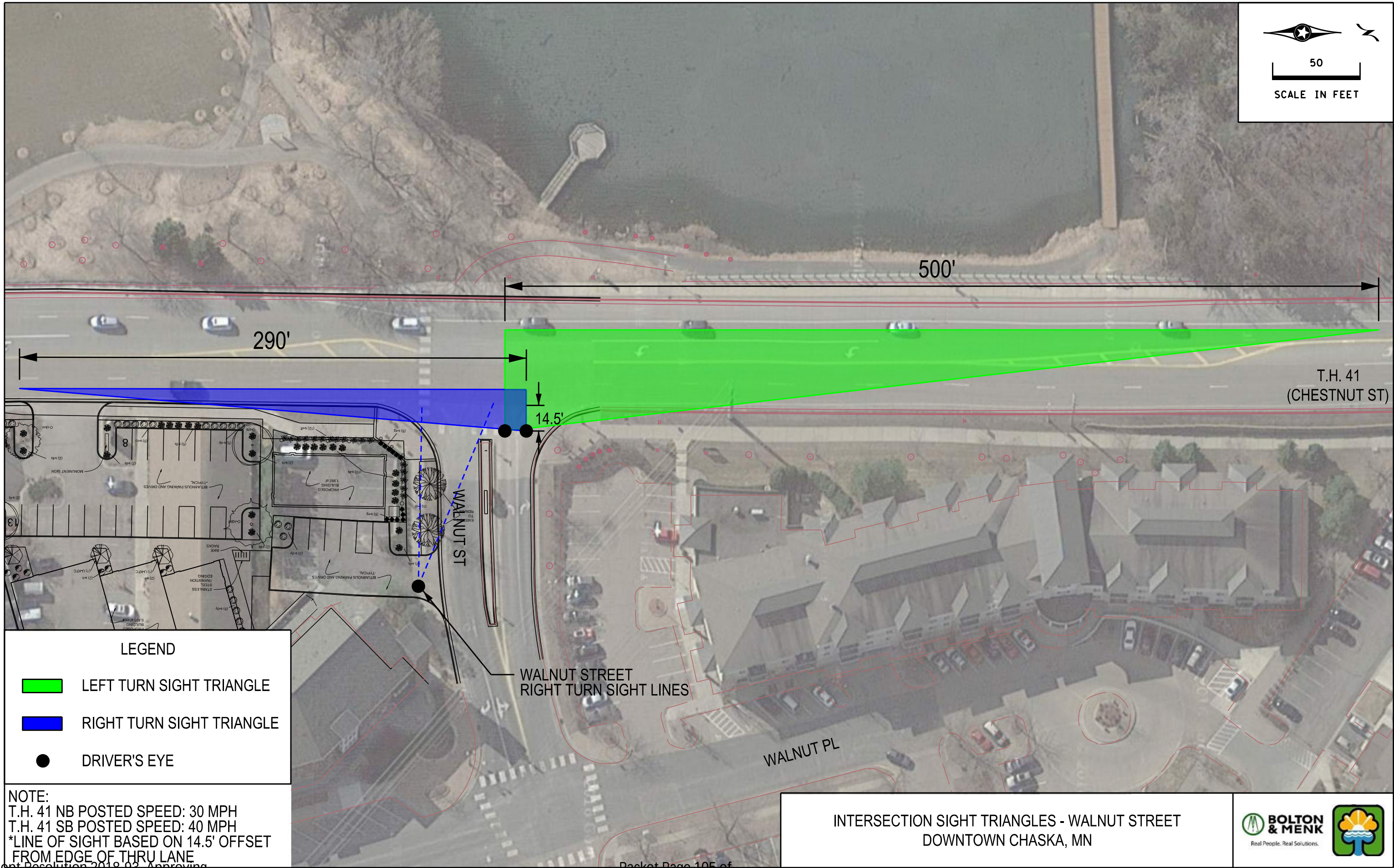
LEGEND

- LEFT TURN SIGHT TRIANGLE
- RIGHT TURN SIGHT TRIANGLE
- DRIVER'S EYE

NOTE:
T.H. 41 POSTED SPEED: 30 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET
FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - NORTH ACCESS
DOWNTOWN CHASKA, MN

BOLTON & MENK
Real People. Real Solutions.



50

SCALE IN FEET

LEGEND

LEFT TURN SIGHT TRIANGLE

RIGHT TURN SIGHT TRIANGLE

DRIVER'S EYE

NOTE:
T.H. 41 NB POSTED SPEED: 30 MPH
T.H. 41 SB POSTED SPEED: 40 MPH
*LINE OF SIGHT BASED ON 14.5' OFFSET
FROM EDGE OF THRU LANE

INTERSECTION SIGHT TRIANGLES - WALNUT STREET
DOWNTOWN CHASKA, MN



GOOSENECK
SCONCES



ACCENT
SCONCES



WALLPACK
SCONCES

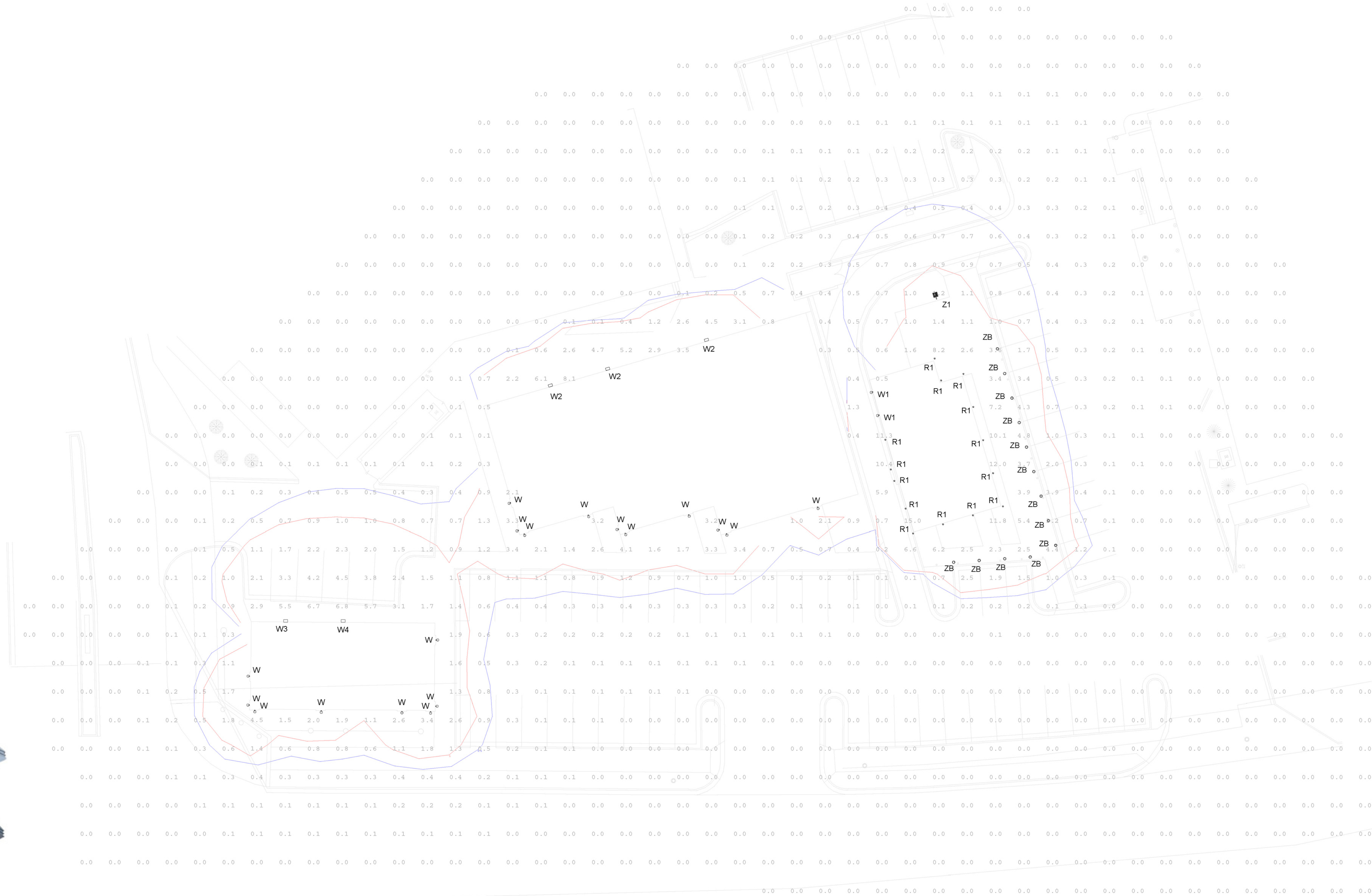


ACCENT
BOLLARDS



AREA
POLE
LIGHTS

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	TYPE COMMENTS	
R1	6" LED RECESSED CAN	HALO	PD620D010B-PDM6B835-61VCWF	25W LED		
W	WALL MOUNT SHEPHERDS HOOK	LIGMAN	UDU-30206-29W-2-1-W40-01-120/277V-DS	29W LED		
W1	LED EXTERIOR WM DOWN LIGHT	SLV LIGHTING	751794U	18W LED		
W2	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-2-UNV-PCB-BK	28W LED		
W3	QUARTER SPHERE WALL PACK	GARDCO	106L-16L-530-NW-G1-4-UNV-PCB-BZ	28W LED		
W4	QUARTER SPHERE WALL PACK	GARDCO	106L-32L-1000-NW-G1-4-UNV-PCB-BK	107W LED		
Z1	POLE LIGHT TYPE V	GARDCO	SFA-32L-500-NW-G2-AR-5-UNV-PCB-BK	51W LED	ORDER POLE: RA4.5-CB-20-D1-BLP	
ZB	KHA SLIM 36" LED BOLLARD	PERFORMANCE IN LIGHTING	076423	(2) 14W LED		



1 PHOTOMETRIC SITE PLAN
1" = 20'-0"



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

DATE _____ LIC. NO. _____

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

DATE _____ LIC. NO. _____

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

CHASKA CENTER TENANT BUILDINGS

CHASKA MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-21504
FILE NAME	21504 Elec R18.rvt
DRAWN BY	AAG
DESIGNED BY	AAG
REVIEWED BY	MDN
ORIGINAL ISSUE DATE	MM/DD/YYYY
CLIENT PROJECT NO.	

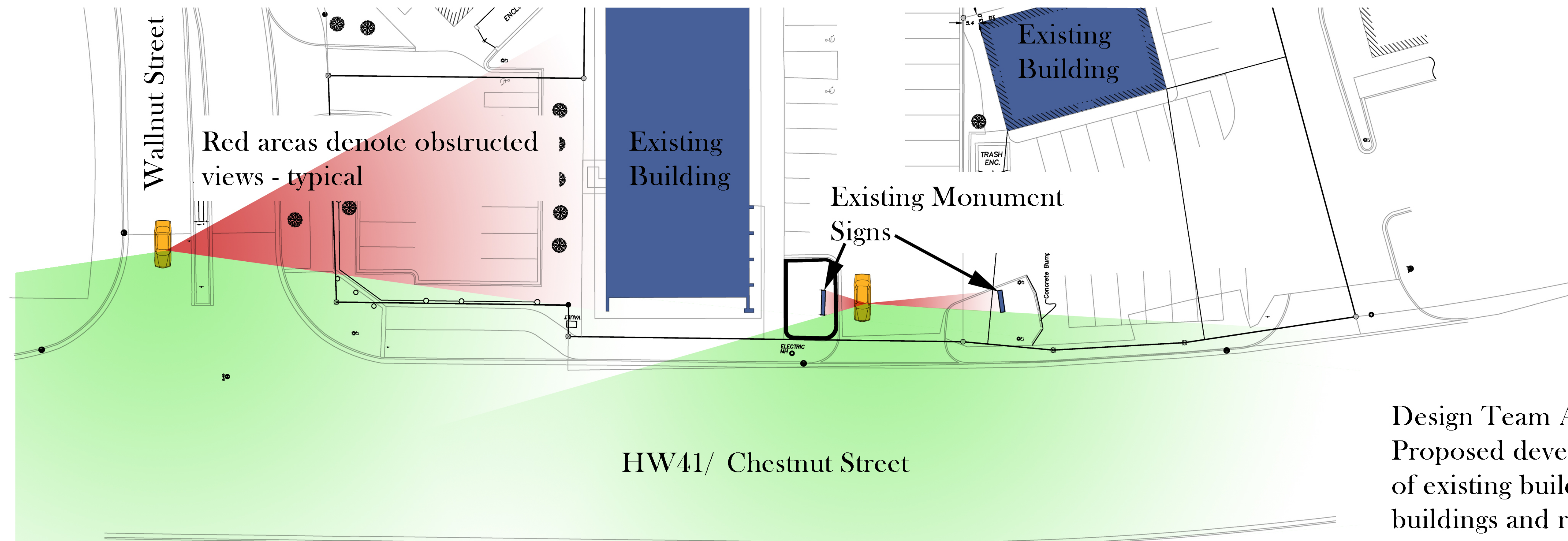
TITLE

PHOTOMETRIC SITE PLAN

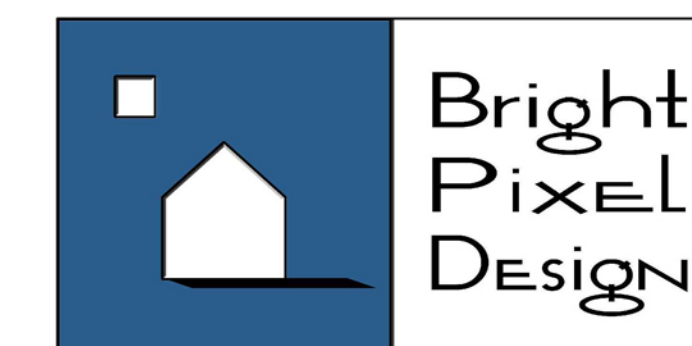
SHEET

E6-10

PRELIMINARY NOT FOR CONSTRUCTION



IN PARTNERSHIP WITH:



PROJECT TITLE:

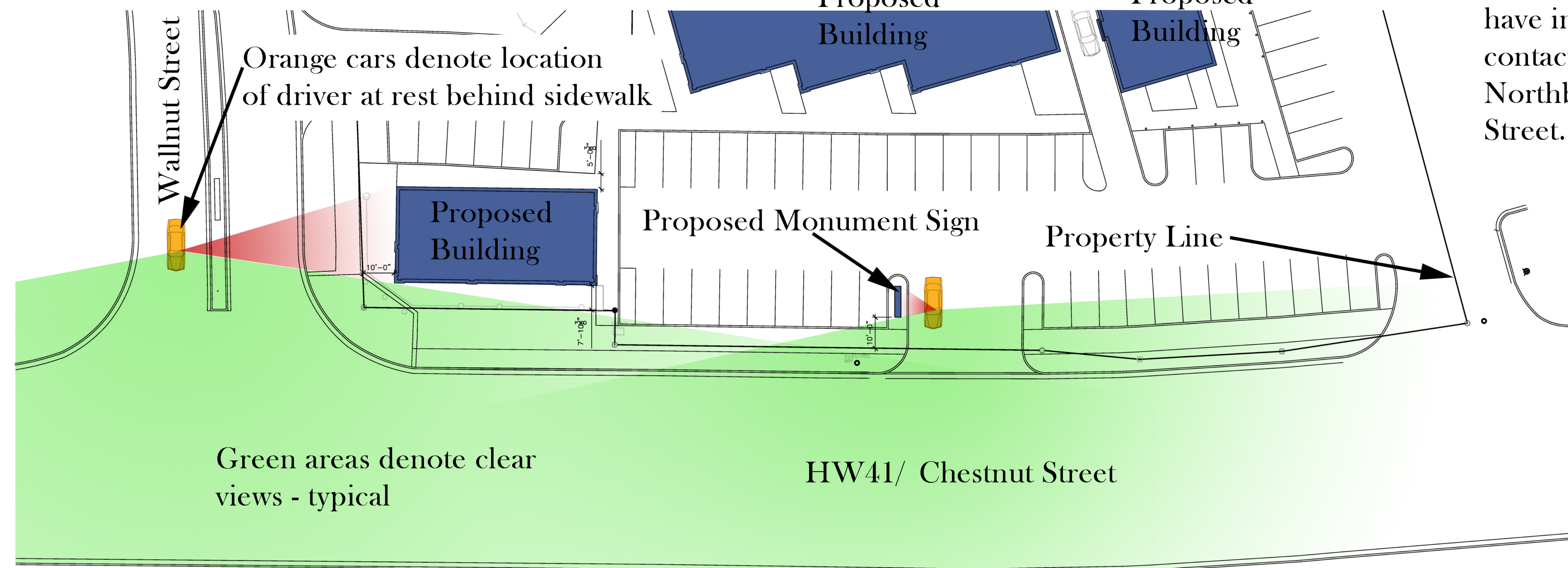
Chaska Retail Center
Chaska, MN

Design Team Analysis:

Proposed development involving removal of existing buildings, construction of new buildings and replacement of monument sign has a slightly beneficial effect to vehicular traffic visibility of the site.

A driver waiting at the sidewalk at both the Walnut Street and the center lot exit will have in excess of 6 seconds of visual contact with a driver traveling 40 mph Northbound or Southbound on Chestnut Street.

1 SITELINE PLAN - EXISTING



2 SITELINE PLAN - PROPOSED

No. SUBMISSIONS & REVISIONS Date

DRAWING TITLE:

SITELINE STUDIES

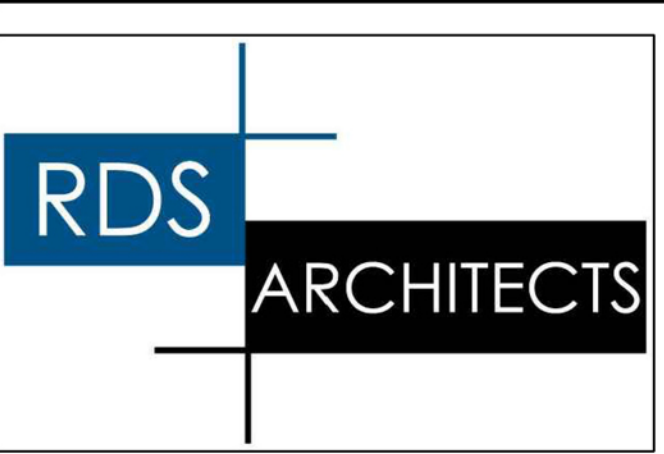
JOB NO.: 16.32.1

DATE: 3-13-18

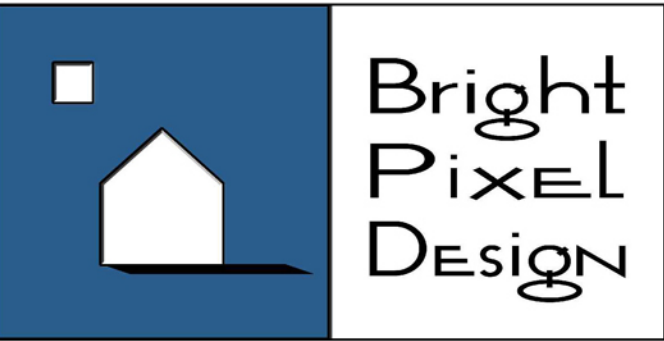
DRAWN BY: MJB

SHEET:

SL1.1



IN PARTNERSHIP WITH:



PROJECT TITLE:
Chaska Retail Center
Chaska, MN



EXISTING VIEW FROM DRIVER AT WALNUT AND CHESTNUT

PROPOSED BUILDING



PROPOSED VIEW FROM DRIVER AT WALNUT AND CHESTNUT

No.	SUBMISSIONS & REVISIONS	Date
-----	-------------------------	------

DRAWING TITLE:

SITELINE STUDIES

JOB NO.: 16.32.1

DATE: 3-13-18

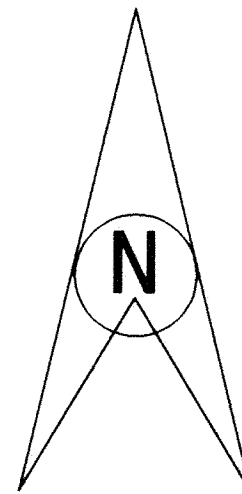
DRAWN BY: MJB

SHEET:

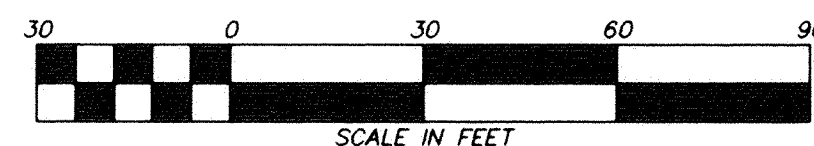
SL1.2

THE KLEIN BRICK YARD SEVENTH ADDITION

PLAT FILE NO. 965
C.R. DOC. NO. 259859



○ denotes 15 inch long iron pipe set and marked R.L.S. No. 14343.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

KNOW ALL MEN BY THESE PRESENTS: That Chaska Economic Development Authority, a body corporate and politic, under the laws of the State of Minnesota, and Avanti Leasing, Inc., a corporation under the laws of the State of Colorado, fee owners of the following described property situated in the County of Carver, State of Minnesota, to wit:

Lots 1 and 10, Block 5, TOWNSITE OF CHASKA, Carver County, Minnesota, according to the record plat thereof, that lies easterly of Trunk Highway 41.

AND

That part of the vacated alley in Block 5, Townsite of Chaska, Carver County, Minnesota, according to the record plat thereof, that lies north of the north line of THE KLEIN BRICK YARD SIXTH ADDITION, according to the record plat thereof.

AND

Outlot B, THE KLEIN BRICK YARD FIFTH ADDITION, Carver County, Minnesota, according to the record plat thereof.

AND

That part of the south 4.50 feet of the Southwest Quarter of the Southwest Quarter of Section 4 in Township 115, Range 23, Carver County, Minnesota that lies easterly of Trunk Highway Number 41 and westerly of Walnut Street according to the record plat of CHASKA BRICK YARD.

AND

That part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 115, Range 23, Carver County, Minnesota that lies north of the record plat of the TOWNSITE OF CHASKA, easterly of Trunk Highway Number 41 and westerly of the northerly extension of the west line of Walnut Street according to said TOWNSITE OF CHASKA.

Have caused the same to be surveyed and plat as THE KLEIN BRICK YARD SEVENTH ADDITION and does hereby dedicate to the public use forever the street and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Chaska Economic Development Authority, has caused these presents to be signed by its proper officers this 28th day of October, 1999.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

Robert P. Roepke, Chairman

David Pokorney, Executive Director

STATE OF MINNESOTA
COUNTY OF CARVER

The foregoing instrument was acknowledged before me this 28th day of October, 1999, by Robert P. Roepke, Chairman and David Pokorney, Executive Director of Chaska Economic Development Authority, a body corporate and politic, on behalf of the corporation.

AND in witness whereof said Avanti Leasing, Inc., has caused these presents to be signed by its proper officers this 28th day of October, 1999.

AVANTI LEASING, INC.

Robert Cohen, Chief Financial Officer

STATE OF MINNESOTA COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 21st day of October, 1999, by Robert Cohen, Chief Financial Officer of Avanti Leasing, Inc., a body corporate and politic, on behalf of the corporation.

Notary Public, Denver County, Minnesota COLORADO
My Commission Expires: Jan 31, 2002

I hereby certify that I have surveyed and plotted the property described on this plat as THE KLEIN BRICK YARD SEVENTH ADDITION; that the plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be placed as required by the local government unit; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes Section 505.02, Subd. 1 or public highways to be designated other than as shown.

Edward J. Otto, Land Surveyor
Minnesota License Number 14343

STATE OF MINNESOTA
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 6th day of October, 1999, by Edward J. Otto, Land Surveyor, Minnesota License No. 14343.

MARY E. BODIN
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Notary Public, Wright County, Minnesota
My Commission Expires: Jan 31, 2000

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 28th day of October, 1999.

John E. Freemyer, Carver County Surveyor

CHASKA, MINNESOTA
This plat of THE KLEIN BRICK YARD SEVENTH ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota, at a regular meeting held this 19th day of November, 1999, and is compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA

Mayor

Clerk

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that there are no delinquent taxes for all years prior to 1999 for land described on this plat and transfer entered. Dated this 5th day of November, 1999.

Mark Lundgren, Carver County Auditor

By: Mark Lundgren by J. Feltman

D. F. Dahlke, Carver County Treasurer

By: D. F. Dahlke by J. Feltman

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of THE KLEIN BRICK YARD SEVENTH ADDITION was filed this 5th day of November, 1999, at 10:30 o'clock A.M. as Document No. 101000000

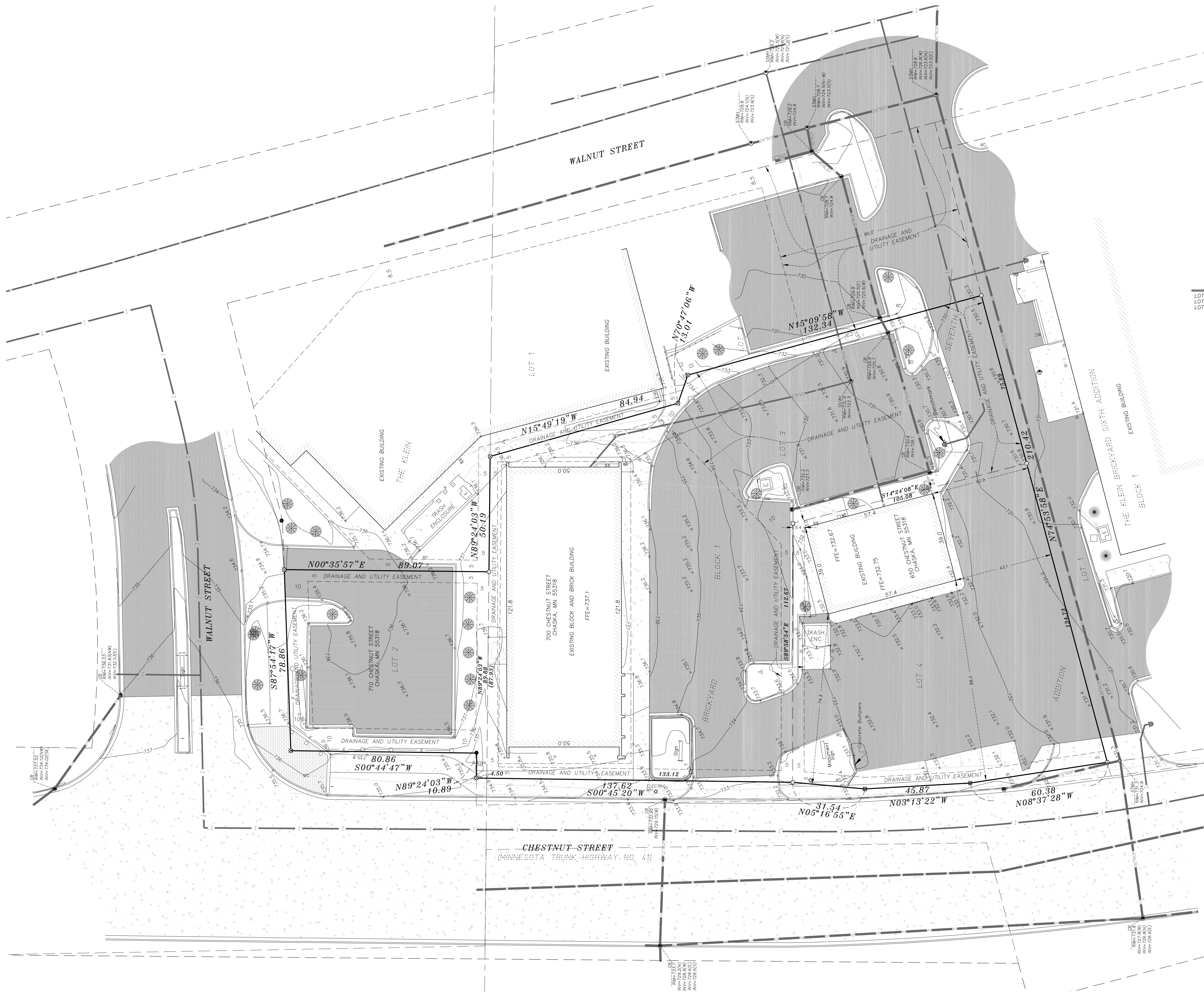
Carl W. Hanson, Jr., County Recorder

By: Carl W. Hanson Packet Page 109 of..

BEARING NOTE:

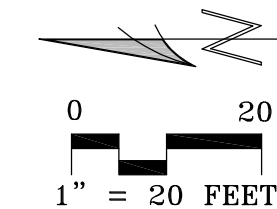
The North Line of the KLEIN BRICK YARD SIXTH ADDITION is assumed to bear N74°45'52"E





BENCHMARK

TOP NUT FIRE HYDRANT
LOCATED AT THE SOUTHEAST
CORNER OF THE BUILDING ON THE
SUBJECT PROPERTY
ELEVATION = 733.81
(ASSUMED DATUM)



AREA SUMMARY

LOT 2, BLOCK 1 - 6,928 SQ. FT. OR 0.15 ACRES
 LOT 3, BLOCK 1 - 28,768 SQ. FT. OR 0.66 ACRES
 LOT 4, BLOCK 1 - 15,256 SQ. FT. OR 0.35 ACRES

LEGEND

- | | |
|---|-------------------------------|
|  | = CONCRETE SURFACE |
|  | = BITUMINOUS SURFACE |
|  | = EXISTING ELEVATION |
|  | = EXISTING CONTOURS |
|  | = ELECTRIC METER |
|  | = ELECTRIC TRANSFORMER |
|  | = GAS METER |
|  | = UTILITY BOX |
|  | = DECIDUOUS TREE |
|  | = SIGN |
|  | = LIGHT POLE |
|  | = FIRE HYDRANT |
|  | = MANHOLE |
|  | = CATCH BASIN |
|  | = BOLLARD |
|  | = FOUND MONUMENT |
|  | = SET SCRIBED "X" OR MAG NAIL |
|  | = SET MONUMENT |

PROPERTY DESCRIPTION

LOTS 2, 4 AND 4, BLOCK 1, THE KLEIN BRICK YARD SEVENTH ADDITION
CARVER COUNTY, MINNESOTA

NOTES

1. PROJECT COORDINATE SYSTEM IS CARVER COUNTY COORDINATE SYSTEM (NAD83-1996).
2. THE SOUTH LINE OF LOT 4, BLOCK 1, THE KLEIN BRICK VARY SEVENTH-ADDITION BEARS SOUTH 74 DEGREES 53 MINUTES 58 SECONDS COMPARED TO THE PLYED BEARING OF SOUTH 47 DEGREES 45 MINUTES 52 SECONDS EAST.
3. THE UTILITIES SERVING THIS PROPERTY HAVE BEEN LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY USING THE SERVICES OF GOMPER AND ONE CALL. THERE ARE NO KNOWN UTILITIES AND AVAILABLE MAPS. NOT ALL UTILITIES RESPONDED TO THE ONE-CALL. THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY.

CERTIFICATION

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.

SCOTT C. TROSEN, MN LS 47465.
DATE: 04/12/2018 REVISED: 04/14/2018



TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182

650, 700 and 710, Chestnut Street, Alaska, MN 55318 LOTS 2, 3, AND 4, THE KLIEN BRICK YARD SEVENTH ADDITION, CARVER COUNTY, MINNESOTA	PROJECT: TLS1806		REVISIONS	
	DRAWING: cert-TLS1806.dwg	DATE: 04/12/2018	REVISIONS DESCRIPTION	SITE UTILITIES-NOTES
	DRAWN BY: SCT			
	CHECKED BY: SCT			
	SUBMITTED: 04/12/18			
CLIENT: Alliance Contracting 1800 Excel Drive Mankato, MN 56001				
PROJECT:				
SHEET 1 OF 1				



THE KLEIN BRICK YARD FOURTEENTH ADDITION

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Carver County CDA and Chaska Growth Holdings, LLC, owners of the following described property:

LOTS 1, 2, 3 AND 4, THE KLEIN BRICK YARD SEVENTH ADDITION, CARVER COUNTY, MINNESOTA

Have caused the same to be surveyed and platted as THE KLIEN BRICK YARD FOURTEENTH ADDITION and do hereby donate and dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof, the Chairman of said Carver County CDA has hereunto set their hands this ____ day of _____, 20____.

Chairman, Carver County CDA

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20____, by _____, Chairman.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

In witness whereof, managing partner said Chaska Growth Holdings, LLC, has hereunto set their hands this ____ day of _____, 20____.

Managing Partner, Chaska Growth Holdings, LLC

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on ____ day of _____, 20____, by _____, Managing Partner.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

I, Scott C. Trosen, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____

Scott C. Trosen, Licensed Land Surveyor, Minnesota License No. 47465

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____,
by Scott C. Trosen.

Notary Public, _____ County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This Plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION was approved and accepted by the City Council of the City of Chaska, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with he provisions of Minnesota Statutes Section 505.03, Subd. 2.

By: _____ By: _____

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in _____ and prior years have been paid for land described on this plat.
Dated this ____ day of _____, 20____.

Laurie Davies, County Auditor/Treasurer

By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

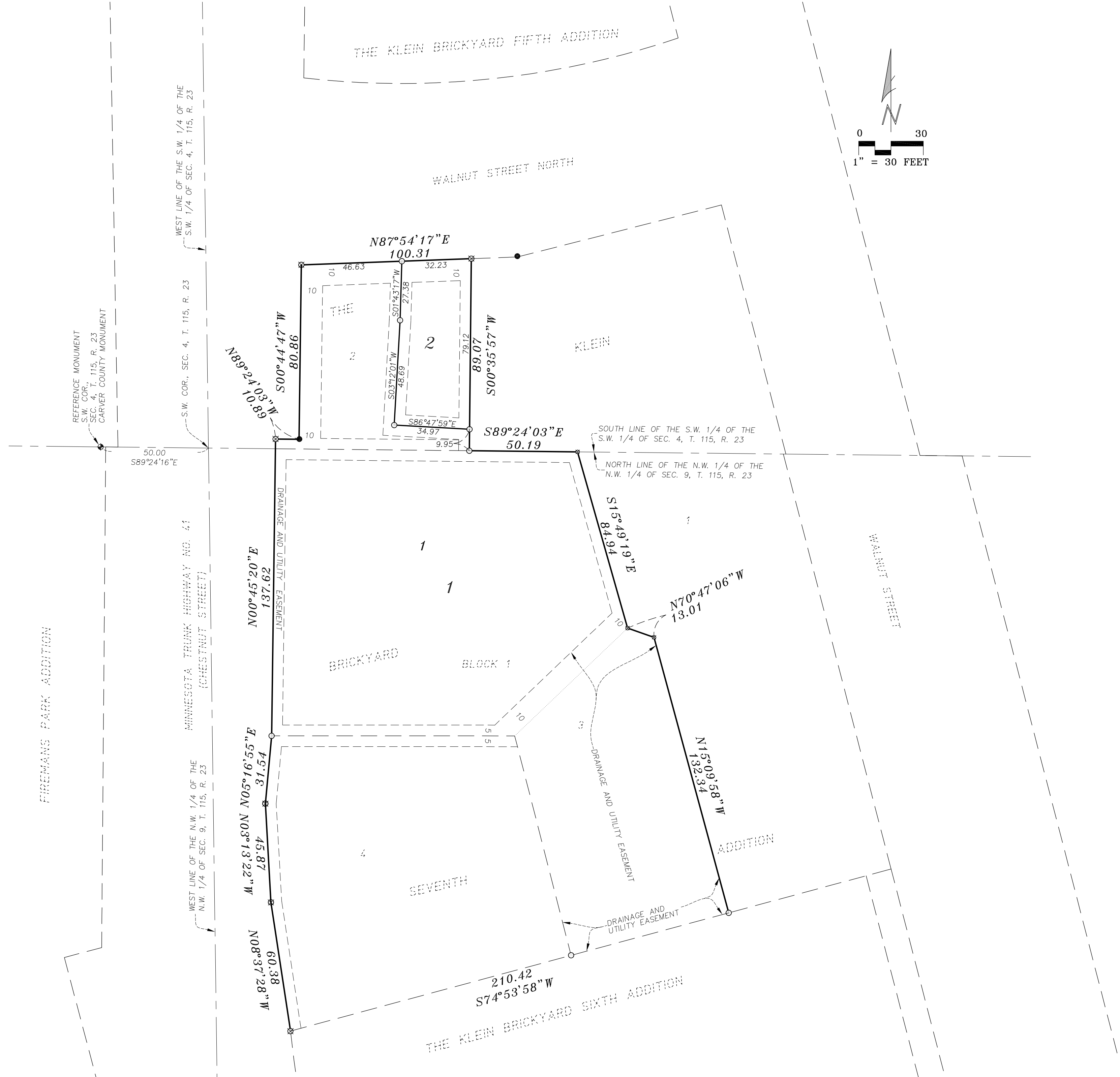
I hereby certify that this plat of THE KLEIN BRICK YARD FOURTEENTH ADDITION was filed this ____ day of _____, 20____, at ____ o'clock ____ M. as Document Number _____.

_____,County Recorder

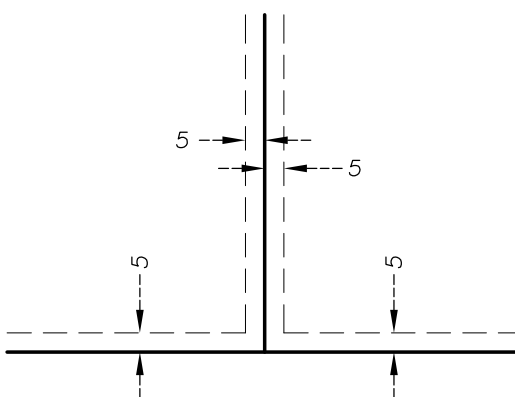
By: _____

TROSEN LAND SURVEYING, LLC

SHEET 1 OF 1 SHEETS



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ADJOINING LOT LINES AND RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47465
- ◆ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 4, T. 115, R. 23

CITY OF CHASKA LAND USE/DEVELOPMENT APPLICATION

DATE: 6/4/2018 PLANNING CASE NUMBER: _____

APPLICATION/REQUEST FOR:	X	APPLICATION FEE	PROCESSING FEE	DATE PAID	RECEIPT NUMBER
Planned Development Districts					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat (Account Codes A & C)					
Non PDD					
Concept Plan/Rezoning					
Preliminary Plat					
Final Plat					
Lot Consolidation/Division and Vacations (Account Codes A & C)					
Others					
Building/Site Plan Review					
Public Hearing Mailing List Fee			113		
Zoning/Comp Plan Amend.					
Other (Account Codes A & C)					
Permits					
Special (Conditional) Use Permit		356	684		
Variance					
Site Alteration Permit (HPC)					
Mining/Filling Permit (Account Codes B & C)					
Total Amount Due		\$ 356 +	\$ 797 +	Equals	\$ 1153

Location of Property: 114000 Hundertmark Road, Chaska, MN 55318

Legal Description of Property: Sect 31 Twp 116 Range 023 Clover Field Lot 001 Block 013

Existing Zoning: P2 Use: Education - Public Buildings

Description of Request: Conditional use permit for a solar array installation

Number of Acres: 14.97 Lots _____ Units _____

Owner Name: Independent School District #112 Phone: 952-556-6100

Street: 11 Peavey Road City: Chaska State: MN Zip: 55318

Applicant Name: Independent School District #112 Phone: 952-556-6100

Street: 11 Peavey Road City: Chaska State: MN Zip: 55318

Property Owner Signature: *Dee Dee Kahring* Date: 6-4-2018
Director of Finance & Operations

Applicant Signature: *Niklas J. Hallen* Date: 6-4-2018
 (if different than owner) *agent for MNPA*

* Note: Time spent by the City's Planning, Engineering, Landscape Architect and/or Legal Consultants reviewing application materials will be billed directly with payment within 30 days of date of invoice.

**Account Codes for Office Use: A: 101-1710-3440 (Planning & Zoning Application Fees) B: 101-1710-3441 (Processing Fees)

*** S:\Work\Community Development\Forms

July 3, 2018

VIA PAPER COPY AND ELECTRONIC MAIL

Elizabeth Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318

RE: Conditional Use Permit Application-Narrative

Dear Ms. Hanson:

The Minnesota Municipal Power Agency (MMPA or the Agency) respectfully submits this Conditional Use Permit application to the City of Chaska for a proposed 5.6 kilowatt (kW) Solar Array at Clover Ridge Elementary School (Clover Ridge).

MMPA Background

MMPA is a municipal power agency and political subdivision of the State of Minnesota engaged in the generation and transmission of electrical power and energy to twelve municipally-owned member utilities, including the City of Chaska. The member communities in turn deliver and sell the electricity to residential and business customers in their communities. MMPA currently serves the Minnesota municipal utilities in Anoka, Arlington, Brownston, Buffalo, Chaska, East Grand Forks, Le Sueur, North St. Paul, Olivia, Shakopee, and Winthrop. MMPA will begin serving the Minnesota municipal utility in Elk River in 2018.

Hometown Solar Grant Program

In 2010, MMPA established an Energy Education Program, which provides learning opportunities for students in member communities. As an extension of the Energy Education Program, MMPA has created the Hometown Solar Grant Program. The purpose of the Hometown Solar Grant Program is to provide educational assets to MMPA's member communities and to educate students and the public on the conversion of sunlight into electricity and the unique characteristics of solar power. The grant program provides selected schools and other educational facilities, such as community offices/centers or libraries, with a ~5 kW solar installation.

MMPA worked with the City of Chaska to determine which community location was best suited for the Hometown Solar Grant. The selected school for Chaska is Clover Ridge Elementary School. MMPA along with their selected contractor Blue Horizon

Page 2

Energy would complete all the permitting, planning, construction, and commissioning activities related to the solar installation. After commissioning is complete, MMPA would turn over the asset to Clover Ridge Elementary School who would own and operate the facility.

Project Description

MMPA proposes to build a 5.6 kW solar array at Clover Ridge Elementary School in Chaska, MN that would act as an energy education asset for both the school and the community. The onsite solar array would educate students and the public first-hand on how sunlight is converted into electricity. The following provides a brief description of the various aspects of the solar array project.

1. Use

The solar array would be accessible to teachers and students to view the solar array up close and engage in class discussions about solar power. A public monitoring website would also be available for students, teachers and the community to view past and present data of the solar array's electrical production. MMPA would provide an iPad kiosk to Clover Ridge which would serve as an additional tool to access the website and infographics depicting how the solar array generates electricity.

2. Interconnection

The solar array interconnection would be tied directly into the schools existing electrical panels through underground wiring. MMPA proposes to directionally bore all cables from the solar array to a location near the exterior wall of the school building. The installation would not be connected to the City of Chaska's utility grid.

3. Equipment

The solar array equipment would consist of two pole mounted solar arrays. Each pole would support a racking system and eight solar panels. The system at its lowest point would be 7'-0" above grade and be 15'-0" above grade at its highest point. Equipment associated with the solar array (disconnect switches, inverter and production meter) would be minimal and be installed directly on the pole mounts or on the exterior of the school building near other utilities. All disconnect switches and the production meter would be locked and not accessible.

The solar array pole supports would be 8" diameter steel pipe with a concrete foundation. The poles would be painted black with a durable, heavy-duty epoxy paint. The racking system which supports the panels would be constructed out of steel and aluminum painted grey. The solar panels surface materials are glass and aluminum. The front side color would be black to dark blue and the back of the panels would be

Page 3

white. The equipment mounted to the poles would be an off-white or grey color. (*See Exhibit B and Exhibit C*).

Due to the nature of the technology, maintenance and operational activities for the solar array are minimal. Maintenance would include periodic cleaning of the panels with water.

4. Location and Orientation

One of the objectives in selecting Clover Ridge and the location on site was to maximize visibility, exposure, and approachability for Chaska students. With this in mind, MMPA and Clover Ridge selected a location on the North-East portion of the site near the existing hockey rink. The location was chosen because of available open space on the school's site, the proximity to the school's electrical system, solar exposure and ease of use by students and teachers. The solar array location would be located a few hundred feet from the nearest area residents and adjacent to the city owned Chaska Community Park. The solar array would be oriented to face directly South to optimize exposure to the sun throughout the day. MMPA would utilize existing driveways and parking lots for access to the site during construction only. The solar array would be set back from existing sidewalks to allow accessibility to the installation (*See Exhibit A*).

5. Safety and Welfare

The solar array would comply with all applicable codes and regulations for this type of installation. All components on the solar array would be secured or locked. Electrical wires would be in conduit or concealed behind a wire mesh and may not come in contact with those who are observing the array (*See Exhibit B*).

A chain link fence would be installed during construction to keep the area safe while work is being completed. Once construction is complete, the fence would be removed. The solar array would not have a permanent fence or barrier surrounding it (*See Exhibit A*). A fence around the installation would greatly interfere with the primary purpose of the project to educate people and would require additional equipment per the National Electric Code(NEC). A fence could also create a hazard for first responders seeking to rapidly and completely disconnect the solar array's nominal contribution of energy to the school. Certain components of the array are required to be accessible to utility personnel per the NEC.

The solar panels, which are made of glass and aluminum, could become warm similar to other materials which are exposed to the sun, solar panels do not produce significant heat in the process of generating electricity. Safety stickers would be added to the solar array to warn the community of the potential hazard of touching a hot surface. (*See Exhibit B*).

6. Signs and Labeling

The solar installation would comply with standard requirements of the electrical code to include safety and warning labeling on equipment associated with the installation. The installation would also have small plaques indicating locations of equipment, which is required by the electrical code (*See Exhibit B*).

As part of the solar installation, MMPA would provide an educational sign near the solar array along the existing sidewalk. The sign would display high level graphic depicting the conversion of sunlight into electricity and the unique characteristics of solar power. In addition, the sign would display safety information such as, caution panels may be hot to touch, and caution electrical shock hazard. (*See Exhibit A & Exhibit D*).

7. Landscaping

After construction is complete, MMPA would restore the area around the solar installation to its original state. Grass would be planted and excess soil would be removed from the site (*See Exhibit A*).

8. Expansion

MMPA does not foresee expanding the size of this project on the Clover Ridge Elementary School Site.

9. CUP Standards

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;

The welfare of the Chaska community would not be adversely affected by the solar array installation, maintenance or operation. The solar array would be a stationary, pole mounted panel system. The solar array would operate silently and would not impact nearby homes.

- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

The solar array would not be injurious to the use or enjoyment of neighboring properties. The solar array would not diminish or impair property values. The solar array would not disrupt nearby activity areas on school or city property.

Ms. Elizabeth Hanson
July 3, 2018

Page 5

- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

The solar array would be setback from adjacent properties and would not impede the development or improvement of the surrounding properties.

- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;

Electrical connection to the school would be provided as part of the proposed project. All other utilities would remain untouched, as part of the proposed project. The proposed project would use existing streets and parking lots to access the site during construction or for maintenance activities. The solar array would not need additional roads, drainage, or other facilities to construct or operate.

- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;

The solar array would not affect traffic on the proposed site or adjacent public streets.

- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The solar array would conform to the applicable regulations of the district.

MMPA respectfully requests approval of the Conditional Use Permit. Please contact me at (612) 349-6868 or krystal.knutson@avantenergy.com if you require any additional information.

Respectfully submitted,

Avant Energy, Inc.
Agent for MMPA



Krystal Knutson

Enclosures

CONTACT INFORMATION

Owner/ Contact Person :

DeeDee Kahring

Project Location:

114000 Hundertmark Rd.,

Chaska MN 55318

Phone Number: 952-556-6261

Email: kahringd@district112.org

Utility Company: City of Chaska

Contact Name:

Phone Number: 952-448-9200

State Inspector: Brian Luce

Contact Number 952-233-8988

State Area Rep: Marty Kumm

Contact Number 952-440-7455

City: Chaska

County: Carver County

Township: Chaska

Contact Person: Matt

Phone Number: 952-227-7522

DESCRIPTIONTOTAL SYSTEM SIZE = 5.6KW
2 - POLE MOUNT, 8 MODULES PER POLE, 4 ROWS X 2
COLUMNS, FACING SOUTH1 - SOLAREEDGE SE-9000-A-US, 208V ,3PH INVERTER
16 - SOLAREEDGE POWER OPTIMIZER OP-400W

16 - SOLARWORLD SW-350W SOLAR MODULES

PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318

TITLE: MMPA- Hometown Solar Chaska
PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR
"PV" SYSTEMOWNER: Eastern Carver County Schools
Clover Ridge Elementary School
Phone: 952-556-6900

ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379

PROJ. TYPE: Non-Profit

PROGRAM TYPE:

PREMISE NO. :

METER NO. :

ACCOUNT NO.:

DRAWN BY: Jessica A.

DATE DRAWN: 04.30.18

APPROVED BY: R. Hoerauf

REVISION:

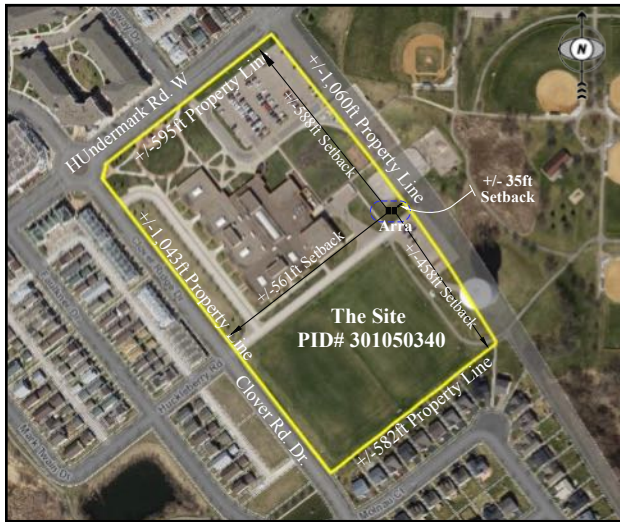
UTILITY :

SHEET NO.:

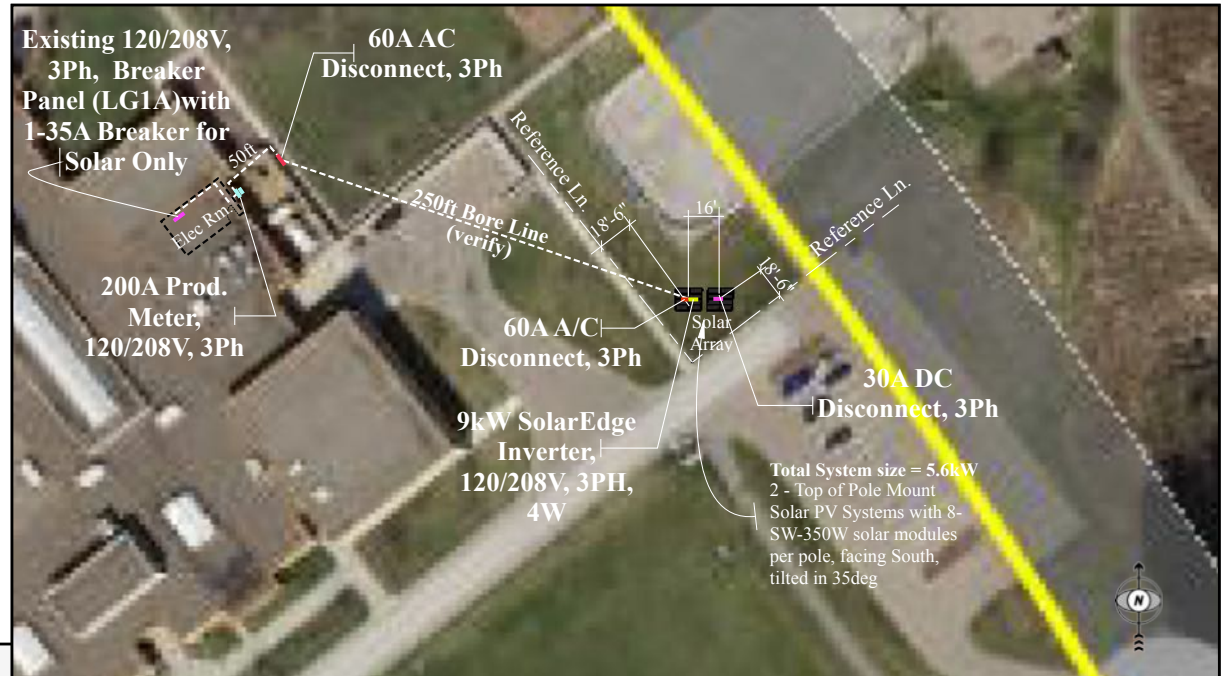
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SCALE N.T.S.

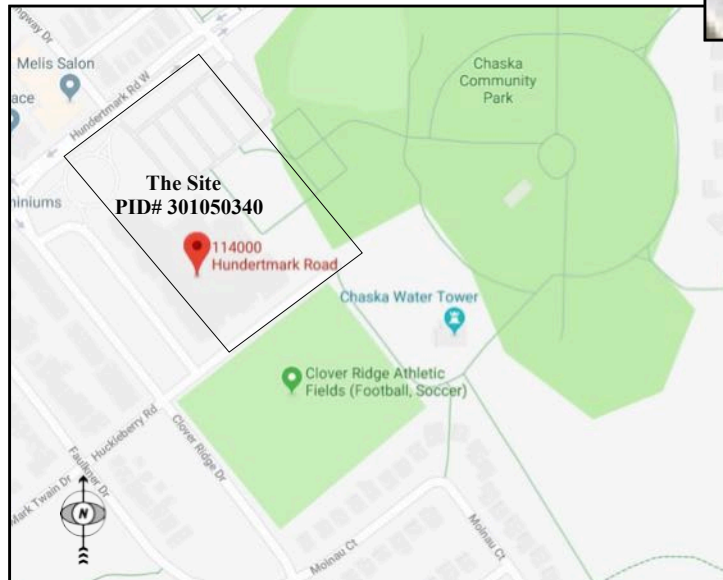
EXHIBIT A



Location Plan



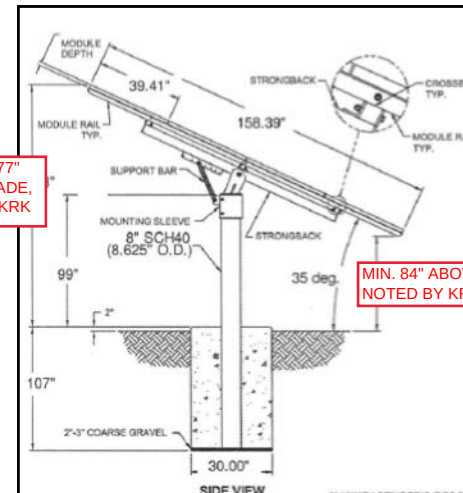
Site Plan



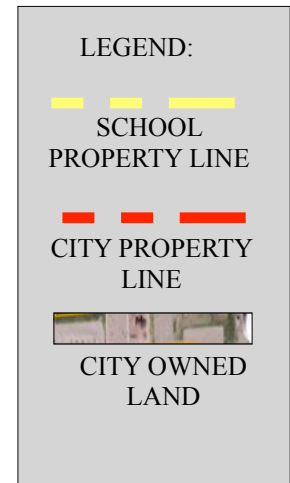
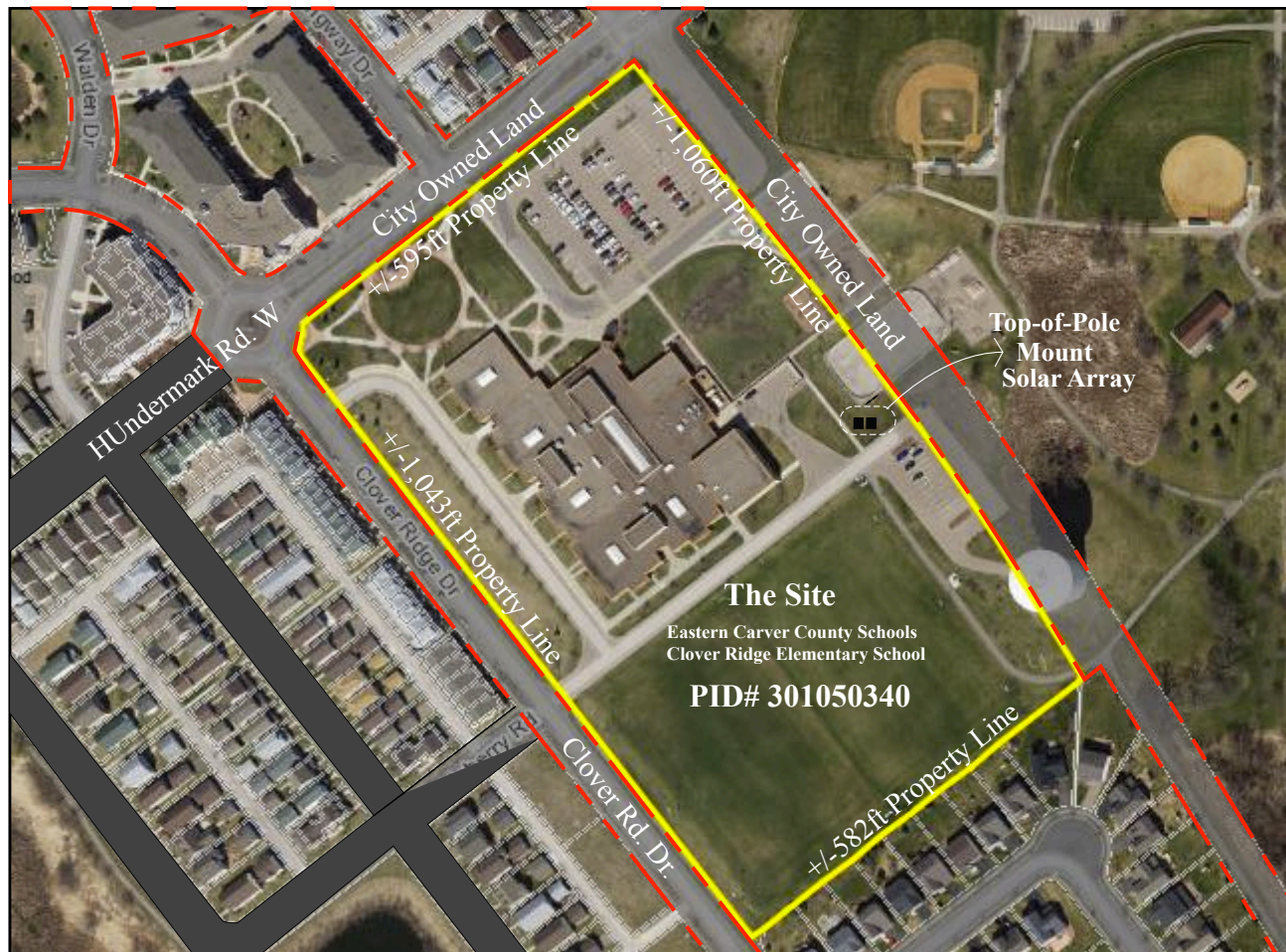
Lot Plan

APPROX. 177" ABOVE GRADE, NOTED BY KRK

MIN. 84" ABOVE GRADE, NOTED BY KRK

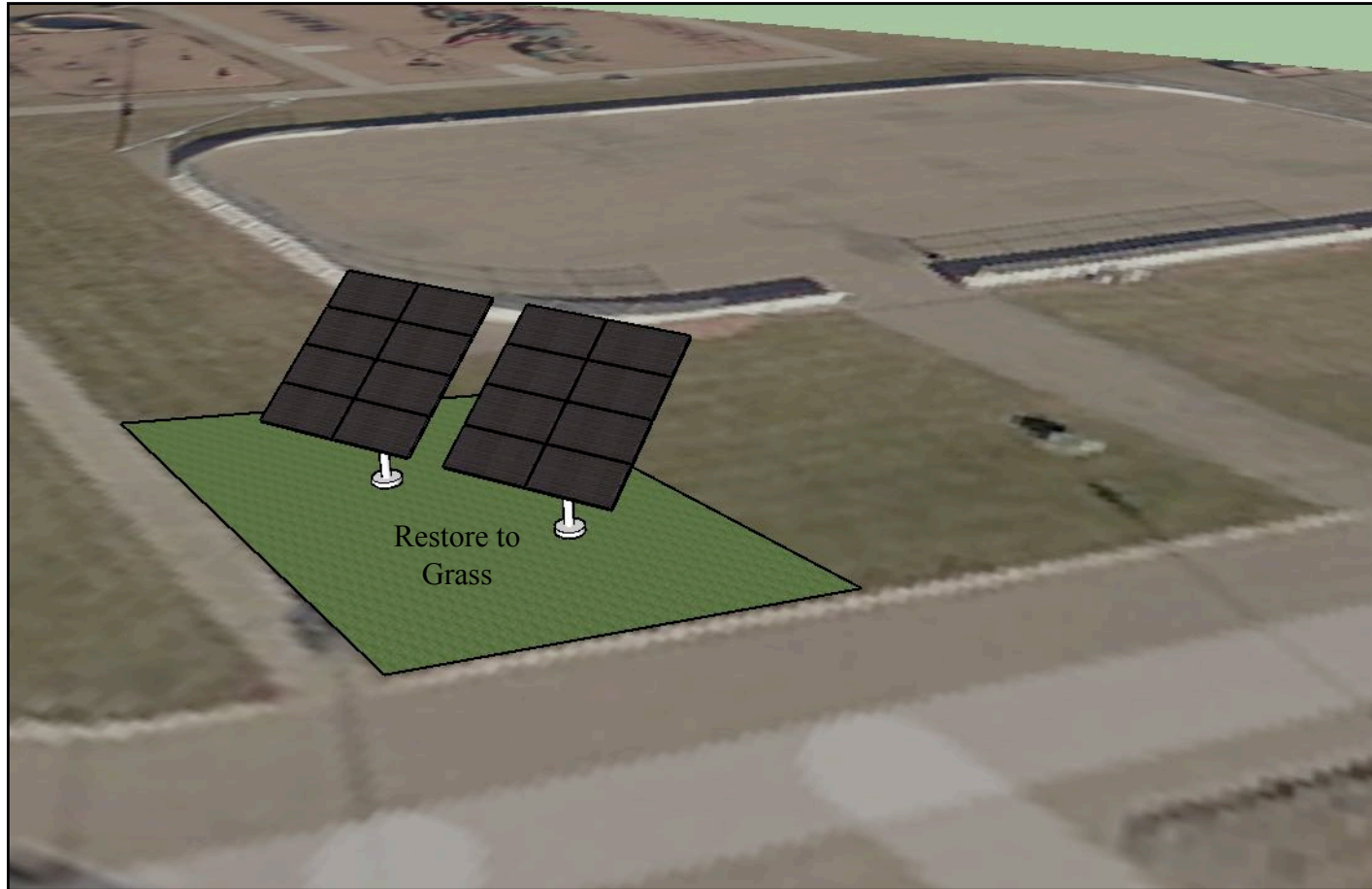


Top-of-Pole Mount Detail



SCHOOL AND CITY PROPERTY LINE

PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318	PROJ. TYPE: Non-Profit	DRAWN BY: Jessica A.	SHEET NO.:
TITLE: MMPA- Hometown Solar Chaska PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR "PV" SYSTEM	PROGRAM TYPE:	DATE DRAWN: 04.30.18	A 1
OWNER: Eastern Carver County Schools Clover Ridge Elementary School	PREMISE NO. :	APPROVED BY: R. Hoerauf	
ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379	METER NO. :	REVISION:	
	ACCOUNT NO.:	UTILITY :	SCALE N.T.S.



Ground Restoration



Trench or Bore Plan



Note: Directional boring to be confirmed once utility locates identified.

PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318

TITLE: MMPA- Hometown Solar Chaska
PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR
"PV" SYSTEM

OWNER: Eastern Carver County Schools Packet Page 123 of 125
Clover Ridge Elementary School Phone: 952-916-6900

ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379

PROJ. TYPE: Non-Profit

PROGRAM TYPE:

PREMISE NO. :

METER NO. :

ACCOUNT NO.:

DRAWN BY: Jessica A.

DATE DRAWN: 04.30.18

APPROVED BY: R. Hoerauf

REVISION:

UTILITY :

SHEET NO.:

A
1

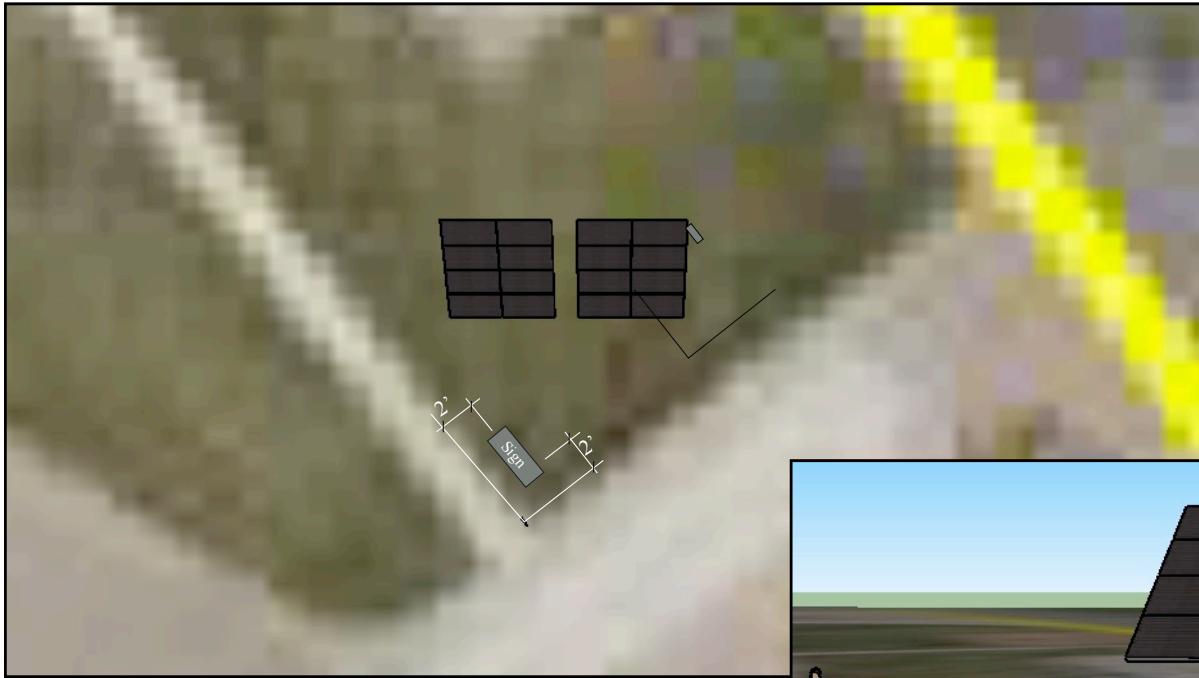
SCALE N.T.S.



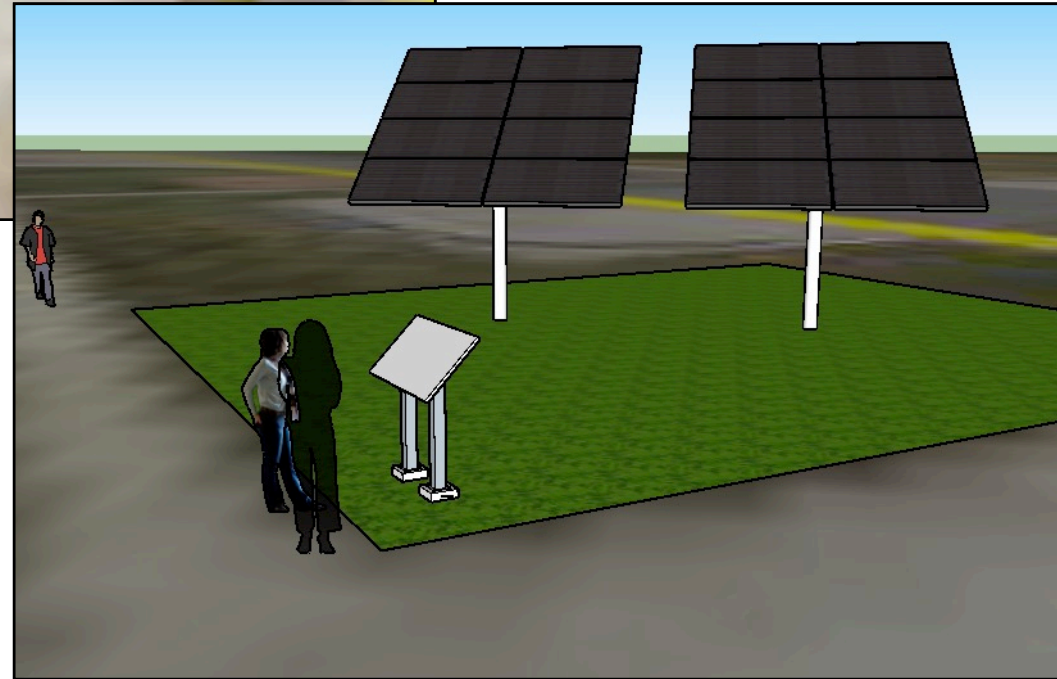
Proposed Fence Location Plan



PROJ. LOCATION: 114000 Hundertmark Road, Chaska, MN 55318	PROJ. TYPE: Non-Profit	DRAWN BY: Jessica A.	SHEET NO.:
TITLE: MMPA- Hometown Solar Chaska PROPOSED 5.6kW TOP OF POLE MOUNT SOLAR "PV" SYSTEM	PROGRAM TYPE:	DATE DRAWN: 04.30.18	
PREMISE NO. :	METER NO. :	APPROVED BY: R. Hoerauf	
OWNER: Eastern Carver County Schools Clover Ridge Elementary School	ACCOUNT NO.:	REVISION:	
ADDRESS: 114000 Hundertmark Road, Chaska, MN 55379		UTILITY :	SCALE N.T.S.



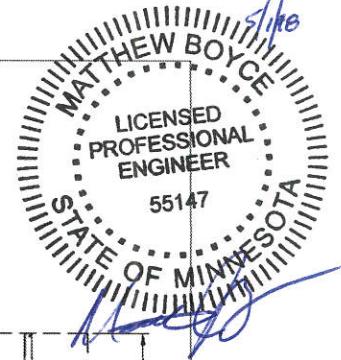
EDUCATIONAL SIGN PLAN



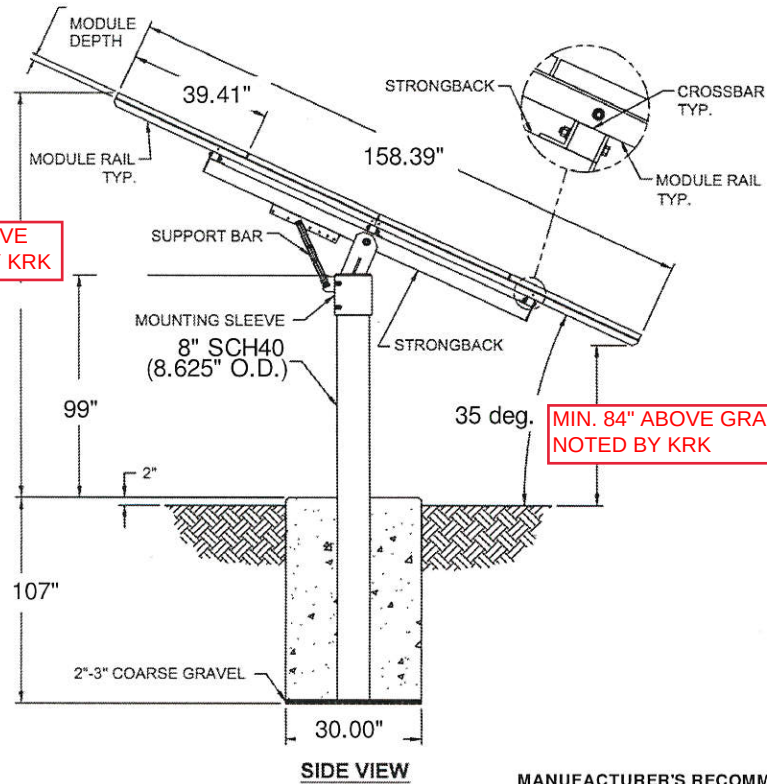
3D VIEW



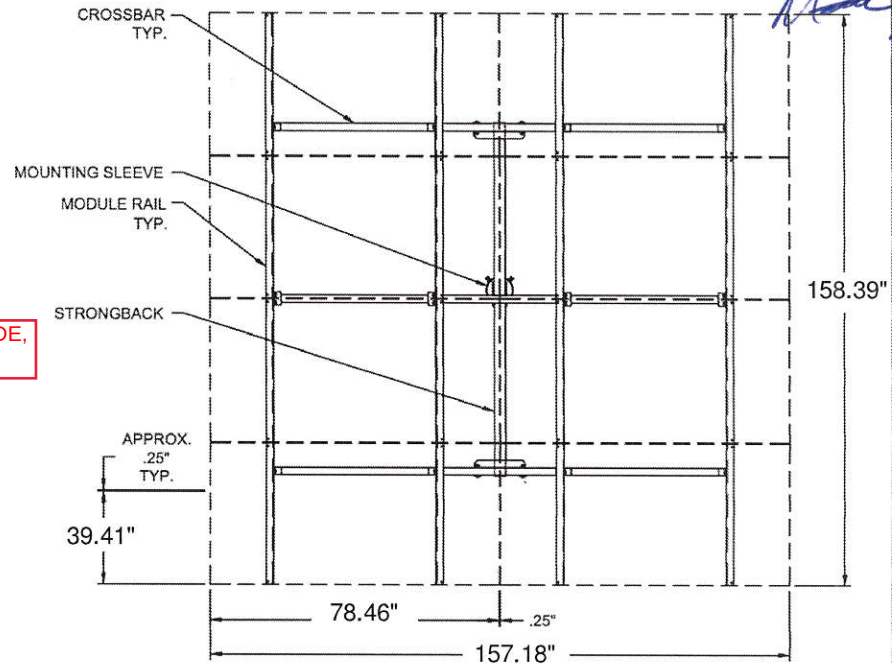
EXHIBIT A



APPROX. 177" ABOVE GRADE, NOTED BY KRK



SIDE VIEW



TOP VIEW
(PARTIAL)

MANUFACTURER'S RECOMMENDATIONS

FOUNDATION RECOMMENDATIONS PER IBC 2015, ASCE 7-05/7-10,
AND BASED ON THE FOLLOWING ASSUMPTIONS:

- WIND EXPOSURE B
- 110 MPH (ASCE 7-05), 125 MPH (ASCE 7-10)
- 2,500 PSI CONCRETE
- 8" SCH40 STEEL PIPE
- SOIL TYPE 5
- SOIL IS UNDISTURBED AROUND FOOTINGS
- 35 DEGREE MAXIMUM TILT
- 50 PSF MAX. GROUND SNOW LOAD

TPM8-(D-H) STANDARD AND HWV

 PREFORMED LINE PRODUCTS		
TITLE: TPM8-H-SolarWorld SW 340-350 XL mono -HWV		
CUSTOMER:	DRAWN BY:	DATE:
Blue Horizon Energy	WEB	2018-04-30
PROJECT:	APPROVED:	SHEET:
Hometown Solar Chaska	J.R.	
THIS DRAWING IS THE PROPERTY OF PREFORMED LINE PRODUCTS, AND CANNOT BE USED, COPIED, OR DISCLOSED WITHOUT PERMISSION. DO NOT SCALE DRAWING.		



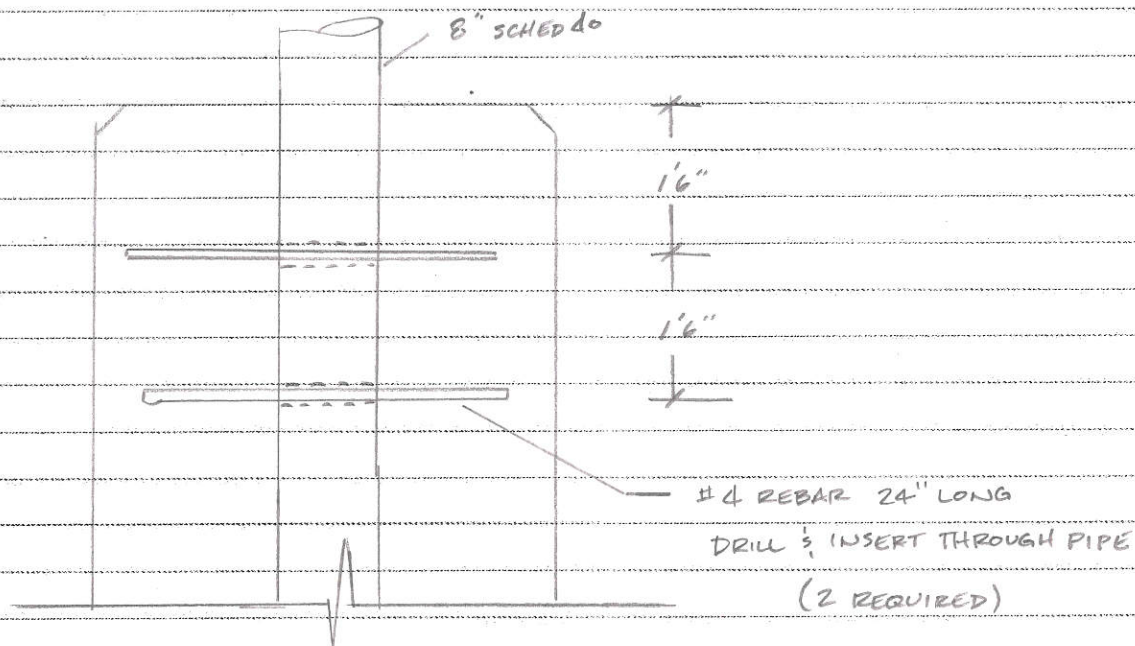
ENGINEERED SOLUTIONS, LLC
DESIGN - ENGINEERING - CONSULTING

Project: *HOMETOWN SOLAR - CHASKA*

Sheet: *1/1*

Date: *5/1/18*

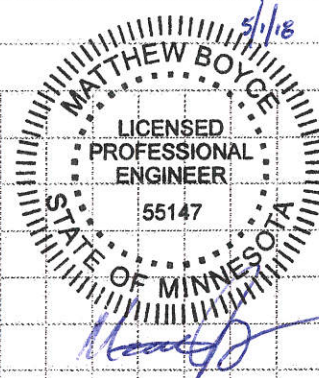
By: *MJB*



DRILLED PIER

PIPE SHEAR CONNECTION

NTS



Engineered Solutions, LLC
Design - Engineering - Consulting

EXHIBIT B





MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT



EXHIBIT B



MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



CAUTION STICKERS
TO BE PLACED ON
RACKING STRUCTURE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

CAUTION
STICKERS
PLACED HERE

CAUTION
STICKERS
PLACED HERE

SOLAR PANELS

WIRE MESH

RACKING SYSTEM

8" DIAMETER POLE

DC DISCONNECT, SCHOOL
TO PROVIDE LOCKS AFTER
INSTALLATION IS COMPLETE

RIGID CONDUIT

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

DC DISCONNECT
LABELING

SCHOOL TO PROVIDE
LOCKS AFTER
INSTALLATION IS
COMPLETE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B

CAUTION
STICKERS
PLACED HERE

CAUTION
STICKERS
PLACED HERE

Inverter

AC Disconnect

SCHOOL TO PROVIDE LOCKS
AFTER INSTALLATION IS
COMPLETE

MMPA HOMETOWN SOLAR
GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



DC DISCONNECT LABELING

MMPA HOMETOWN SOLAR GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



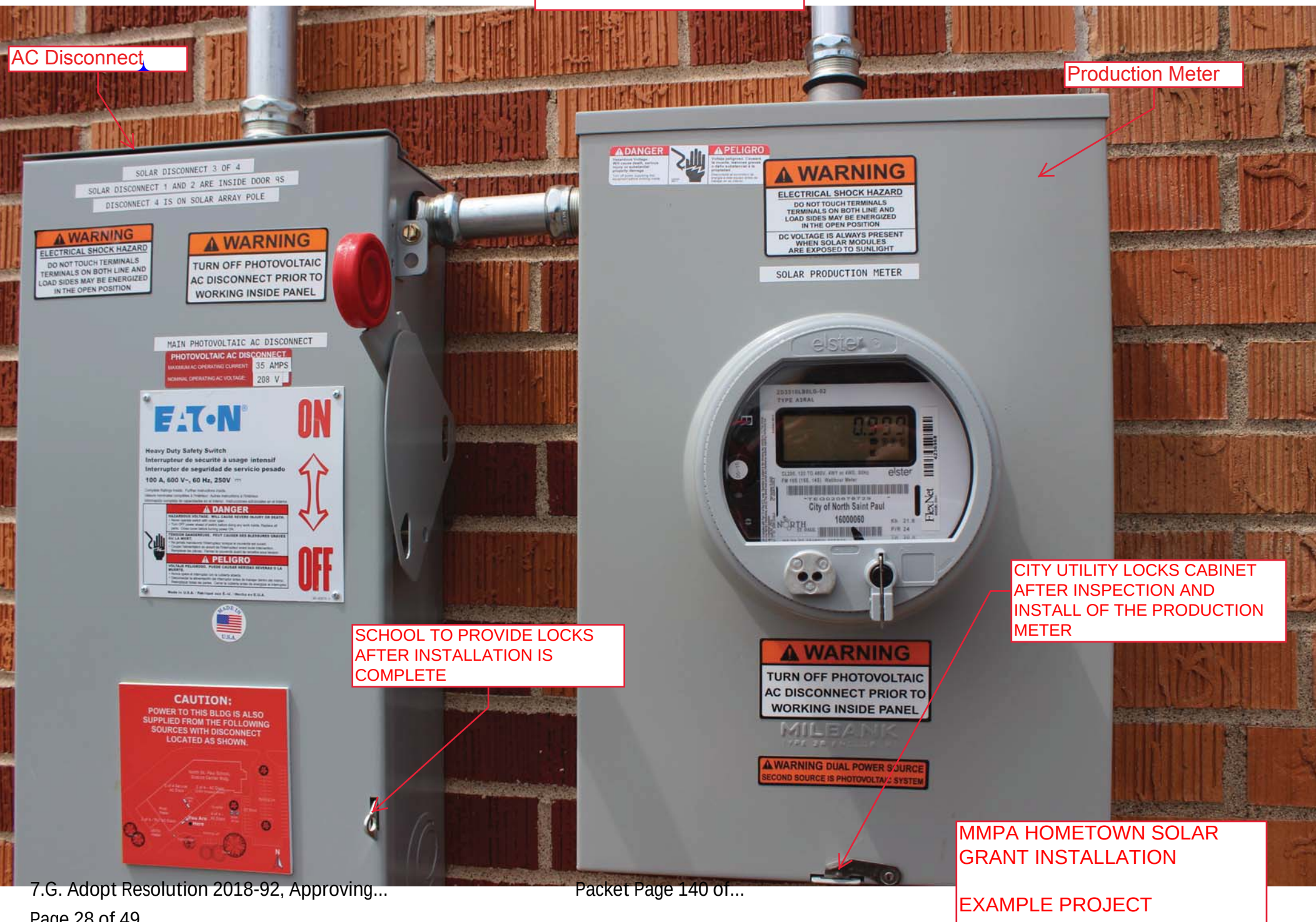
AC DISCONNECT LABELING

SCHOOL TO PROVIDE LOCKS AFTER INSTALLATION IS COMPLETE

MMPA HOMETOWN SOLAR GRANT INSTALLATION

EXAMPLE PROJECT

EXHIBIT B



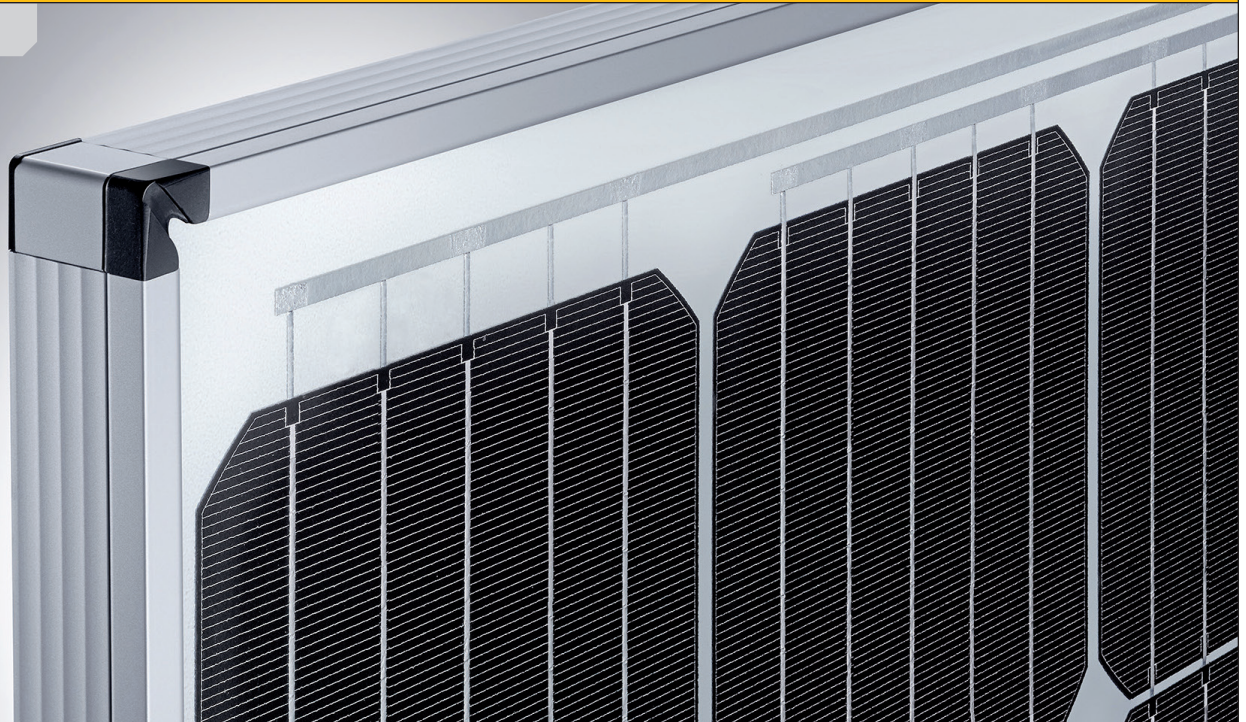
Sunmodule®

SW 340 - 350 XL MONO

EXHIBIT C
PRODUCT SPECIFICATIONS



Data sheet



QUALITY BY SOLARWORLD

SolarWorld's foundation is built on more than 40 years of ongoing innovation, continuous optimization and technology expertise. All production steps from silicon to module are established at our production sites ensuring the highest possible quality for our customers. Our modules come in a variety of different sizes and power, making them suitable for all global applications – from residential solar systems to large-scale power plants.

- » Lower BOS costs than for 60-cell modules – faster return on investment
- » Tested in extreme weather conditions – hail-impact tested and resistant to salt spray, frost, ammonia, dust and sand
- » Proven guarantee against hotspots and PID-free to IEC 62804-1
- » SolarWorld Efficells™ for the highest possible energy yields
- » Patented corner design with integrated drainage for optimized self-cleaning
- » High-transmissive glass with anti-reflective coating
- » Long-term safety and guaranteed top performance – 25-year linear performance warranty; 20-year product warranty



Sunmodule®

SW 340 - 350 XL MONO

EXHIBIT C PRODUCT SPECIFICATIONS



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

		SW 340	SW 345	SW 350
Maximum power	P_{max}	340 Wp	345 Wp	350 Wp
Open circuit voltage	V_{oc}	47.6 V	47.8 V	48.0 V
Maximum power point voltage	V_{mpp}	38.0 V	38.2 V	38.4 V
Short circuit current	I_{sc}	9.69 A	9.75 A	9.82 A
Maximum power point current	I_{mpp}	9.01 A	9.10 A	9.17 A
Module efficiency	η_m	17.04 %	17.29 %	17.54 %

Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power controlled, ID 0000039351)

*STC: 1000W/m², 25°C, AM 1.5

PERFORMANCE AT 800 W/m², NOCT, AM 1.5

		SW 340	SW 345	SW 350
Maximum power	P_{max}	259.3 Wp	263.8 Wp	267.2 Wp
Open circuit voltage	V_{oc}	41.5 V	41.8 V	42.0 V
Maximum power point voltage	V_{mpp}	34.9 V	35.2 V	35.4 V
Short circuit current	I_{sc}	8.05 A	8.10 A	8.16 A
Maximum power point current	I_{mpp}	7.42 A	7.50 A	7.56 A

Minor reduction in efficiency under partial load conditions at 25 °C: at 200 W/m², 97% (+/-3%) of the STC efficiency (1000 W/m²) is achieved.

PARAMETERS FOR OPTIMAL SYSTEM INTEGRATION

Power sorting	-0 Wp / +5 Wp
Maximum system voltage SC II / NEC	1000 / 1500 V
Maximum reverse current	25 A
Number of bypass diodes	3
Operating temperature	-40 to +85 °C
Maximum design loads (Two rail system)*	113 psf downward, 64 psf upward

*Please refer to the Sunmodule installation instructions for the details associated with these load cases.

COMPONENT MATERIALS

Cells per module	72
Cell type	Monocrystalline PERC
Cell dimensions	6 in x 6 in (156 mm x 156 mm)
Front	Tempered safety glass with ARC (EN 12150)
Back	Multi-layer polymer backsheet, white
Frame	Clear anodized aluminum
J-Box	IP65
Connector	PV wire (UL4703) with Amphenol UTX connectors
Module fire performance	(UL 1703) Type 1

DIMENSIONS / WEIGHT

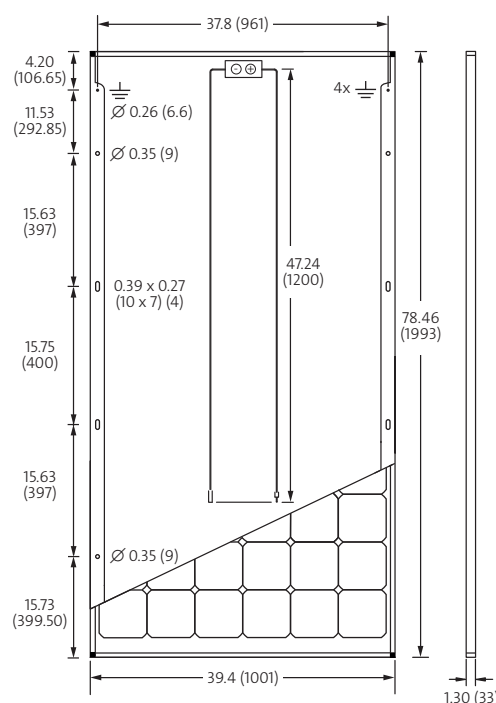
Length	78.46 in (1993 mm)
Width	39.40 in (1001 mm)
Height	1.30 in (33 mm)
Weight	47.6 lb (21.6 kg)

THERMAL CHARACTERISTICS

NOCT	46 °C
TC I_{sc}	0.042 % /C
TC V_{oc}	-0.304 % /C
TC P_{mpp}	-0.43 % /C

ORDERING INFORMATION

Order number	Description
82000664	Sunmodule Plus SW 340 XL mono
82000561	Sunmodule Plus SW 345 XL mono
82000563	Sunmodule Plus SW 350 XL mono



All units provided are imperial. SI units provided in parentheses.

CERTIFICATES AND WARRANTIES

Certificates	IEC 61730	IEC 61215	UL 1703
	IEC 62716	IEC 60068-2-68	IEC 61701
Warranties	Product Warranty	20 years	
	Linear Performance Guarantee	25 years	



SolarEdge Three Phase Inverters for the 208V Grid for North America

SE9KUS / SE14.4KUS



INVERTERS

The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Integrated arc fault protection for NEC 2011 690.11
- Rapid shutdown for NEC 2014 690.12
- Outdoor and indoor installation
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Small, lightweight and easy to install on provided bracket
- Fixed voltage inverter, DC/AC conversion only
- Integrated Safety Switch

EXHIBIT C
PRODUCT SPECIFICATIONS



Three Phase Inverters for the 208V Grid for North America

SE9KUS / SE14.4KUS⁽¹⁾

	SE9KUS		SE14.4KUS	
OUTPUT				
Rated AC Power Output	9000		14400	
Maximum AC Power Output	9000		14400	
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE or 3 wire Delta			
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-N)	105-120-132.5			Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-L)	183-208-229			Vac
AC Frequency Min-Nom-Max ⁽²⁾	59.3 - 60 - 60.5			Hz
Max. Continuous Output Current (per Phase)	25		40	A
GFDI Threshold	1			A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes			
INPUT				
Maximum DC Power (Module STC)	12150		19400	
Transformer-less, Ungrounded	Yes			
Maximum Input Voltage DC to Gnd	250		300	Vdc
Maximum Input Voltage DC+ to DC-	500		600	Vdc
Nominal Input Voltage DC to Gnd	200		Vdc	
Nominal Input Voltage DC+ to DC-	400		Vdc	
Maximum Input Current	26.5		38	Adc
Max. Input Short Circuit Current	45		Adc	
Reverse-Polarity Protection	Yes			
Ground-Fault Isolation Detection	1MΩ Sensitivity		350kΩ Sensitivity ⁽³⁾	
CEC Weighted Efficiency	96.5		97	%
Night-time Power Consumption	< 3		< 4	W
ADDITIONAL FEATURES				
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional)			
Rapid Shutdown – NEC 2014 690.12	Manual Rapid Shutdown ⁽⁴⁾		Automatic Rapid Shutdown upon AC Grid Disconnect ⁽⁵⁾	
STANDARD COMPLIANCE				
Safety	UL1741, UL1699B, UL1998, CSA 22.2			
Grid Connection Standards	IEEE1547			
Emissions	FCC part15 class B			
INSTALLATION SPECIFICATIONS				
AC output conduit size / AWG range	3/4" minimum / 12-6 AWG			
DC input conduit size / AWG range	3/4" minimum / 12-6 AWG			
Number of DC inputs	2 pairs	3 pairs (with fuses on plus & minus) ⁽⁶⁾		
Dimensions (HxWxD)	21 x 12.5 x 10.5 / 540 x 315 x 260			in/mm
Dimensions with Safety Switch (HxWxD)	30.5 x 12.5 x 10.5 / 775 x 315 x 260			in/mm
Weight	73.2 / 33.2	99.5 / 45		
Weight with Safety Switch	79.7 / 36.2	106 / 48		
Cooling	Fans (user replaceable)			
Noise	< 50		< 55	dBA
Operating Temperature Range	-40 to +140 / -40 to +60			°F/°C
Protection Rating	NEMA 3R			

⁽¹⁾ For 277/480V inverters refer to: <http://www.solaredge.com/files/pdfs/products/inverters/se-three-phase-us-inverter-datasheet.pdf>

⁽²⁾ For other regional settings please contact SolarEdge support

⁽³⁾ Where permitted by local regulations

⁽⁴⁾ With installation of rapid shutdown kit; contact SolarEdge for kit P/N

⁽⁵⁾ P/N of inverter with automatic rapid shutdown: SE14.4K-USR28NNF4

⁽⁶⁾ Field replacement kit for 1 pair of inputs P/N: DCD-3PH-1TBK



RoHS

P300 / P320 / **P400** / P405



POWER OPTIMIZER

Page 33 of 49

EXHIBIT C
PRODUCT SPECIFICATIONS



SolarEdge Power Optimizer

Module Add-On for North America

P300 / P320 / P400 / P405

	P300 (for 60-cell modules)	P320 (for high-power 60-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	
INPUT					
Rated Input DC Power ⁽¹⁾	300	320	400	405	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		80	125	Vdc
MPPT Operating Range	8 - 48		8 - 80	12.5 - 105	Vdc
Maximum Short Circuit Current (Isc)	10	11		10.1	Adc
Maximum DC Input Current	12.5	13.75		12.63	Adc
Maximum Efficiency			99.5		%
Weighted Efficiency			98.8		%
Overvoltage Category			II		
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)					
Maximum Output Current			15		Adc
Maximum Output Voltage		60		85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)					
Safety Output Voltage per Power Optimizer			1		Vdc
STANDARD COMPLIANCE					
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3				
Safety	IEC62109-1 (class II safety), UL1741				
RoHS	Yes				
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage	1000				Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters				
Dimensions (W x L x H)	128 x 152 x 27.5 / 5 x 5.97 x 1.08		128 x 152 x 35 / 5 x 5.97 x 1.37	128 x 152 x 48 / 5 x 5.97 x 1.89	mm / in
Weight (including cables)	760 / 1.7		830 / 1.8	1064 / 2.3	gr / lb
Input Connector	MC4 Compatible				
Output Wire Type / Connector	Double Insulated; MC4 Compatible				
Output Wire Length	0.95 / 3.0		1.2 / 3.9		m / ft
Operating Temperature Range	-40 - +85 / -40 - +185				°C / °F
Protection Rating	IP68 / NEMA6P				
Relative Humidity	0 - 100				%

⁽¹⁾ Rated STC power of the module. Module of up to +5% power tolerance allowed.

PV SYSTEM DESIGN USING A SOLAREDGE INVERTER ⁽²⁾	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	8	10	18	
Maximum String Length (Power Optimizers)	25	25	50	
Maximum Power per String	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations		Yes		

⁽²⁾ It is not allowed to mix P405 with P300/P400/P600/P700 in one string.





Top-of-Pole Mounts

Single Pole PV Mounting System

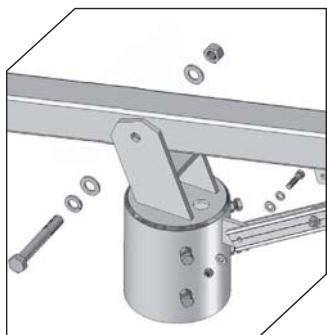
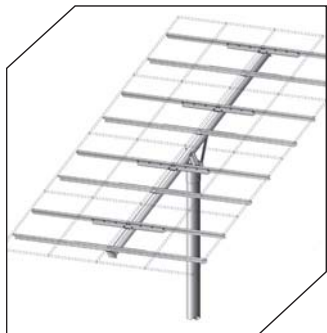
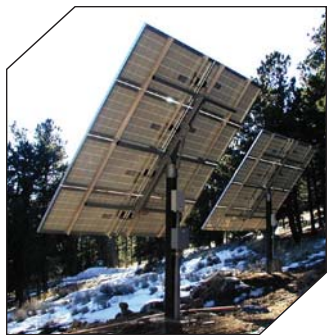


 COMMUNICATIONS  ENERGY  SPECIAL INDUSTRIES  SOLAR



EXHIBIT C PRODUCT SPECIFICATIONS

Top-of-Pole Mount



The Top-of-Pole Mount (TPM) is designed to install quickly and provide a secure mounting structure for PV modules on a single pole. The module specific design reduces the number of components and provides for an easier assembly. The TPM utilizes high strength welded steel components and corrosion resistant hardware for long term reliability. Seasonal adjustability for maximizing production is provided by six different tilt-angle settings and is a single person operation.

Maximum Strength – Durable Design

- Standard mounts designed to withstand 90 MPH wind zones
- MIG welded steel strong backs and mounting sleeves
- Two coats of industrial urethane enamel paint
- 6000 series structural aluminum mounting rails
- Stainless Steel module mounting hardware
- Zinc plated rack assembly hardware

Application Flexibility

- Several sizes available from 1 through 24 modules
- Installs over standard Schedule 40 or 80 rigid steel pipe (Installer Supplied)
- 15° to 65° tilt angle settings (10° increments)
- Mount up to 4.1kW on a single pole

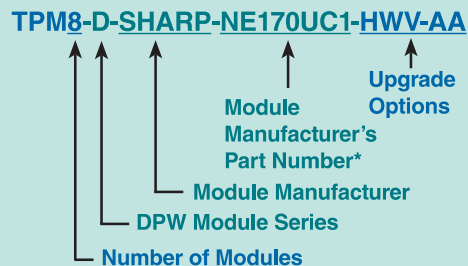
Ease of Assembly – Reduced Labor Costs

- Module specific design reduces number of parts
- No measuring required
- Array tilts flat for easy module placement
- Factory set module hole placement locations create uniform spacing
- Easy access bottom flange bolting

Key Benefits

- Maximum Strength
- Module Specific Design
- Ease of Assembly – Reduced Parts
- Single Ground Penetration
- Seasonal Elevation Adjustment

Ordering Guideline



*Important: Include complete module part # as listed on module manufacturer's specification sheet



PREFORMED LINE PRODUCTS

2716 Vassar Place NE
Albuquerque, New Mexico 87107
USA

Telephone: 800.260.3792
Fax: 505.881.0933
Web Site: www.DPWSolar.com
E-mail: info@DPWSolar.com

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1711 Bishop St. E
Cambridge, ON N1T 1N5

Telephone: 519-740-6666
Fax: 519-740-7917
Web site: www.preformed.on.ca
Email: sales@preformed.on.ca

Options / Upgrades

- High Wind Version – 130 MPH Exposure C
- Hot Dip Galvanized or Powder Coated Finish on Steel Components
- Anodized Module Rails
- Stainless Steel Rack Assembly Hardware Package
- Tamper-Resistant Module Mounting Hardware Package

*Foundation Design Support available
from DPW Solar's staff of engineers.*



SolarEdge Wireless Communication ZigBee Kit North America

SE1000-ZBGW-K5-NA / SE1000-ZB05-SLV / SE1000-ZBRPT05-NA



COMMUNICATION

Simple Wireless Connectivity

- Connects SolarEdge inverters wirelessly to an Internet router
- ZigBee unit installed within the inverter enclosure for outdoor resilience
- Antenna external to inverter for wider range
- Communication to Internet via Ethernet
- The home gateway supports up to 15 SolarEdge devices (e.g. inverters) on the wireless network

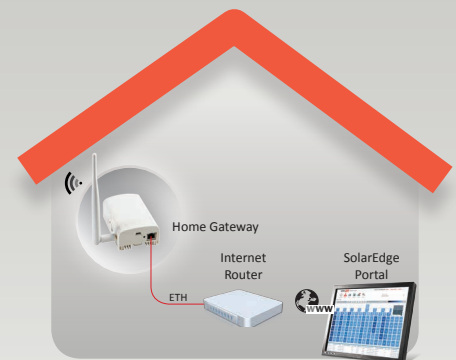


EXHIBIT C PRODUCT SPECIFICATIONS



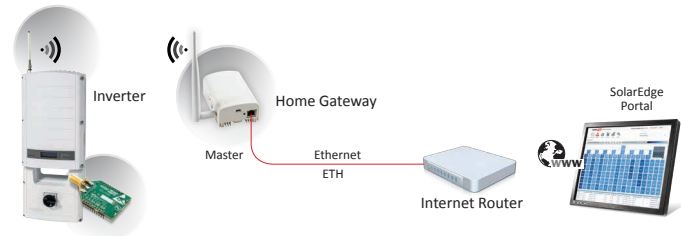
SolarEdge Wireless Communication ZigBee Kit North America SE1000-ZBGW-K5-NA / SE1000-ZB05-SLV / SE1000-ZBRPT05-NA

FUNCTIONAL		UNIT
Number of devices that can be monitored	1-15	
RF PERFORMANCE		
Transmit power	22.8	dBm
Receiver Sensitivity	-102	dBm
EIRP with antenna	27.8	dBm
Maximum Emitted Power	≤ 30	dBm
Antenna gain	5	dBi
Operating Frequency Range	2.4-2.5	GHz
Outdoor (LOS) range	400 / 1300	m / ft
Indoor range ⁽¹⁾	50 / 160	m / ft
HOME GATEWAY / REPEATER		
Antenna	Included	
Power supply	Included, 100-240VAC	
Operating temperature	-20 to +60 / -4 to +140	°C / °F
Relative humidity (non condensing)	0 - 80	%
Ingress protection	IP20 (Indoor)	
ZIGBEE SLAVE KIT		
Antenna, mounting bracket and RF cable	Included	
Dimensions (H x W x D)	22.0 x 32.9 x 4.1 / 0.9 x 1.3 x 0.2	mm / in
Ingress protection	IP65 (IP20 / indoor rated when installed inside Control and Communication Gateway or Firefighter Gateway)	
CERTIFICATION		
Safety	IEC60950, UL60950	
EMC Approvals	FCC(USA), IC(Canada)	

⁽¹⁾ Approximate values, may differ depending on specific installation conditions

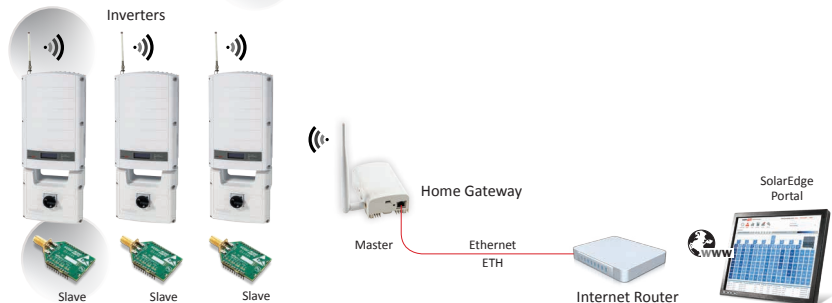
Scenario A: Basic Kit

Part Number: SE1000-ZBGW-K5-NA
- 1 x SolarEdge home gateway
- 1 x ZigBee slave kit
for single SolarEdge device



Scenario B: Adding additional slave units

Part Number: SE1000-ZB05-SLV
- 1x ZigBee slave kit
for connecting multiple devices to the same home gateway



Scenario C: Extending range using a repeater

Part Number: SE1000-ZBRPT05-NA
- 1 x SolarEdge ZigBee Repeater
for extending the ZigBee range

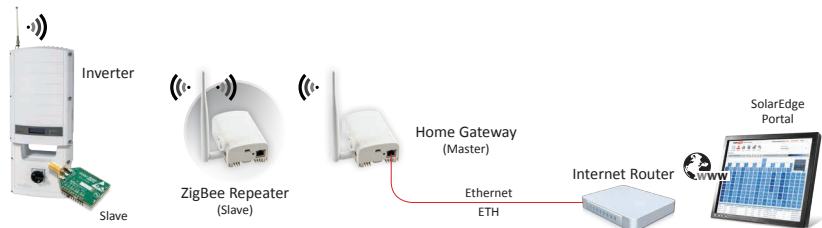
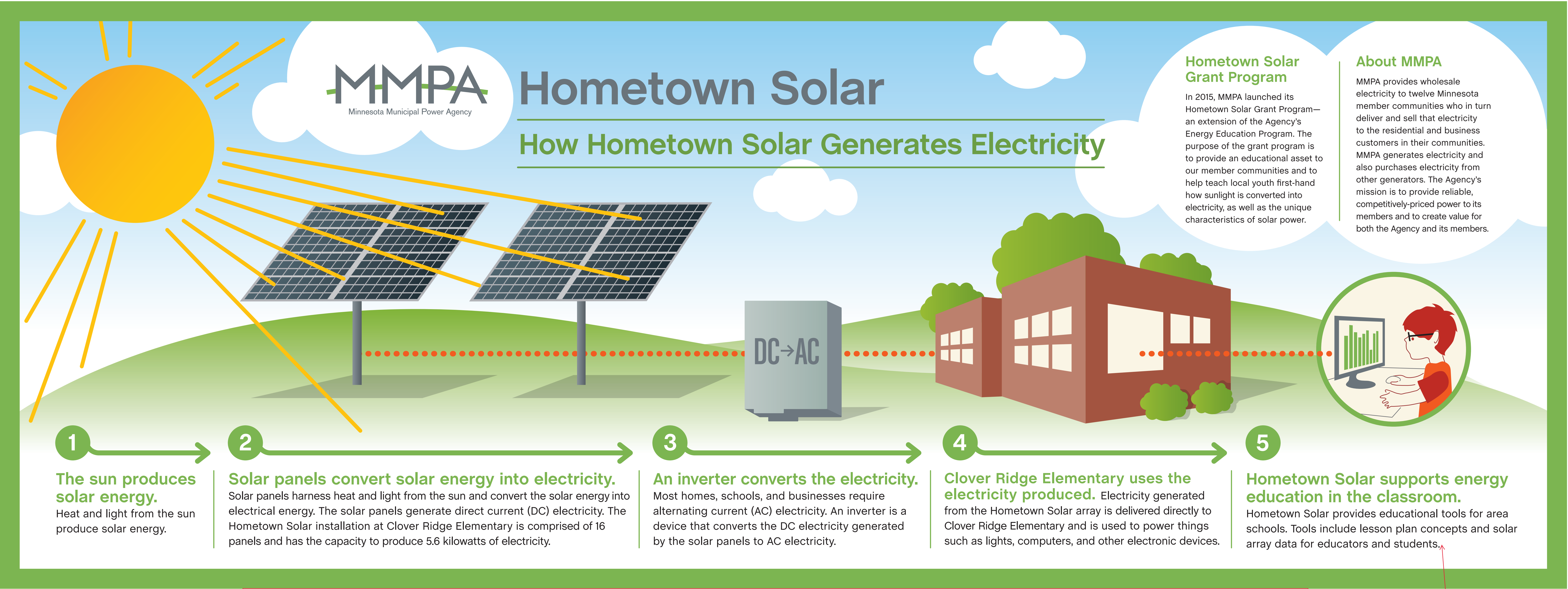


EXHIBIT D
PROPOSED EDUCATIONAL
SIGN GRAPHIC



WARNING ELECTRICAL SHOCK HAZARD:
THE ELECTRICAL COMPONENTS ASSOCIATED WITH THE SOLAR ARRAY ARE DANGEROUS AND MAY CAUSE ELECTRICAL SHOCK IF NOT HANDLED CORRECTLY. USE CAUTION. DO NOT TOUCH.

CAUTION SOLAR PANELS MAY BE HOT TO TOUCH:
THE SURFACE OF THE SOLAR PANELS MAY BECOME HOT WHILE EXPOSED TO THE SUN. USE CAUTION. DO NOT TOUCH.

LINK TO THE SOLAR ARRAY'S
MONITORING SITE WOULD BE
ADDED TO GRAPHIC

WARNING STATEMENTS
TO BE ADDED TO
GRAPHIC

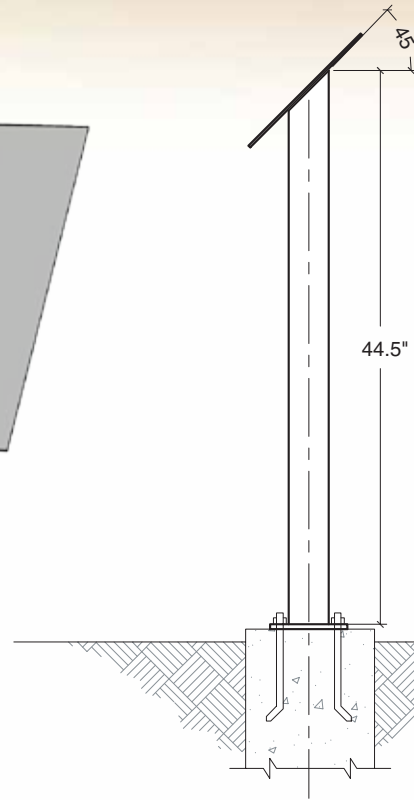
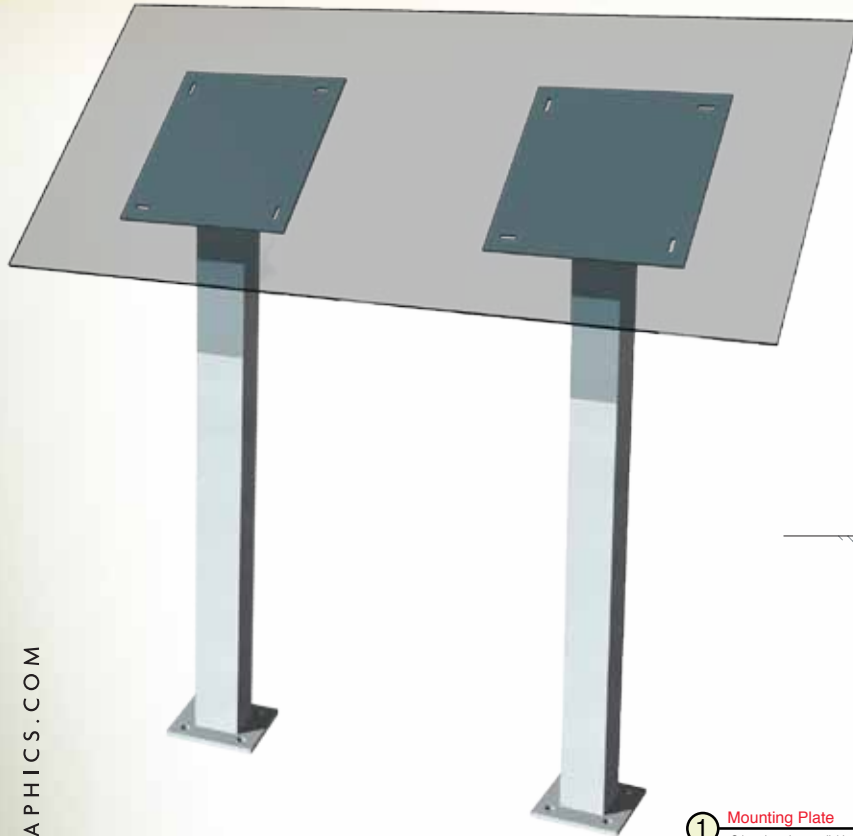
EXHIBIT D SIGN CONSTRUCTION

GRAPHIC WOULD BE DISPLAYED
AND MOUNTED TO A SIMILAR
SYSTEM.

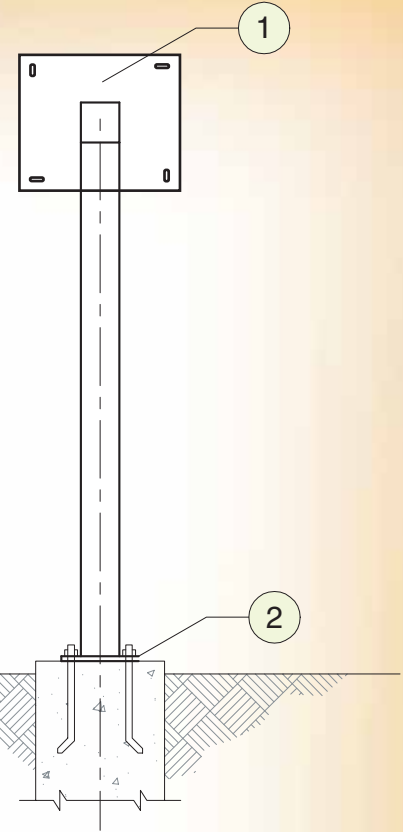
DOUBLE POST PEDESTAL: Surface Mount

- Black Powder Coated Aluminum
- Custom Sizes and Colors Available

Part #: DP1212

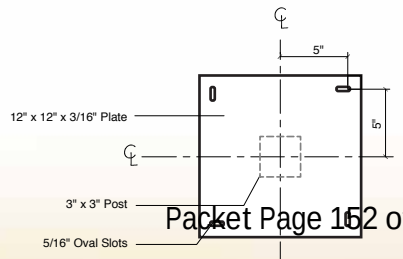


SIDE

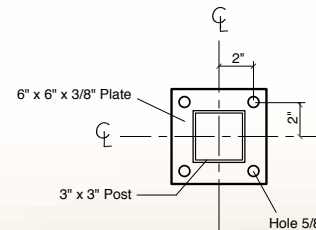


FRONT

① Mounting Plate
Other plate sizes available.

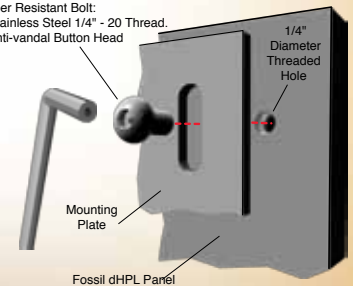


② Base Plate



③ Attaching Panel to Hardware

- Tamper Resistant Bolt:
 - Stainless Steel 1/4" - 20 Thread.
 - Anti-vandal Button Head



Packet Page 162 of...

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: **Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School**

Applicant: Independent School District #112

Location: Southeast corner of Hundertmark Road and Clover Ridge Drive on the Clover Ridge Elementary School property

Case No.: P.C. No. 2018-26

Synopsis: The applicant is requesting approval of the Conditional Use Permit to install two solar panels on the Clover Ridge Elementary School property

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the project

BACKGROUND

The Minnesota Municipal Power Agency (MMPA) is a municipal power agency and political subdivision of the State of Minnesota engaged in the generation and transmission of electrical power and energy to communities in turn deliver and sell the electricity to residential and business customers in their communities. MMPA currently serves the Minnesota municipal utilities in Anoka, Arlington, Brownton, Buffalo, Chaska, East Grand Forks, Le Sueur, North St Paul, Olivia, Shakopee, and Winthrop, and soon Elk River.

In 2010, MMPA established an Energy Education Program, which provides learning opportunities for students in member communities. As an extension of the Energy Education Program, MMPA has created the Hometown Solar Grant Program. The purpose of the Hometown Solar Grant Program is to provide educational assets to MMPA's member communities and to educate students and the public on the conversion of sunlight into electricity and the unique characteristics of solar power. The grant program provides selected schools and other educational facilities, such as community offices/centers or libraries, with a ~5 kW solar installation.

MMPA worked with the City of Chaska's Electric Department to determine which community location was best suited for the Hometown Solar Grant. The selected schooled for Chaska is Clover Ridge Elementary School. MMPA along with their selected contractor Blue Horizon Energy would complete all the permitting, planning, construction, and commissioning activities related to the solar installation. After commissioning is complete, MMPA would turn over the asset to Clover Ridge Elementary School who would own and operate the facility.

LAND USE/ZONING

The area of the solar panels are currently zoned Planned Multi-Use District (PMD-15). The Planned Multi-Use District (PMD-15) zoning district allows for solar panels with the granting of a Conditional Use Permit (CUP).

CURRENT REQUEST

MMPA proposes to build a 5.6 kW solar array at Clover Ridge Elementary School in Chaska that would act as an energy education asset for both the school and the community. The onsite solar array would educate students and the public first-hand on how sunlight is converted into electricity.

The solar array would be accessible to teachers and students to view the solar array up close and engage in class discussions about solar power. A public monitoring website would also be available for students, teachers and the community to view past and present data of the solar array's electrical production. MMPA would provide an iPad kiosk to Clover Ridge which would serve as an additional tool to access the website and infographics depicting how the solar array generates electricity. The installation of these solar panels would not be connected to the City of Chaska's utility grid since this installation is purely educational.

The solar array equipment would consist of two pole mounted solar arrays. Each pole would support a racking system and eight solar panels. The system at its lowest point would be 7 feet above grade and 15 feet above grade at its highest point. Equipment associated with the solar array (disconnect switches, inverter and production meter) would be minimal and be installed directly on the pole mounts or on the exterior of the school building near other utilities. All disconnect switches and the production meter would be locked and not accessible.

One of the objectives in selecting Clover Ridge and its location on site was to maximize visibility, exposure, and approachability for Chaska students. With this in mind, MMPA and Clover Ridge selected a location on the North-East portion of the site near the existing hockey rink. The location was chosen because of available open space on the school's site, the proximity to the school's electrical system, solar exposure and ease of use by students and teachers. The solar array location would be located a few hundred feet from the nearest area residents and adjacent to the city owned Chaska Community Park. The solar array would be oriented to face directly south to optimize exposure to the sun throughout the day. MMPA would utilize existing driveways and parking lots for access to the site during construction only. The solar array would be set back from existing sidewalks to allow accessibility to the installation.

An educational sign will be placed adjacent to the solar panels for people (students and public) to gain a brief understanding of the solar panels and their use. This sign will also provide cautionary remarks if you were to approach the panels.

It should be noted that MMPA does not foresee, nor are planning, to expand the size of this project on this site.

CONDITIONAL USE PERMIT

According to Chapter 2.3 of the Zoning Ordinance (Essential Services):

"Above ground structures for private essential services such as sub-stations or receiving and transmitting towers/antennas shall be classified as a use by conditional permit in all zoning districts. A Conditional Use Permit for such essential service structures may be granted by the City Council after public hearing and recommendation by Planning Commission. The placement, heights, design, and type of construction and building material of such structures shall be such that any potential negative effect upon proximate properties will be minimized. The City Council may require certain conditions of approval to assure environmental compatibility."

A Conditional Use Permit may be granted by the City Council after demonstration by evidence that:

- a) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- b) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
- c) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d) Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided;
- e) Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets;
- f) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

ANALYSIS

Section 1.2 of the City's Zoning Ordinance explains "[t]he basic purpose of this Ordinance is to ensure public health, safety, and general welfare in accordance with the official 'Comprehensive Plan' of the City of Chaska, and with adopted development goals, policies and proposals contained therein."

In Order to achieve the objectives of the Comprehensive Plan certain uses, including "essential services," are permitted subject to a Conditional Use Permit. The project constitutes a "privately owned and operated essential service" as defined by Sections 2.3 and 15 of the ordinance. Section 2.3 of the City Zoning Ordinance also provides that above ground structures for private essential services shall be classified as a conditional use in all zoning districts.

The proposed solar panels are an essential service that will provide education to students and the public on the solar energy.

Section 2.3 of the Zoning Ordinance further provides that the placement, height, design, and type of construction and building material of such structures shall minimize any potential negative effect upon proximate properties. The proposed solar panels will be located centrally on the site and in a minimal view from residences and streets.

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare; The welfare of the Chaska community would not be adversely affected by the solar array installation, maintenance or operation. The solar array would be a stationary, pole mounted panel system. The solar array would operate silently and would not impact nearby homes. Proper safeguards will be used for construction and operation of the proposed solar panels. The panels will be surrounded by a fence during construction. After construction, the fence will be removed. The height of the panels (7 feet above grade at its lowest point) will be high enough so that head clearance is not an issue. The solar installation would comply with standard requirements of the electrical code to include safety and warning labeling on equipment associated with the installation. The installation would also have small plaques indicating locations of equipment, which is required by the electrical code. MMPA will provide an educational sign near the solar array along the existing sidewalk. In addition, the sign would display safety information such as, caution panels may be to touch, and caution electrical shock hazard. The solar panels, which are made of glass and aluminum, could become warm similar to other materials which are exposed to the sun, solar panels do not produce significant heat in the process of generating electricity. Safety stickers would be added to the solar array to warn the community of the potential hazard of touching a hot surface. All components on the solar array would be secured or locked. Electrical wires would be in conduit or concealed behind a wire mesh and may not come in contact with those who are observing the array

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; The solar array would not be injurious to the use or enjoyment of neighboring properties. The solar array would not diminish or impair property values. The solar array would not disrupt nearby activity areas on school or city property.

The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; The solar array would be setback from adjacent properties and would not impede the development or improvement of the surrounding properties. There is no proposed expansion of this project as well, therefore it will be a purely educational and controlled project.

Adequate utilities, access roads, drainage, and necessary facilities have been or will be provided; Electrical connection to the school would be provided as part of the proposed project. All other utilities would remain untouched, as part of the proposed project. The proposed project would use existing streets and parking lots to access the site during construction or for maintenance activities. The solar array would not need additional roads, drainage, of other facilities to construct or operate.

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; The solar array would not affect traffic on the proposed site or adjacent public streets.

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; The applicant states that the solar array would conform to the applicable regulations of the district.

Height

The proposed solar panels will be 7 feet at its lowest point and 15 feet above grade at its highest point.

Location

The proposed solar panels will be on the northeast portion of the school site, located just south of the existing hockey rink.

Design/Color

The solar array pole supports would be 8-inch diameter steel pipe with a concrete foundation. The poles would be painted black with a durable, heavy duty epoxy paint. The racking system which supports the panels would be constructed out of steel and aluminum painted gray. The solar panels surface materials are glass and aluminum. The front side color would be black to dark blue and the back of the panels would be white. The equipment mounted to the poles would be an off-white or gray color.

Lighting

The proposed solar panels will not be illuminated in any way.

In light of the analysis above, staff believes the proposed solar panels meet the parameters of Chapter 2.3 of the Zoning Ordinance (Essential Services). The proposal, with modifications required by the City, complies with all provisions of the zoning and no variances are requested.

PLANNING COMMISSION ACTION TAKEN 7/11/18:

Motion to approve the Conditional Use Permit in order to construct two solar panels on the Clover Ridge Elementary site, subject the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018
2. Compliance with section 2.3 of the Zoning Ordinance.
3. Submittal and approval of a building permit prior to construction of the solar panels.
4. Provision to install educational sign with solar panels.
5. Provision that the panels will be at least 7 feet above grade at their lowest point.
6. Provision that the electrical boxes and all other hazardous components are secured appropriately.
7. Provision that no expansion to these panels or the number of panels will occur.
8. Provision that the solar panels are for educational purposes only.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution approving the Conditional Use Permit (CUP) to construct two solar panels on the Clover Ridge Elementary School site (PC #2018-26).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-92

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

Resolution approving the Conditional Use Permit for Two Solar Panels at Clover Ridge Elementary School/ISD #112/P.C. No. 2018-26

WHEREAS, as an extension of the Energy Education Program, MMPA has created the Hometown Solar Grant Program; and

WHEREAS, the purpose of the Hometown Solar Grant Program is to provide educational assets to MMPA's member communities and to educate students and the public on the conversion of sunlight into electricity and the unique characteristics of solar power; and

WHEREAS, the grant program provides selected schools and other educational facilities, such as community offices/centers or libraries, with a ~5 kW solar installation; and

WHEREAS, the selected schooled for Chaska is Clover Ridge Elementary School; and

WHEREAS, the Planned Multi-Use District (PMD-15) zoning district allows for solar panels with the granting of a Conditional Use Permit (CUP); and

WHEREAS, MMPA proposes to build a 5.6 kW solar array at Clover Ridge Elementary School in Chaska that would act as an energy education asset for both the school and the community; and

WHEREAS, the solar array equipment would consist of two pole mounted solar arrays. Each pole would support a racking system and eight solar panels; and

WHEREAS, the system at its lowest point would be 7 feet above grade and 15 feet above grade at its highest point; and

WHEREAS, equipment associated with the solar array (disconnect switches, inverter and production meter) would be minimal and be installed directly on the pole mounts or on the exterior of the school building near other utilities; and

WHEREAS, all disconnect switches and the production meter would be locked and not accessible; and

WHEREAS, an educational sign will be placed adjacent to the solar panels for people (students and public) to gain a brief understanding of the solar panels and their use; and

WHEREAS, it should be noted that MMPA does not foresee, nor are planning, to expand the size of this project on this site; and

WHEREAS, the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare; the welfare of the Chaska community would not be adversely affected by the solar array installation, maintenance or operation; and

WHEREAS, according to the applicant the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood; the solar array would not be injurious to the use or enjoyment of neighboring properties; and

WHEREAS, according to the applicant, the solar array would not diminish or impair property values. The solar array would not disrupt nearby activity areas on school or city property; and

WHEREAS, according to the applicant, the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; the solar array would be setback from adjacent properties and would not impede the development or improvement of the surrounding properties; and

WHEREAS, according to the applicant, adequate utilities, access roads, drainage, and necessary facilities have been or will be provided; electrical connection to the school would be provided as part of the proposed project; and

WHEREAS, according to the applicant, adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; the solar array would not affect traffic on the proposed site or adjacent public streets; and

WHEREAS, according to the applicant, the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; the applicant states that the solar array would conform to the applicable regulations of the district; and

WHEREAS, the proposed solar panels will not be illuminated in any way; and

WHEREAS, on July 11, 2018 the Planning Commission recommended approval to the City Council of the Conditional Use Permit for Two Solar Panels on the Clover Ridge Elementary School site (PC#2018-26); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Conditional Use Permit for Two Solar Panels on the Clover Ridge Elementary School site (PC#2018-26), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Conditional Use Permit Application (pgs 1-40), prepared by MMPA, dated July 3, 2018
2. Compliance with section 2.3 of the Zoning Ordinance.
3. Submittal and approval of a building permit prior to construction of the solar panels.
4. Provision to install educational sign with solar panels.
5. Provision that the panels will be at least 7 feet above grade at their lowest point.

6. Provision that the electrical boxes and all other hazardous components are secured appropriately.
7. Provision that no expansion to these panels or the number of panels will occur.
8. Provision that the solar panels are for educational purposes only.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: **Transient Permit - Cooper's Food**

Prepared By: Denise Wetzel, Senior Clerk

Background

Gary Cooper, of Cooper's Foods, has made application for a transient permit for a one-day flea market and swap meet to be held on Saturday, July 28th, in conjunction with Chaska's River City Days festival. The flea market/swap meet has occurred in the parking lot of Cooper's Foods at 710 Walnut Street in the past, with no complaints. The required paperwork and fee of \$40 has been processed.

Recommendation

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving Transient Permit No. TRA.18-06 for Gary Cooper of Cooper's Foods, located at 710 Walnut Street, Chaska for July 28, 2018.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07-16-2018 **RESOLUTION NO.** 2018-89

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

**Resolution Approving Transient Permit for Gary Cooper of Cooper's Foods for
One-Day Flea Market**

WHEREAS Gary Cooper of Cooper's Foods located at 710 Walnut Street, Chaska, Minnesota 55318 has made application for a transient permit, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a transient permit for Gary Cooper of Cooper's Foods, which would allow the operation of a flea market and swap meet for the period of Saturday, July 28, 2018.

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Consider City Administrator Performance Based Salary Adjustment

Prepared By: Nate Kabat, Assistant City Administrator

Background

The last performance review for the City Administrator was in June 2017. As a result of the review, City Council established a set of updated goals and adjusted his salary based upon the City's latest Salary Adjustment Plan.

Update

The City Council met in a closed work session on June 18, 2018 to discuss Matt's performance over the last year, and also to discuss new goals for the upcoming year. In addition, the City Council was provided the following summary of the current compensation package for the City Administrator position.

Analysis

For your information, the present compensation package for Matt is:

- Salary \$137,404.80
- Personal Leave 26 days per year
- Medical Insurance 100% paid by City
- Car Allowance \$500 per month
- Cell Phone Allowance \$100 per month

**All other benefits consistent with the City's personnel policy*

Presently, the Administrator's salary falls within Zone B of the City's 2018 Pay Classification Plan.

As a result of the closed work session, Council directed staff to increase the City Administrator's pay by 4.5% based on performance. This increase will result in a 2018 salary of \$143,588.

Conclusion

Based upon feedback received at the closed work session review on June 18, 2018, staff recommends that the City Council approve a 4.5% performance pay increase retroactive to January 1, 2018, and approve this year's goals for the City Administrator.

CITY COUNCIL ACTION REQUESTED

Motion to approve administrator goals for 2018, and adjust the City Administrator's annual salary with a 4.5% performance increase retroactive to January 1, 2018.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Approval of On-Sale Wine and On-Sale 3.2 Malt Liquor Licenses for Red Bench Bakery

Prepared By: Denise Wetzel, Senior Clerk

Andrew Mooney, President and Lyle Aske, CEO of Red Bench Bakery, LLC submitted an application for a liquor license at their business located at 500 N Chestnut St. The formal paperwork for approval of an On-Sale Wine, and On-Sale 3.2 Malt Liquor License has been submitted to the City Clerk. The background investigation was completed by the Chaska Police Department on 6-22-18 and no reason was found to deny the license.

Analysis

The application was submitted on March 30th but due to unexpected delays during the background investigation it was finally approved by Chaska Policy on June 22nd. This license will be up for renewal on July 1, 2019, along with all the other liquor licenses in the City. The fees were previously prorated and paid for June at a cost of \$92.10. The previously prorated fees have been subtracted from the 2018-2019 wine on sale fee of \$800, and the on-sale 3.2 fee of \$320, and renewal fees of \$1027.90 have been paid. The buyer's card fee is \$20.00 and is paid directly to the State of Minnesota.

Recommendation

The City of Chaska is excited to bring new possibilities for customer service to Red Bench Bakery. Staff recommends approval of the liquor licenses by the City and the State.

CITY COUNCIL ACTION REQUESTED

Motion to approve an On-Sale Wine and On-Sale 3.2 Malt Liquor Licenses for Andrew Mooney and Lyle Aske of Red Bench Bakery of Chaska, located at 500 N Chestnut St, Chaska.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Transient Permit – Margaret Kinder

Prepared By: Denise Wetzel, Senior Clerk

Margaret Kinder, of 42893 198th St DeSmet, South Dakota, 57231 has made application to sell snow cones in Cooper's parking lot located at 710 Walnut Street. She has the permission of Gary Cooper, property owner of Cooper's and intends to conduct business for the month of August.

The required paperwork and fee of \$40 per location has been processed.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving Transient Permit No. TRA.18-07 for Margaret Kinder of 42893 198th St DeSmet, South Dakota, 57231 to sell snow cones in the parking lot at Cooper's Foods, located at 710 Walnut Street, Chaska for the month of August.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-90

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

Resolution Approving Transient Permit for Margaret Kinder

WHEREAS Margaret Kinder, of 42893 198th St DeSmet, South Dakota, 57231 has made application for a transient permit, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for a transient permit for Margaret Kinder, which would allow her to sell snow cones in Cooper's parking lot for the period of the month of August 2018.

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Accept Nicholas Mason's Resignation as Commissioner on the Parks & Recreation Board

Prepared By: Marshall Grange, Parks & Recreation Director

On Sunday, July 8, 2018 Parks & Recreation Commissioner Nicholas Mason formally requested to resign from his appointment due to his health preventing him from contributing in the manner he prefers.

Mr. Mason served on the Parks & Recreation Board for three consecutive terms beginning in January of 2010, thus he is in his 9th year of service. Mr. Mason has a passion for parks and played a significant role in establishing the neighborhood Griep Park. Additionally, Mr. Mason has been a strong advocate for the inclusion of a dog park of which the Parks & Recreation Board is currently working on.

A big thank you goes to Mr. Mason for his years of service to the City of Chaska and his contributions towards building a sense of community.

As a result of Mr. Mason's resignation, alternate #1 Commissioner Jason Brach will assume his seat and alternate #2, Michael Flahery-Wilcox will be alternate #1.

Additionally, Mr. Mason was serving as the Parks & Recreation Board representative on the City Square West task force. At its meeting on Monday, July 9th, 2018 the Parks & Recreation Board made a recommendation to City Council to appoint Commissioner Jason Brach to serve as the future task force representative for the Parks & Recreation Board.

CITY COUNCIL ACTION REQUESTED

Motion to accept Nicholas Mason's resignation from the Parks & Recreation Board thereby appointing alternate #1 Commissioner Jason Branch to fill his seat on the Board and to serve as the City Square West task force representative for the Board.

1888 White Oak Drive
Chaska, MN 55318-2878
July 8, 2018

Mayor Mark Windschitl
Ward 1 Councilor Paula Geisler
Ward 2 Councilor Greg Boe
Ward 3 Councilor Christopher Schulz
Ward 4 Councilor Jay Rohe

Dear Mayor and Councilors:

Good afternoon.

For health reasons, I am unable to continue participating in and contributing to the Parks, Recreation, Natural Resources and Arts Commission (Park Board) in the manner I want.

Therefore, I resign from the Park Board effective today, July 8, 2018.

I also resign as the Park Board representative on the City Square West Redevelopment Task Force effective today.

You will notice that I am copying Park Board Chairman Jonathan Grau and Parks and Recreation Director Marshall Grange on my resignation letter.

I want them to have the opportunity, if they choose, to add an item to the Park Board's meeting agenda tomorrow, July 9, about nominating my Park Board successor to the City Square West task force. I hope that my successor can be appointed by you prior to the next task force meeting scheduled August 15.

I doubt any words I choose will do justice in fully expressing my gratitude to you and prior City Councils for the three consecutive three-year appointments of me to the Park Board.

I have learned how fortunate, even blessed, Chaska is under leadership of you and your predecessors to have such a broad array of quality recreational facilities, structured programs and available activities.

I thoroughly enjoyed working with the diverse, dedicated, thoughtful and talented volunteers comprising the current and former Park Boards during the past 8½ years. I respect and admire the vision, insights and skills they brought to the deliberations.

Mr. Grange has been impressive with his open-minded attitude, collaborative style, dedication and consistently strong efforts since becoming department director in February. I believe he was an excellent choice by City Administrator Matt Podhradsky to lead an outstanding Parks and Recreation staff now and in the future.

My only regret is resigning before planning, City Council approval, construction and opening of a dog park is completed. Creation of a dog park was one of my two personal goals when I joined the Park Board in 2010 and is, in my opinion, the only missing amenity in Chaska's ambitious recreational system.

Due in large part to detailed research and analysis by Mr. Grange and his staff, I am convinced the dog park proposal under current review is a much better location and potential facility than either of the two sites the Park Board submitted to the City Council previously. I urge you to take what I consider a politically popular action of approving it and providing the money needed for construction to be completed this year.

I offer my warmest wishes to you in your future endeavors.

Sincerely,

Nicholas C. Mason

cc: City Administrator Matt Podhradsky
Parks and Recreation Director Marshall Grange
Park Board Chairman Jonathan Grau

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Chaska Creek Center Financial Sureties

Prepared By: Matt Clark, City Engineer

Grading work that was to be completed by the developer for the public improvements included with Phase 1 of the Chaska Creek Center project is now complete. Consistent with terms of the Development Agreement, it is in order for Council to accept those improvements and release the financial sureties in their entirety.

CITY COUNCIL ACTION REQUESTED

Motion to approve the public improvements in Chaska Creek Center as complete and accept those as municipal facilities and release the financial surety in its entirety.



REQUEST FOR ACTION CHASKA CITY COUNCIL 7/16/18

Subject: Consider Lot Split for Formacoat in Chaska Building Center Phase II

Applicant: Mark Gross

Location: Chaska Building Center Site – Phase II, PID# 305440112 and 305440060 (No Address)

Synopsis: The applicant is requesting approval of a Lot Split on the Chaska Building Center site to make way for a 3.62 acre parcel and a 3.72 acre parcel that would be the site for a new industrial/office building and additional building site

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the lot split

Request

The City is requesting a lot split of a 7.34 acre parcel on the north side of Chaska Boulevard in the Chaska Building Center site.

Background

In June 2018, the preliminary plat was approved for Phase II of the Chaska Building Center site (Formacoat). Tonight we are also approving the Final Plat for the Phase II project. It should be noted that the lot split is only being approved to facilitate closing on the land and that the Developer will file the final plat after closing and that the Developer will still pay all costs and fees associated with re-platting.

Analysis

The proposed two lots are located in the Planned Multi-Use Development (PMD-21) zoning district. Splitting the parcel will not render the parcels in violation of the Zoning Ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution, approving the Lot Split.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-95

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

**Resolution approving the lot split for PIDs 305440112 and 305440060
Formacoat on the Chaska Building Center Site Phase II**

WHEREAS, the applicant, Mark Gross, is requesting a lot split at 305440112 and 305440060; and

WHEREAS, the City is requesting a lot split of a 7.34 acre parcel on the north side of Chaska Boulevard in the Chaska Building Center site; and

WHEREAS, in June 2018, the preliminary plat was approved for Phase II of the Chaska Building Center site (Formacoat); and

WHEREAS, tonight we are also approving the Final Plat for the Phase II project; and

WHEREAS, it should be noted that the lot split is only being approved to facilitate closing on the land and that the Developer will file the final plat after closing and that the Developer will still pay all costs and fees associated with re-platting; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the lot split for PIDs 305440112 and 305440060 subject to the following conditions:

1. Lot split approval based on the facilitation of closing on the land
2. Developer shall file the final plat for Formacoat Addition after closing
3. Developer shall pay all costs and fees associated with re-platting

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

Formacoat Legal Descriptions

Current Legal Description of Lot 1, Block 1, Formacoat Addition (which will be transferred to Formacoat)

All of Tracts I and J, together with that part of Tracts G and H lying southwesterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in Registered Land Survey No. 107, Carver County, Minnesota.

Current Legal Description of Lot 2, Block 1, Formacoat Addition (which will be retained by Klingelhutz subject to the EDA's contract for deed)

All of Tract F and that part of Tracts G and H lying northeasterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in in Registered Land Survey No. 107, Carver County, Minnesota.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Interfund Tax-Increment Project Financing

Prepared by: Jay Tobin, Finance Manager

In accordance with the Minnesota State Statutes, the City needs to authorize the use of interfund loans to fund cash deficits in various tax increment funds. The enclosed proposed resolution establishes the terms and conditions for interfund loans, from the City, to various tax increment funds that are expected to have a cash deficit as of July 1, 2018.

In accordance with Minnesota State Statutes, interfund loans must be established by resolution with a stated interest rate, annual term and loan amount. These defined terms fix the annual cost of a loan using the maximum interest rate permitted in accordance with State Statutes. Prior to 2007, the City used internally pooled investment cash instead of interfund loans to fund a cash balance deficit in tax increment funds. This pooled cash method of funding ongoing deficits in tax increment districts understates the true cost to the City for not placing investments in securities outside of the City.

The following tax increment districts are expected to have a cash deficit as of July 1, 2018:

TID#18 (Chaska Building Center) has a projected cash deficit of \$477,303 and will have a maximum 2018 annual interest cost of \$19,092 at the permitted 4% maximum interest rate.

TID#20 (Brewery) has a projected cash deficit of \$250,000 and will have a maximum 2018 interest cost of \$10,000 at the permitted 4% maximum interest rate.

TID#21 (Hot Spot) has a projected cash deficit of \$649,999 and will have a maximum 2018 annual interest cost of \$26,000 at the permitted 4% maximum interest rate.

The enclosed resolution establishes interfund loans and sets loan terms for each loan. Staff recommends adoption of the resolution.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution providing for interfund loans for tax-increment project financing.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-96

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

**RESOLUTION RELATING TO PROVIDING INTERFUND TAX-INCREMENT PROJECT
FINANCING**

BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota (the "City"), as follows:

1. Recitals.

(a) Minnesota State Statutes (MSS), Section 469.178 permits the authority or municipality to use interfund loans to advance or loan money to finance tax increment expenditures. The maximum interest rate on the interfund loans is the greater of (i) the rate stated in MSS, Section 270C.40 or (ii) the rate stated in MSS, Section 549.09.

(b) In 2018 the maximum interfund interest rate is 4.0%, based on the 3.0% permitted rate in accordance with MSS, Section 270C.40 and the 4.0% permitted rate in accordance with MSS, Section 549.09.

2. Official Intent Declaration.

(a) The City of Chaska intends to make interfund loans from various funds of the City of Chaska to Tax Increment District No. 18 (Chaska Building Center), in the amount of \$477,303 for a maximum period from 1 July, 2018 to December 31, 2018 (six months) at the rate of 4.0% for a 2018 total interest cost of \$19,092.

(b) The City of Chaska intends to make interfund loans from various funds of the City of Chaska to Tax Increment District No. 20 (Brewery), in the amount of \$250,000 for a maximum period from 1 July, 2018 to December 31, 2018 (six months) at the rate of 4.0% for a 2018 total interest cost of \$10,000.

(c) The City of Chaska intends to make interfund loans from various funds of the City of Chaska to Tax Increment District No. 21 (Hot Spot), in the amount of \$649,999 for a maximum period from 1 July, 2018 to December 31, 2018 (six months) at the rate of 4.0% for a 2018 total interest cost of \$26,000.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____

Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Transient Accommodations Licenses

Prepared By: Denise Wetzel, Senior Clerk

Background

At the April 2, 2018 City Council meeting, it was adopted that Chapter 12 of the Code of Ordinances be amended by adding Article VII Transient Accommodations licenses. The purpose of this ordinance was to ensure that transient accommodations were taking steps and implementing measures to discourage the use of their facilities for criminal activities to protect the safety of their guests and the public.

All transient accommodation operators that currently exist within the City were sent; a copy of the adopted ordinance, a transient accommodations application, notification that they were starting at level 1 and the required fee.

Per Section 177 of Chapter 12 – License Period: All licenses expire April 30 of each year.

Each establishment has now since submitted their completed application and paid their required fee.

Company Name

Sarahwaleed Corp
Maplewood Lodging
Compass Group USA

DBA

Super 8
Norwood Inn
Oak Ridge Hotel and Conference Center

CITY COUNCIL ACTION REQUESTED

Motion to approve transient accommodations licenses for the following establishments DBA Super 8, Norwood Inn and Oak Ridge Hotel and Conference Center effective July 16, 2018 through April 30, 2019.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
7/16/18**

Subject: Trail Easement Agreement on Hazeltine Plaza 2nd Addition

Location: Lots 1 & 2, Block 1 Hazeltine Plaza 2nd Addition

Prepared By: Elizabeth Hanson

During the Hazeltine Plaza 2nd Addition approvals (ALDI, Chipotle, and Starbucks), it was noted that there is a public trail that dissects this property on portions of its north edge. There is no current easement over the property to legally access this trail and thus the reason why we have drafted an agreement tonight. This agreement basically gives the City the right to use these portions of the property for a public trail.

Staff is recommending approving this Trail Easement Agreement.

CITY COUNCIL ACTION REQUESTED

Motion to approve Trail Easement Agreement.

TRAIL EASEMENT AGREEMENT

THIS TRAIL EASEMENT AGREEMENT (this “**Agreement**”) is made effective _____, 2018, by and between Ridgecrest Chaska I LLC, a Minnesota limited liability company (“**Owner**”), and the City of Chaska, a municipal corporation under the laws of the State of Minnesota (the “**City**”).

RECITALS

A. Owner is the fee owner of certain real estate (the “**Property**”) located in Carver County, Minnesota, legally described on Exhibit A attached hereto and incorporated herein.

B. Owner desires to grant to the City a non-exclusive easement for public recreational trail purposes over and across a portion of the Property, subject to the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and the City hereby agree as follows:

1. Recitals. The recitals and facts set forth above are incorporated into this Agreement as part of its terms.

2. Easement. Owner hereby grants and conveys to the City a perpetual, non-exclusive easement for recreational pedestrian and bicycling public trail purposes (the “**Easement**”) across the portion of the Property legally described and depicted on Exhibit B attached hereto (the “**Easement Area**”).

3. Scope of Easement Rights. The Easement granted herein includes the right of the City, its contractors, and agents to enter the Easement Area at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering, repairing, and improving the existing trail within the Easement Area (the “**Trail**”) for public recreational trail purposes. The Easement shall be open for recreational use by the public, subject

to such regulations and restrictions as may be imposed by the City.

The Easement also includes the right to cut, trim, or remove from the Easement Area any trees, shrubs, or other vegetation that, in the City's reasonable judgment, unreasonably interfere with the Easement Area, facilities of the City, or otherwise interfere with the City's rights to the Easement.

4. Restrictions. No rights are granted to the public beyond the right of the City to inspect, repair, replace, maintain, use and operate the existing Trail constructed in the Easement Area in accordance with the terms of this Agreement and the laws and ordinances of the City. The City shall not permit motorized vehicles to be used on the Trail, except to the extent reasonably necessary for snow removal and the repair, replacement, and maintenance of the Trail. The City shall not permit the public to use the Trail for any purpose other than recreational pedestrian and bicycling purposes. The City shall maintain the trail in good and safe condition and repair to the standards used for the maintenance of the City's trail system throughout the City. The City acknowledges and agrees that Owner has no obligation to perform any inspection, maintenance, repairs, or replacements of said Trail.

5. Liability. Nothing herein is intended to make Owner responsible or liable for damages caused by acts, errors or omissions of the City, its officers, agents and employees.

6. Indemnification. The City hereby agrees to indemnify, defend, and hold harmless Owner from and against any and all liability, losses, expense, cost, damages, claims, proceedings, and/or causes of action, including without limitation attorneys' fees, arising out of or related to the public use of the Trail or the City's failure to inspect, repair, replace, maintain and/or operate the Trail constructed in the Easement Area.

7. Binding Effect; No Assignment; Abandonment. The Easement shall be binding upon, and inure to the benefit of, all parties having any right, title or interest in the Property, their heirs, successors, and assigns. Owner and the City intend that any future conveyance of the Property shall be subject to this Agreement, and the City shall remain responsible for all of its obligations hereunder after any such future conveyance of the Property. The City may not assign or transfer this Agreement or any of the rights granted hereunder without the prior written consent of Owner, which consent may be withheld in Owner's sole discretion. In the event that the rights granted herein are abandoned by the City or any successor, then this Agreement shall terminate and the rights contained herein shall automatically revert to the Owner.

8. Amendment; Modification; Termination. This Agreement may not be modified, restated, amended, changed in any way, or terminated or canceled without the prior written consent of Owner and the City.

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

[Signature page to Trail Easement Agreement]

RIDGECREST CHASKA I LLC,
a Minnesota limited liability company

By: _____
Its: _____

STATE OF _____ } ss.
COUNTY OF _____

The foregoing was acknowledged before me this _____, 2018, by _____, as _____ of Ridgecrest Chaska I LLC, a limited liability company under the laws of Minnesota, on behalf of said limited liability company.

Notary Public

[Signature page to Trail Easement Agreement]

CITY OF CHASKA,
a Minnesota municipal corporation

By: _____
Its: _____

STATE OF MINNESOTA } ss.
COUNTY OF CARVER

The foregoing was acknowledged before me this _____, 2018, by _____, as _____ of the City of Chaska, a municipal corporation under the laws of Minnesota, on behalf of said municipal corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 1, Block 1, Hazeltine Plaza 2nd Addition
Lot 2, Block 1, Hazeltine Plaza 2nd Addition
County of Carver
State of Minnesota

PROPOSED TRAIL EASEMENT A:

A perpetual easement for trail purposes over and across all that part of Lot 1, Block 1, Hazeltine Plaza Second Addition, according to the recorded plat thereof, City of Chaska, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 2, Block 1, Hazeltine Plaza Second Addition; thence South 76 degrees 29 minutes 08 seconds West (assumed bearing) on the northerly line of said Lot 2, a distance of 38.22 feet; thence South 67 degrees 40 minutes 38 seconds West on said northerly line, 57.03 feet; thence southwesterly 15.82 feet on said northerly line and on a 175.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 05 degrees 10 minutes 48 seconds and a 15.82 foot chord that bears South 65 degrees 01 minutes 40 seconds West; thence southwesterly 142.31 feet on the northerly line of said Lots 1 and 2 and on a 296.55 foot radius curve, concave to the northwest, not tangent to previous curve, having a central angle of 27 degrees 29 minutes 44 seconds and a 140.95 foot chord that bears South 76 degrees 53 minutes 08 seconds West; thence North 89 degrees 22 minutes 00 seconds West on the northerly line of said Lot 1, a distance of 14.82 feet to the point of beginning; thence North 89 degrees 22 minutes 00 seconds West on said northerly line, 18.78 feet; thence southwesterly 24.37 feet on said northerly line and on a 45.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 31 degrees 01 minutes 31 seconds and a 24.07 foot chord that bears South 63 degrees 40 minutes 22 seconds West; thence North 75 degrees 27 minutes 30 seconds East, not tangent to previous curve, 41.69 feet to the point of beginning.

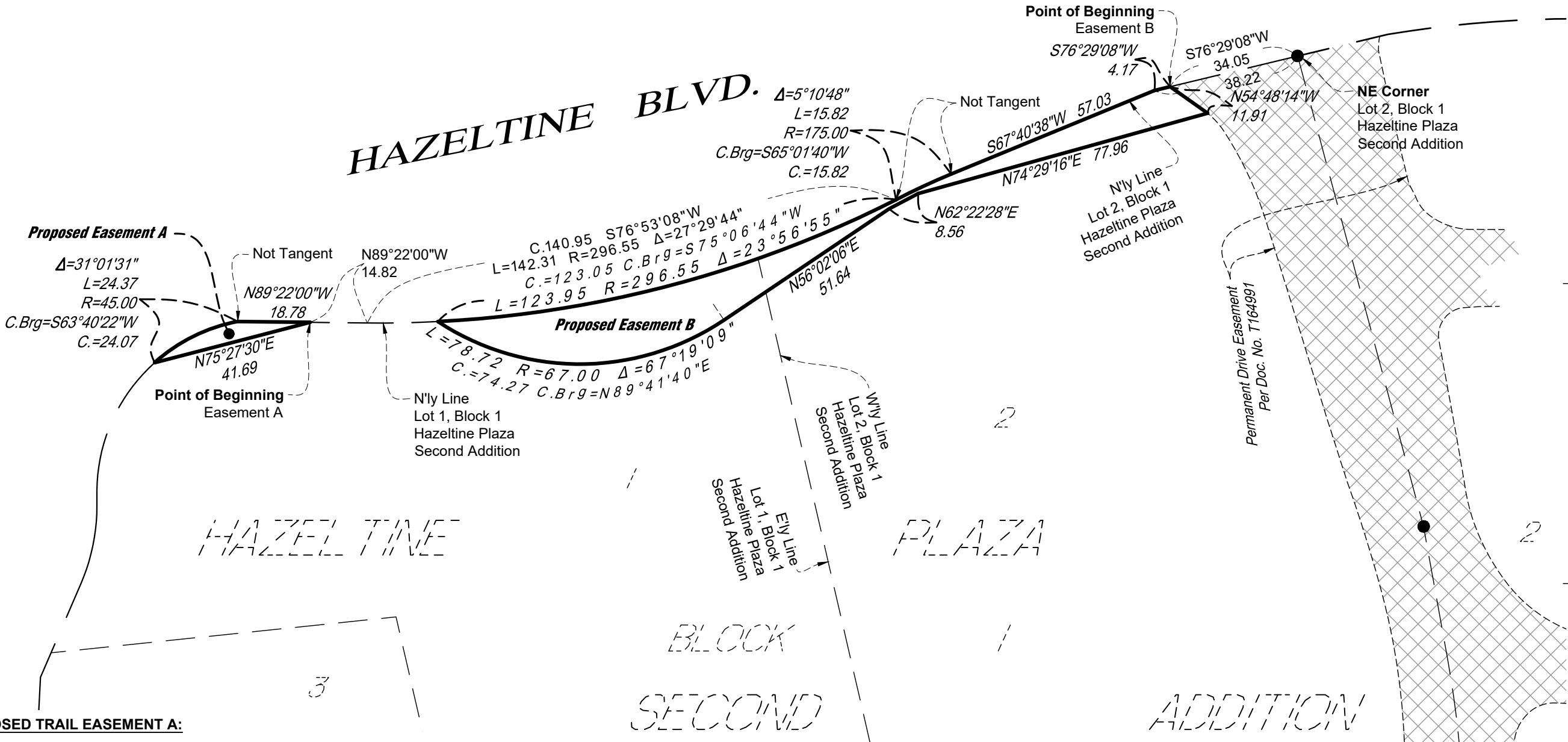
PROPOSED TRAIL EASEMENT B:

A perpetual easement for trail purposes over and across all that part of Lots 1 and 2, Block 1, Hazeltine Plaza Second Addition, according to the recorded plat thereof, City of Chaska, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of said Lot 2; thence South 76 degrees 29 minutes 08 seconds West (assumed bearing) on the northerly line of said Lot 2, a distance of 34.05 feet to the point of beginning; thence South 76 degrees 29 minutes 08 seconds West on said northerly line, 4.17 feet thence South 67 degrees 40 minutes 38 seconds West on said northerly line, 57.03 feet; thence southwesterly 15.82 feet on said northerly line and on a 175.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 05 degrees 10 minutes 48 seconds and a 15.82 foot chord that bears South 65 degrees 01 minutes 40 seconds West; thence southwesterly 123.95 feet on the northerly line of said Lots 1 and 2 and on a 296.55 foot radius curve, concave to the northwest, not tangent to previous curve, having a central angle of 23 degrees 56 minutes 55 seconds and a 123.05 foot chord that bears South 75 degrees 06 minutes 44 seconds West; thence easterly 78.72 feet on a 67.00 foot radius curve, concave to the north, not tangent to previous curve, having a central angle of 67 degrees 19 minutes 09 seconds and a 74.27 foot chord that bears North 89 degrees 41 minutes 40 seconds East; thence North 56 degrees 02 minutes 06 seconds East, 51.64 feet; thence North 62 degrees 22 minutes 28 seconds East, 8.56 feet; thence North 74 degrees 29 minutes 16 seconds East 77.96 feet; thence North 54 degrees 48 minutes 14 seconds West, 11.91 feet to the point of beginning.

EXHIBIT B
DEPICTION OF THE EASEMENT AREA

HAZELTINE BLVD.



PROPOSED TRAIL EASEMENT A:

A perpetual easement for trail purposes over and across all that part of Lot 1, Block 1, Hazeltine Plaza Second Addition, according to the recorded plat thereof, City of Chaska, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 2, Block 1, Hazeltine Plaza Second Addition; thence South 76 degrees 29 minutes 08 seconds West (assumed bearing) on the northerly line of said Lot 2, a distance of 38.22 feet; thence South 67 degrees 40 minutes 38 seconds West on said northerly line, 57.03 feet; thence southwesterly 15.82 feet on said northerly line and on a 175.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 05 degrees 10 minutes 48 seconds and a 15.82 foot chord that bears South 65 degrees 01 minutes 40 seconds West; thence southwesterly 142.31 feet on the northerly line of said Lots 1 and 2 and on a 296.55 foot radius curve, concave to the northwest, not tangent to previous curve, having a central angle of 27 degrees 29 minutes 44 seconds and a 140.95 foot chord that bears South 76 degrees 53 minutes 08 seconds West; thence North 89 degrees 22 minutes 00 seconds West on the northerly line of said Lot 1, a distance of 14.82 feet to the point of beginning; thence North 89 degrees 22 minutes 00 seconds West on said northerly line, 18.78 feet; thence southwesterly 24.37 feet on said northerly line and on a 45.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 31 degrees 01 minutes 31 seconds and a 24.07 foot chord that bears South 63 degrees 40 minutes 22 seconds West; thence North 75 degrees 27 minutes 30 seconds East, not tangent to previous curve, 41.69 feet to the point of beginning.

PROPOSED TRAIL EASEMENT B:

A perpetual easement for trail purposes over and across all that part of Lots 1 and 2, Block 1, Hazeltine Plaza Second Addition, according to the recorded plat thereof, City of Chaska, Carver County, Minnesota, described as follows:

Commencing at the northeast corner of said Lot 2; thence South 76 degrees 29 minutes 08 seconds West (assumed bearing) on the northerly line of said Lot 2, a distance of 34.05 feet to the point of beginning; thence South 76 degrees 29 minutes 08 seconds West on said northerly line, 4.17 feet thence South 67 degrees 40 minutes 38 seconds West on said northerly line, 57.03 feet; thence southwesterly 15.82 feet on said northerly line and on a 175.00 foot radius curve, concave to the southeast, not tangent to previous line, having a central angle of 05 degrees 10 minutes 48 seconds and a 15.82 foot chord that bears South 65 degrees 01 minutes 40 seconds West; thence southwesterly 123.95 feet on the northerly line of said Lots 1 and 2 and on a 296.55 foot radius curve, concave to the northwest, not tangent to previous curve, having a central angle of 23 degrees 56 minutes 55 seconds and a 123.05 foot chord that bears South 75 degrees 06 minutes 44 seconds West; thence easterly 78.72 feet on a 67.00 foot radius curve, concave to the north, not tangent to previous curve, having a central angle of 67 degrees 19 minutes 09 seconds and a 74.27 foot chord that bears North 89 degrees 41 minutes 40 seconds East; thence North 56 degrees 02 minutes 06 seconds East, 51.64 feet; thence North 62 degrees 22 minutes 28 seconds East, 8.56 feet; thence North 74 degrees 29 minutes 16 seconds East 77.96 feet; thence North 54 degrees 48 minutes 14 seconds West, 11.91 feet to the point of beginning.



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.

DANIEL L. STUEBER
DATE 7/3/18 LIC. NO. 43110

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT
RIDGECREST INVESTORS LLC

Lot 1, Block 1, Hazeltine Plaza, City of Chaska, Carver County, MN.

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20227
CAD FILE NAME	20227 TRAIL EASE R18
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	7/3/18
CLIENT PROJECT NO.	-

TITLE
SKETCH OF DESCRIPTION

SHEET
1 OF 1



REQUEST FOR ACTION CHASKA CITY COUNCIL 7/16/18

Subject: Plat Correction – Chaska Bluffs

Prepared By: Elizabeth Hanson

On March 19, 2018, the final plat for Chaska Bluffs was approved. This development is being developed by John Klingelhutz. On May 21, 2018, the City Council adopted Resolution #2018-61, approving the final plat of Club West 7th Addition which abuts the Chaska Bluffs development on its west edge, and being developed by Traditions.

A portion of the Chaska Bluffs plat will be acquiring land from Club West and this plat correction will help facilitate that agreement between the two parties, Klingelhutz and Traditions.

On June 18, 2018, the City Council adopted a Resolution, approving the plat correction for Club West 7th Addition. The plat correction was essentially to create a separate outlot (Outlot D) that will be used to deed to the Chaska Bluffs plat. Please note, this correction did not meaningfully change either plats in any way, rather it is meant to facilitate the land transfer that was intended between the two parties. Chaska Bluffs is now coming in tonight for a plat correction to reflect the modification made on June 18, 2018.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution, approving the correction to the plat of Chaska Bluffs.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-98

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

Resolution approving the Plat Correction for Chaska Bluffs

WHEREAS, on March 19, 2018, the final plat for Chaska Bluffs was approved, and this development is being developed by John Klingelhutz; and

WHEREAS, on May 21, 2018, the City Council adopted Resolution #2018-61, approving the final plat of Club West 7th Addition which abuts the Chaska Bluffs development on its west edge, and being developed by Traditions; and

WHEREAS, a portion of the Chaska Bluffs plat will be acquiring land from Club West and this plat correction will help facilitate that agreement between the two parties, Klingelhutz and Traditions; and

WHEREAS, on June 18, 2018, the City Council adopted a Resolution, approving the plat correction for Club West 7th Addition; and

WHEREAS, the plat correction was essentially to create a separate outlot (Outlot D) that will be used to deed to the Chaska Bluffs plat; and

WHEREAS, please note, this correction did not meaningfully change either plats in any way, rather it is meant to facilitate the land transfer that was intended between the two parties; and

WHEREAS, Chaska Bluffs is now coming in tonight for a plat correction to reflect the modification made on June 18, 2018; and

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

1. Approvals shall be based on the following graphic exhibits:
 - a. Chaska Bluffs Final Plat (pgs 1-3), submitted by Sathre-Bergquist

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Attest: _____

Chaska Deputy Clerk

Mark Windschitl, Mayor

CHASKA BLUFFS

PLAT FILE NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Klingelutz Family Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the State of Minnesota, County of Carver, to wit:

Outlot L, CLUB WEST FOURTH ADDITION.

And

Outlot D, CLUB WEST SEVENTH ADDITION.

And that Tradition Chaska I, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Carver, to wit

Outlot K, CLUB WEST FOURTH ADDITION.

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

In witness whereof said Klingelutz Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this _____ day of _____, 2018.

Klingelutz Family Limited Partnership

Gary M. Klingelutz, managing general partner

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Gary M. Klingelutz, managing general partner of Klingelutz Family Limited Partnership, a Minnesota limited partnership on behalf of the partnership.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

In witness whereof said Club West Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

Club West Partners, LLC

Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Chief Manager of Club West Partners, LLC, a Minnesota limited liability company on behalf of the company.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

In witness whereof said Tradition Chaska I, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2018.

Tradition Chaska I, LLC

Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Chief Manager of Tradition Chaska I, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 2018.

Jared J. Averbek, Licensed Land Surveyor
Minnesota License No. 53642

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Jared J. Averbek, Professional Land Surveyor, Minnesota License No. 53642.

Notary Public, Hennepin County, Minnesota

Notary Printed Name

My Commission Expires: _____

CHASKA, MINNESOTA

This plat of CHASKA BLUFFS was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 2018, and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

CITY COUNCIL OF THE CITY OF CHASKA, MINNESOTA

By: _____, Mayor

By: _____, City Clerk

COUNTY SURVEYOR,
Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 2018.

Brian Praske, Carver County Surveyor

By: _____

COUNTY AUDITOR / TREASURER
Carver County, Minnesota,

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2018.

Laurie Davies, County Auditor/Treasurer

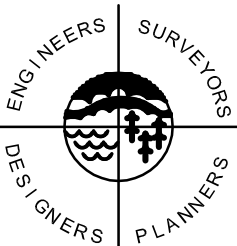
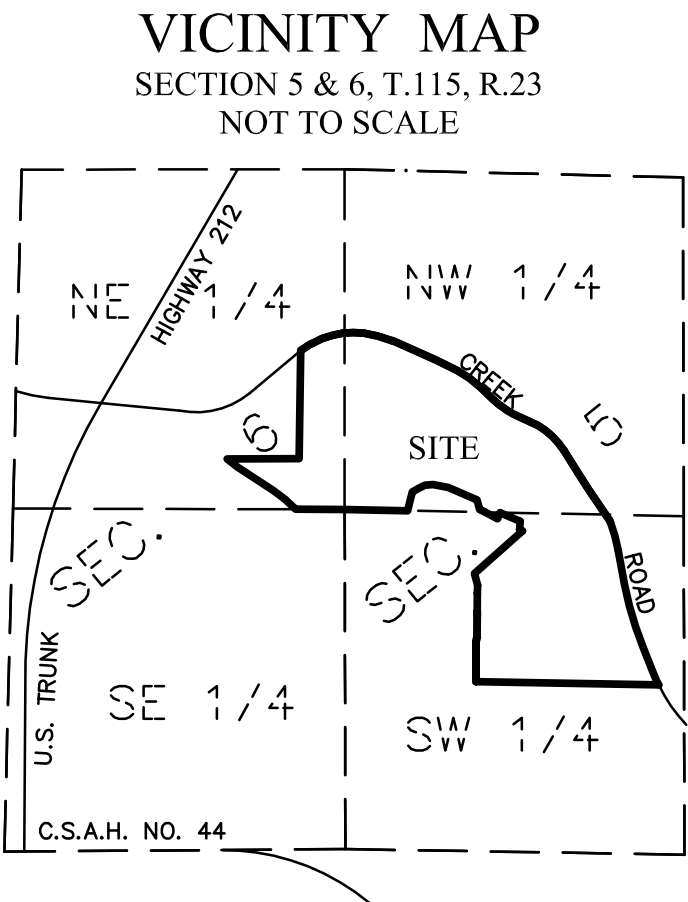
By: _____

COUNTY RECORDER
Carver County, Minnesota

I hereby certify that this plat of CHASKA BLUFFS was filed this _____ day of _____, 2018, at ____ o'clock __. M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____



SATHRE-BERGQUIST, INC.

CHASKA BLUFFS

PLAT FILE NO. _____
C.R. DOC. NO. _____

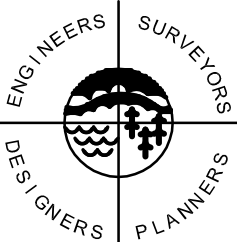
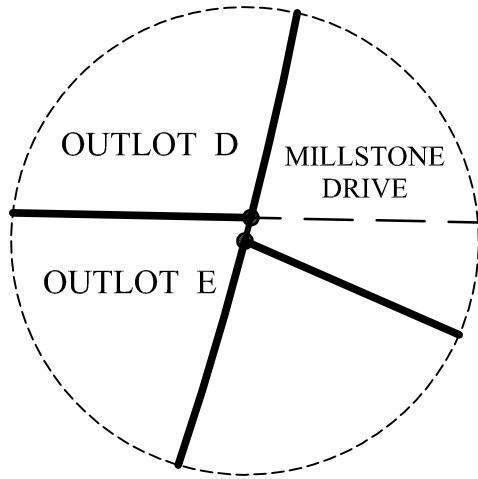
CURVE AND LINE TABLE					
TAG #	LENGTH	DELTA	RADIUS	BEARING/ CHORD BEARING	CHORD DISTANCE
C1	53.80	$\Delta=16^{\circ}13'37''$	190.00	N22°28'05"E	53.62



The basis for the bearing system is the south line of Outlot L, CLUB WEST FOURTH ADDITION and is assumed to bear North 88 degrees 56 minutes 28 seconds West.

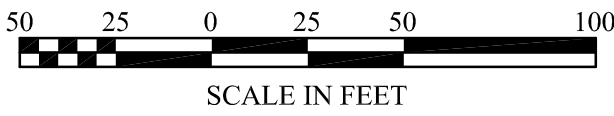
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a found Iron Monument.

DETAIL
NOT TO SCALE



SATHRE-BERGQUIST, INC.

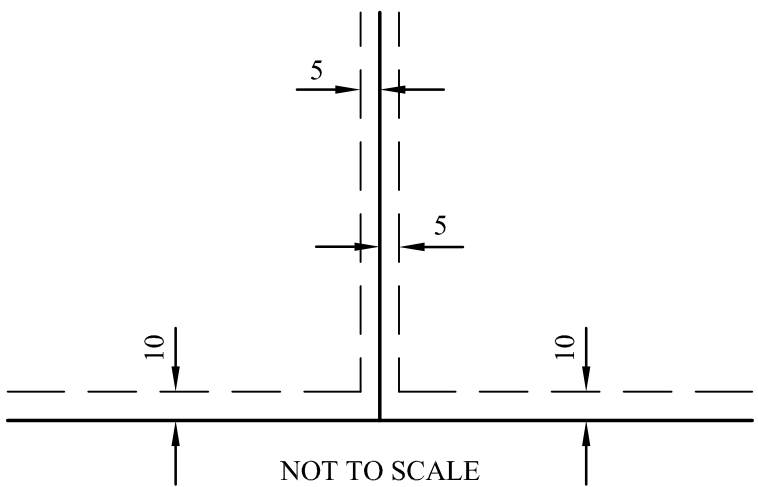
CHASKA BLUFFS



The basis for the bearing system is the south line of Outlot L, CLUB WEST FOURTH ADDITION and is assumed to bear North 88 degrees 56 minutes 28 seconds West. (See sheet 2 of 3 sheets.)

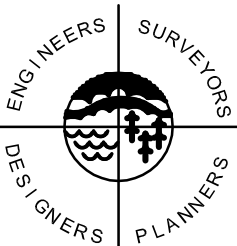
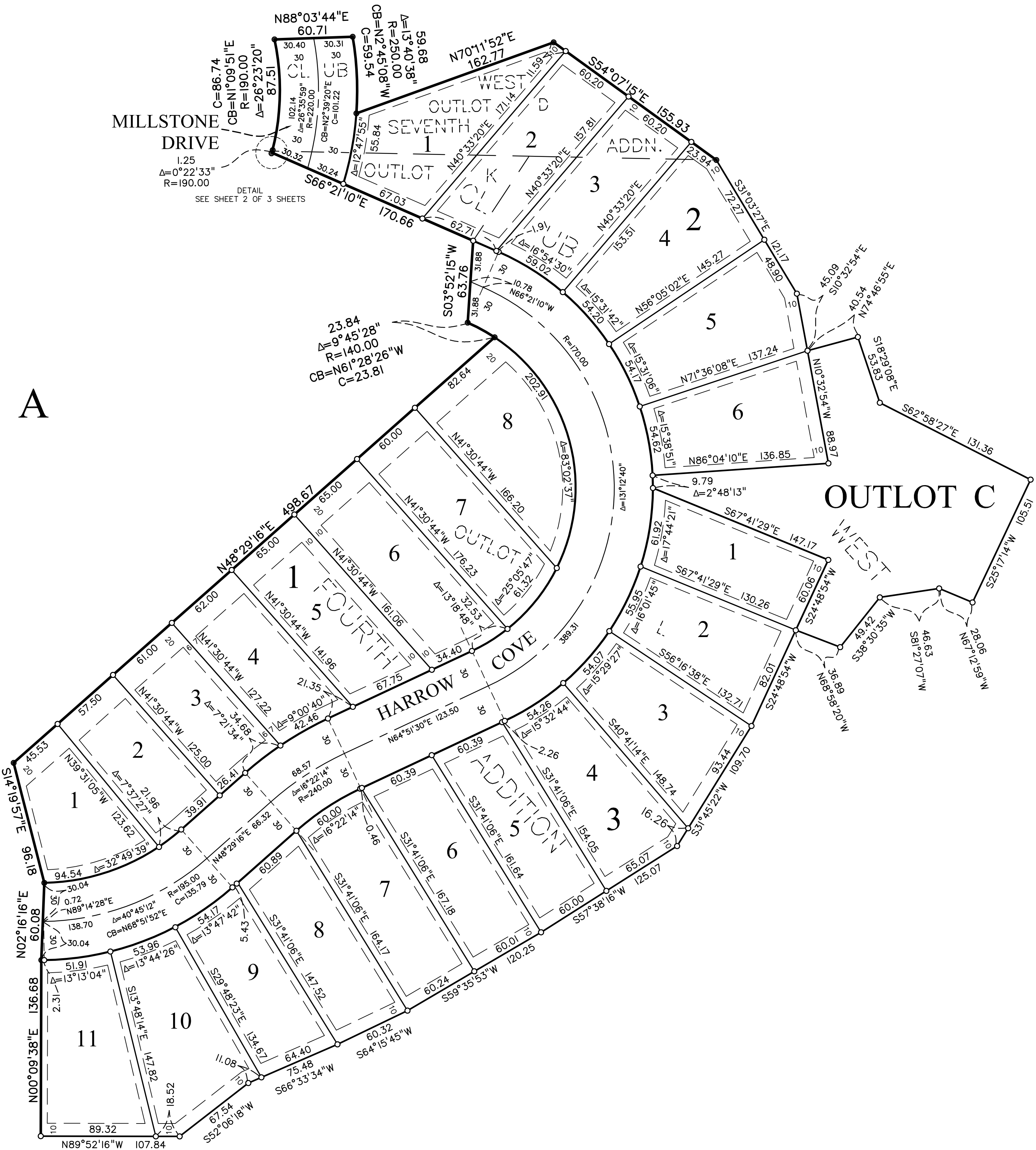
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 53642.
- Denotes a found Iron Monument.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

INSET A



SATHRE-BERGQUIST, INC.

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Formacoat Project - Resolution Approving and Authorizing the Execution of a First Amendment to Development Agreement

Prepared By: Nate Kabat

Background

On June 18, 2018 Council and EDA approved execution of a Development Agreement with Formacoat, LLC to build a 31,840 square foot building on 3.85 acres of the former building center site. Formacoat is a medical device contract manufacturing company. The company specializes in applying medical device coating applications. Closing on the property is scheduled for July 18, 2018.

Update

As all parties prepare to close, it has been determined that the plat will not be fully recorded with the County in time to close. Due to the Developer's need to close on its financing and acquire the property on July 18, 2018, the Developer has requested that the replatting occur after the conveyance of the property. In connection with the delay in replatting, the parties desire to amend the Development Agreement to reflect that the Developer must replat the property prior to obtaining a certificate of occupancy for the development.

Recommendation

Staff recommends Council and the EDA approve the amendment to the development agreement to allow the replatting to occur after conveyance of the property and before award of the certificate of occupancy.

CITY COUNCIL ACTION REQUESTED

Approve resolution authorizing the execution of a first amendment to the development agreement.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-100

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

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST
AMENDMENT TO DEVELOPMENT AGREEMENT**

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), that:

Section 1. Recitals.

1.01. The City and the Chaska Economic Development Authority (the "EDA") have undertaken a program to promote economic development and job opportunities, promote the development and redevelopment of land which is underutilized within the City and, in connection therewith, have established Tax Increment Financing (Redevelopment) District No. 18 (the "TIF District") within Redevelopment Project Area No. 4 (the "Project Area").

1.02. On June 18, 2018, the City and the EDA approved, and thereafter the City and the EDA and Formacoat Leasing LLC, a Minnesota limited liability company (the "Developer") entered into, a Development Agreement ,dated June 18, 2018 (the "Original Development Agreement"), in connection with the Developer's proposal to construct an approximately 31,840 square foot manufacturing facility for use in its medical device manufacturing business (the "Development") on certain property located at approximately 2960 Chaska Boulevard within the TIF District (the "Development Property").

1.03. The Original Development Agreement contemplated that the Development Property would be replatted prior to conveyance of the Development Property to the Developer. Due to the Developer's need to close on its financing and acquire the Development Property by July 20, 2018, the Developer has requested that the replatting occur after the conveyance of the Development Property. In connection with the delay in replatting, the parties desire to amend the Development Agreement to reflect that the Developer must replat the Development Property prior to obtaining a certificate of occupancy for the Development.

1.04. There has been prepared and presented to the Council for its consideration, a First Amendment to Development Agreement (the "Amendment"), stating the Developer's responsibility to replat the Development Property prior to the issuance of a certificate of occupancy for the Development.

Section 2. Approval of Amendment.

2.01. The City hereby approves the Amendment substantially in accordance with the terms set forth in the form presented to the Council, together with any related documents necessary in connection therewith, including without limitation all documents or certifications referenced in or attached to the Amendment (collectively, the "Development Documents") and hereby authorizes the Mayor and City Administrator to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Development Documents to which the City is a party, on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

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

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

2.04. The Council hereby determines that the execution and performance of the Development Documents will help realize the public purposes of the Act.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the “Amendment”) is made effective July ____, 2018, (the “Effective Date”) by and between the Chaska Economic Development Authority (the “EDA”), a body corporate and politic organized and existing under the laws of the State of Minnesota, the City of Chaska, Minnesota (the “City”), a municipal corporation under the Constitution and laws of the State of Minnesota, and Formacoat Leasing LLC, a Minnesota limited liability company (the “Developer”).

RECITALS

WHEREAS, the EDA, the City and the Developer executed a Development Agreement dated June 18, 2018 (the “Original Agreement” and together with this Amendment, the “Agreement”) providing for the redevelopment of certain property located within the City;

WHEREAS, the Original Agreement contemplated that the Development Property would be replatted prior to the Developer’s acquisition of the Development Property;

WHEREAS, the Development Property will not be replatted prior to the Developer’s acquisition of the Development Property;

WHEREAS, the EDA, the City and the Developer desire to amend the Original Agreement as provided in this Amendment to reflect that replatting will occur after the Developer has obtained fee title to the Development Property; and

WHEREAS, all capitalized terms in this Amendment shall have the meanings ascribed to them in the Original Agreement.

AGREEMENT

In consideration of the mutual covenants of the parties set out in this Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Section 3.13 of the Original Agreement shall be deleted in its entirety and replaced with the following:

Section 3.13. Replatting of Development Property. At the Developer’s sole cost and expense, and as part of the planning process, the Developer shall commence and complete the process necessary to legally replat the Development Property, subject to and in accordance with all City ordinances and procedures. The City shall not issue a certificate of occupancy for the Project until the new plat for the Development Property is recorded in the property records of the County.

2. Exhibit B. Exhibit B attached to the Original Agreement is deleted in its entirety and replaced with Exhibit A attached hereto.

3. Exhibit D. Exhibit D attached to the Original Agreement is deleted in its entirety and replaced with Exhibit B attached hereto.

4. No further amendment. Except as amended above, all other terms and conditions of the Original Agreement shall remain in full force and effect.

5. Effective Date. The amendments made to the Original Agreement, as amended by this Amendment, shall be effective as of the date hereof.

[Signatures on the following pages]

IN WITNESS WHEREOF, this Amendment has been executed as of the day and year first above written.

**CHASKA ECONOMIC DEVELOPMENT
AUTHORITY**

By: _____
Mark Windschitl
Its: President

By: _____
Matt Podhradsky
Its: Executive Director

CITY OF CHASKA, MINNESOTA

By: _____
Mark Windschitl
Its: Mayor

By: _____
Matt Podhradsky
Its: City Administrator

FORMACOAT LEASING LLC

By: _____

Its: _____

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

PRIOR TO REPLATTING:

All of Tracts I and J, together with that part of Tracts G and H lying southwesterly of a line drawn parallel with and 347.25 feet southwesterly of the northeasterly line of Tract F, all in Registered Land Survey No. 107, Carver County, Minnesota.

AFTER REPLATTING:

Lot 1, Block 1, Formacoat Addition (which will be transferred to Formacoat)

EXHIBIT B

SOURCES AND USES



Formacoat LLC
12500 Zinn Avenue
Savage, MN 55378 USA
Office: 952-895-0200 Fax: 952-895-6020
www.formacoat.com

Formacoat Amendment to Development Agreement Formacoat Chaska Site Building Project Funding Sources and Uses

July 12, 2018

The following represents the Sources and Uses being targeted for the purchase of the land and building the building and the select equipment being financed, in part, by the State of Minnesota's MIF (Minnesota Investment Fund).

Sources and Uses for Land and Building and MIF Application	MIF	Bank	Equity (describe below)	Local Government	Other (describe below)	Total
Property Acquisition			251,559	250,000		501,559
Site Improvement				205,000		205,000
New Construction (Proforma Estimate, June 2018)		3,430,645	617,796			4,048,441
Renovation of existing building						-
Purchase of M & E	100,000		200,000			300,000
Other						-
Total Project Cost	100,000	3,430,645	1,069,355	455,000	-	5,055,000
Ratios	2%	68%	21%	9%	0%	100%
Equity Descriptions: Property Acquisition: Cash; New Construction: TIF Equity; Purchase of M&E: Cash						

A handwritten signature in blue ink, appearing to read "Mark C. Gross".

Mark C. Gross, CEO

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Adopt Resolution 2018-101, Rejecting Bids for the Formacoat Site Demolition Project and Authorizing Advertisement for New Public Bids

Prepared By: Matt Clark, City Engineer

Background

Public bids were received on July 13th for the site demolition work planned for the City EDA property of which a portion of the property is planned for the new Formacoat site. The bid tabulation for this project is attached. The low bid received on the project was DRC, Inc.; however, there was an error with the bid and have requested their bid be withdrawn. The second low bid on the project was approximately 20% higher than the project estimate.

After discussing further with the future owners of the Formacoat site, the planned construction schedules allow for flexibility in completing the demolition work. Given the second low bid was higher than the project estimate, to provide the best value, staff is recommending that Council reject all bids received and rebid the project. If council agrees, public bids would again be received with a tentative award date of August 6th.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt a Resolution Rejecting All Bids Received on July 13, 2018, for the Formacoat Site Demolition Project and Authorizing Solicitation of New Bids.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA
RESOLUTION

DATE: 07/16/2018 **RESOLUTION NO.** 2018-101

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

A Resolution Rejecting Bids for the Formacoat Site Demolition Project Received on Friday, January 13, 2018 and Authorizing the Re-Advertisement of Public Bids

WHEREAS, on June 18, 2018, the Chaska City Council adopted Resolution No. 2018-80 formally approving the construction documents and authorizing the solicitation of public bids for the Formacoat Site Demolition Project;

WHEREAS, the City of Chaska held a public bid opening Friday, July 13, 2018, for said Project;

WHEREAS, pursuant to an advertisement for bids for the Formacoat Site Demolition Project, bids were opened and tabulated, according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
Low	DRC, Inc.	\$39,854.50
#2	Dahn Construction	\$163,453.55
#3	Ram Excavating	\$184,104.00
#4	Molnau Trucking, LLC	\$187,382.55
#5	Houle Excavating, LLC	\$189,945.00
#6	S. M. Hentges & Sons, Inc.	\$203,247.00
#7	Kusske Construction Com., LLC	\$215,119.25
#8	Northwest Asphalt, Inc.	\$222,559.50
#9	Kevitt Companies	\$232,663.99
#10	Frattalone Companies, Inc.	\$247,591.81
#11	Minger Construction Co., Inc.	\$260,689.25

WHEREAS, the low bid was found to be in error and was withdrawn by the contractor, DRC, Inc.;

WHEREAS, the second low bid submitted by Dahn Construction, was found to be 20% higher than the project estimate;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby reject all bids received on Friday, July 13, 2018, for the Formacoat Site Demolition Project; and

FURTHER, BE IT RESOLVED, that the City Clerk is reauthorized to prepare and cause to be published in the Chaska Herald an advertisement for new bids upon the making of such improvements under such plans and specifications. Said bid process shall adhere to all provisions of State Statute 429.041.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest _____
Deputy City Clerk



Stantec Consulting Services Inc.
2335 Highway 36 West, St. Paul MN 55113

July 13, 2018

Honorable Mayor and City Council
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Formacoat Site Demo
Stantec Project No. 193804316
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on July 13, 2018. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

Bids were received from 11 Contractors. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid
Low	DRC, Inc.	\$39,854.50
#2	Dahn Construction	\$163,453.55
#3	Ram Excavating	\$184,104.00
#4	Molnau Trucking, LLC	\$187,382.55
#5	Houle Excavating, LLC	\$189,945.00
#6	S. M. Hentges & Sons, Inc.	\$203,247.00
#7	Kusske Construction Com., LLC	\$215,119.25
#8	Northwest Asphalt, Inc.	\$222,559.50
#9	Kevitt Companies	\$232,663.99
#10	Frattalone Companies, Inc.	\$247,591.81
#11	Minger Construction Co., Inc.	\$260,689.25

The Engineer's Opinion of Probable Cost (OPC) for this project is \$130,000. The low Bidder on the Project was DRC, Inc.; however, there was an error on their bid and they are withdrawing their bid. Therefore, the lowest bid is from Dahn Construction. The bid from Dahn Construction is approximately 20% higher than the Engineer's OPC.

The City Council could consider two (2) options regarding the bids. The first option is to award the project to Dahn Construction in the amount of \$163,453.55. The second option is to reject all bids and rebid the project.



July 13, 2018
Formacoat Site Demo Bid results
Page 2 of 2

Should you have any questions, please feel free to contact me at (651) 604-4796.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Dave Ahrens, P.E.

Enclosure

Project Name: **Formacoat Site Demo**I hereby certify that this is an exact
reproduction of bids received.

City Project No.:

Stantec Project No 193804316

Bid Opening: Friday, July 13, 2018 at 10 A.M., CDT

Owner: **City of Chaska, MN**

David Ahrens, PE

License No. 21711

Bidder No. 1**Bidder No. 2****Bidder No. 3****Bidder No. 4****DRC, Inc.****Dahn Construction****RAM Excavating, Inc.****Molnau Trucking, LLC****BID TABULATION**

Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
1	MOBILIZATION	LS	1	\$800.00	\$800.00	\$10,200.00	\$10,200.00	\$18,000.00	\$18,000.00	\$3,000.00	\$3,000.00
2	BITUMINOUS SURFACING REMOVAL	LS	1	\$3,000.00	\$3,000.00	\$28,038.00	\$28,038.00	\$39,000.00	\$39,000.00	\$43,500.00	\$43,500.00
3	CONCRETE SURFACING REMOVAL	LS	1	\$5,000.00	\$5,000.00	\$30,915.00	\$30,915.00	\$39,000.00	\$39,000.00	\$83,359.00	\$83,359.00
4	CONCRETE LINEAL FOUNDATION REMOVAL	LF	2550	\$0.25	\$637.50	\$19.60	\$49,980.00	\$6.00	\$15,300.00	\$7.00	\$17,850.00
5	CONCRETE COLUMN FOUNDATION REMOVAL	EA	50	\$50.00	\$2,500.00	\$212.00	\$10,600.00	\$200.00	\$10,000.00	\$50.00	\$2,500.00
6	REMOVE CULVERT	LF	100	\$1.00	\$100.00	\$10.00	\$1,000.00	\$10.00	\$1,000.00	\$4.50	\$450.00
7	UNDERGROUND UTILITIES REMOVAL	LF	100	\$60.00	\$6,000.00	\$10.00	\$1,000.00	\$15.00	\$1,500.00	\$32.00	\$3,200.00
8	DITCH GRADING	SY	330	\$1.00	\$330.00	\$2.65	\$874.50	\$10.00	\$3,300.00	\$6.06	\$1,999.80
9	SITE GRADING	CY	1017	\$1.00	\$1,017.00	\$3.65	\$3,712.05	\$7.00	\$7,119.00	\$4.00	\$4,068.00
10	SILT FENCE, MACHINE SLICED	LF	2200	\$2.00	\$4,400.00	\$2.10	\$4,620.00	\$2.20	\$4,840.00	\$1.70	\$3,740.00
11	SEDIMENT CONTROL LOG	LF	3500	\$1.25	\$4,375.00	\$1.85	\$6,475.00	\$2.25	\$7,875.00	\$2.65	\$9,275.00
12	DITCH CHECK	LF	80	\$1.00	\$80.00	\$2.90	\$232.00	\$4.00	\$320.00	\$3.00	\$240.00
13	EROSION CONTROL BLANKET, CATEGORY 3	SY	450	\$1.00	\$450.00	\$1.75	\$787.50	\$5.00	\$2,250.00	\$2.00	\$900.00
14	RIP RAP, CLASS 2	CY	10	\$30.00	\$300.00	\$98.00	\$980.00	\$300.00	\$3,000.00	\$45.00	\$450.00
15	GEOTEXTILE FABRIC, TYPE 3	SY	30	\$1.00	\$30.00	\$2.55	\$76.50	\$10.00	\$300.00	\$3.00	\$90.00
16	TURF REINFORCEMENT MAT, CAT. 1	SY	35	\$1.00	\$35.00	\$5.80	\$203.00	\$10.00	\$350.00	\$4.95	\$173.25
17	TEMPORARY CONSTRUCTION ENTRANCE	EA	2	\$100.00	\$200.00	\$1,210.00	\$2,420.00	\$2,500.00	\$5,000.00	\$100.00	\$200.00
18	TOPSOIL BORROW (LV)	CY	475	\$16.00	\$7,600.00	\$18.00	\$8,550.00	\$42.00	\$19,950.00	\$20.00	\$9,500.00
19	SEEDING	AC	3	1000	\$3,000.00	\$930.00	\$2,790.00	\$2,000.00	\$6,000.00	\$962.50	\$2,887.50
TOTAL BASE BID					\$39,854.50		\$163,453.55		\$184,104.00		\$187,382.55

Contractor Name and Address: DRC, Inc.
4880 Clear Spring Road
Minnetonka, MN 55345Phone: 612-280-9999
Email: drettman@gmail.comSigned By: Dave Rettman
Title: President

Signed Responsible Contractor Certificate: Yes

Bid Security: Bid Bond

Addenda Acknowledged: 1

Dahn Construction Co., LLC
13135 Doyle Path East
Rosemount, MN 55068651-480-1911
brent@dahnconstruction.comKeith A. Dahn
President

Yes

Bid Bond

1

RAM Excavating, Inc.
592 Industrial Dr.
Winsted, MN 55395320-485-2844
neilk@rambuildings.comNeil Kerkuliet
Vice President

Yes

Bid Bond

1

Molnau Trucking, LLC
13050 Stewart Avenue
Norwood, MN 55368952-467-2292
molnautruckingllc@yahoo.comAnna Molnau
CEO

Yes

Bid Bond

1

BID TABULATION				Bidder No. 5		Bidder No. 6		Bidder No. 7		Bidder No. 8	
				Houle Excavating, LLC		S. M. Hentges & Sons, Inc.		Kusske Construction Company, LLC		Northwest Asphalt, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
1	MOBILIZATION	LS	1	\$5,800.00	\$5,800.00	\$15,200.00	\$15,200.00	\$10,500.00	\$10,500.00	\$17,000.00	\$17,000.00
2	BITUMINOUS SURFACING REMOVAL	LS	1	\$49,000.00	\$49,000.00	\$29,200.00	\$29,200.00	\$33,865.00	\$33,865.00	\$48,000.00	\$48,000.00
3	CONCRETE SURFACING REMOVAL	LS	1	\$49,000.00	\$49,000.00	\$37,900.00	\$37,900.00	\$97,330.00	\$97,330.00	\$57,555.00	\$57,555.00
4	CONCRETE LINEAL FOUNDATION REMOVAL	LF	2550	\$14.00	\$35,700.00	\$21.50	\$54,825.00	\$10.50	\$26,775.00	\$7.50	\$19,125.00
5	CONCRETE COLUMN FOUNDATION REMOVAL	EA	50	\$50.00	\$2,500.00	\$410.00	\$20,500.00	\$130.00	\$6,500.00	\$350.00	\$17,500.00
6	REMOVE CULVERT	LF	100	\$10.00	\$1,000.00	\$15.00	\$1,500.00	\$8.00	\$800.00	\$10.00	\$1,000.00
7	UNDERGROUND UTILITIES REMOVAL	LF	100	\$25.00	\$2,500.00	\$10.00	\$1,000.00	\$5.00	\$500.00	\$10.00	\$1,000.00
8	DITCH GRADING	SY	330	\$3.00	\$990.00	\$2.50	\$825.00	\$3.00	\$990.00	\$10.00	\$3,300.00
9	SITE GRADING	CY	1017	\$5.00	\$5,085.00	\$6.00	\$6,102.00	\$6.50	\$6,610.50	\$13.50	\$13,729.50
10	SILT FENCE, MACHINE SLICED	LF	2200	\$2.00	\$4,400.00	\$2.00	\$4,400.00	\$2.25	\$4,950.00	\$2.00	\$4,400.00
11	SEDIMENT CONTROL LOG	LF	3500	\$2.00	\$7,000.00	\$2.50	\$8,750.00	\$1.75	\$6,125.00	\$4.50	\$15,750.00
12	DITCH CHECK	LF	80	\$15.00	\$1,200.00	\$6.00	\$480.00	\$1.75	\$140.00	\$10.00	\$800.00
13	EROSION CONTROL BLANKET, CATEGORY 3	SY	450	\$2.50	\$1,125.00	\$2.00	\$900.00	\$1.60	\$720.00	\$2.00	\$900.00
14	RIP RAP, CLASS 2	CY	10	\$60.00	\$600.00	\$120.00	\$1,200.00	\$85.00	\$850.00	\$100.00	\$1,000.00
15	GEOTEXTILE FABRIC, TYPE 3	SY	30	\$1.50	\$45.00	\$4.00	\$120.00	\$2.00	\$60.00	\$10.00	\$300.00
16	TURF REINFORCEMENT MAT, CAT. 1	SY	35	\$20.00	\$700.00	\$11.00	\$385.00	\$5.25	\$183.75	\$10.00	\$350.00
17	TEMPORARY CONSTRUCTION ENTRANCE	EA	2	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00	\$1,200.00	\$2,400.00	\$1,700.00	\$3,400.00
18	TOPSOIL BORROW (LV)	CY	475	\$28.00	\$13,300.00	\$28.00	\$13,300.00	\$28.00	\$13,300.00	\$32.00	\$15,200.00
19	SEEDING	AC	3	\$3,000.00	\$9,000.00	\$1,420.00	\$4,260.00	\$840.00	\$2,520.00	\$750.00	\$2,250.00
TOTAL BASE BID				\$189,945.00		\$203,247.00		\$215,119.25		\$222,559.50	
Contractor Name and Address:				Houle Excavating, LLC 15387 Hwy. 115 Little Falls, MN 56345		S. M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352		Kusske Construction Co., LLC 424 N. Chestnut St. #204 Chaska, MN 55318		Northwest Asphalt, Inc. 1451 Stagecoach Rd. Shakopee, MN 55379	
Phone:				320-630-0964		952-492-5700		952-448-3321		952-445-1003	
Email:				houle.excavating@gmail.com		jay.hembroff@smhentges.com		jason@kusskeconstruction.com		tonyk@nwasphalt.net	
Signed By:				Jacob Houle		Nathan Hentges		Jason Kusske		Tony Kaufyhold	
Title:				Individual		Business Director				Project Manager	
Signed Responsible Contractor Certificate:				Yes		Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1		1		1		1	

BID TABULATION				Bidder No. 9		Bidder No. 10		Bidder No. 11	
				Kevitt Companies		Frattalone Companies, Inc.		Minger Construction Co., Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:									
1	MOBILIZATION	LS	1	\$6,400.00	\$6,400.00	\$23,603.40	\$23,603.40	\$10,750.00	\$10,750.00
2	BITUMINOUS SURFACING REMOVAL	LS	1	\$47,850.00	\$47,850.00	\$21,250.01	\$21,250.01	\$55,500.00	\$55,500.00
3	CONCRETE SURFACING REMOVAL	LS	1	\$48,994.00	\$48,994.00	\$90,210.00	\$90,210.00	\$95,000.00	\$95,000.00
4	CONCRETE LINEAL FOUNDATION REMOVAL	LF	2550	\$19.28	\$49,164.00	\$12.30	\$31,365.00	\$11.00	\$28,050.00
5	CONCRETE COLUMN FOUNDATION REMOVAL	EA	50	\$200.00	\$10,000.00	\$130.00	\$6,500.00	\$650.00	\$32,500.00
6	REMOVE CULVERT	LF	100	\$10.18	\$1,018.00	\$5.70	\$570.00	\$7.25	\$725.00
7	UNDERGROUND UTILITIES REMOVAL	LF	100	\$20.00	\$2,000.00	\$9.50	\$950.00	\$23.50	\$2,350.00
8	DITCH GRADING	SY	330	\$1.62	\$534.60	\$9.70	\$3,201.00	\$5.00	\$1,650.00
9	SITE GRADING	CY	1017	\$4.16	\$4,230.72	\$5.45	\$5,542.65	\$5.25	\$5,339.25
10	SILT FENCE, MACHINE SLICED	LF	2200	\$3.15	\$6,930.00	\$2.00	\$4,400.00	\$1.75	\$3,850.00
11	SEDIMENT CONTROL LOG	LF	3500	\$4.25	\$14,875.00	\$1.90	\$6,650.00	\$1.75	\$6,125.00
12	DITCH CHECK	LF	80	\$10.00	\$800.00	\$1.90	\$152.00	\$1.75	\$140.00
13	EROSION CONTROL BLANKET, CATEGORY 3	SY	450	\$2.35	\$1,057.50	\$1.35	\$607.50	\$1.65	\$742.50
14	RIP RAP, CLASS 2	CY	10	\$60.00	\$600.00	\$168.00	\$1,680.00	\$65.00	\$650.00
15	GEOTEXTILE FABRIC, TYPE 3	SY	30	\$5.00	\$150.00	\$8.15	\$244.50	\$10.00	\$300.00
16	TURF REINFORCEMENT MAT, CAT. 1	SY	35	\$10.00	\$350.00	\$90.25	\$3,158.75	\$5.50	\$192.50
17	TEMPORARY CONSTRUCTION ENTRANCE	EA	2	\$2,057.06	\$4,114.12	\$2,390.00	\$4,780.00	\$725.00	\$1,450.00
18	TOPSOIL BORROW (LV)	CY	475	\$26.71	\$12,687.25	\$86.50	\$41,087.50	\$27.00	\$12,825.00
19	SEEDING	AC	3	\$6,969.60	\$20,908.80	\$546.50	\$1,639.50	\$850.00	\$2,550.00
TOTAL BASE BID					\$232,663.99		\$247,591.81		\$260,689.25
Contractor Name and Address:				Kevitt Companies 3335 Pennsylvania Ave. N Crystal, MN		Frattalone Companies, Inc. 3205 Spruce Street St. Paul, MN 55117		Minger Construction Co., Inc. 620 Corporate Dr. Jordan, MN 55352	
Phone:				763-355-4414		651-484-0448		952-368-9200	
Email:				tylerj@kevittexcavating.com		chrisn@frattaloneco.com		lukem@mingerconst.com	
Signed By:				Luis Berrossid		Chris Niemand		Luke Minger	
Title:				Project Manager		Estimator/Project Manager		President	
Signed Responsible Contractor Certificate:				Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				1		1		1	

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Brewery Project - Construction Plans for Utility Extensions

Prepared By: Matt Clark, City Engineer

The City EDA in working with Carver County has planned for a potential redevelopment opportunity with a new use of the former Carver County Public Works garage facility located off of County Road 61. Chaska now has a letter of intent for new ownership for use of the site that require public sewer and water utilities. Attached with this report is a copy of the construction plans and exhibit that outlines the proposed utility extensions.

Total project costs for the utility extension are estimated at \$280,000. City Trunk funds along with WAC/SAC charges are the upfront sources for payment of the utility extension for the Brewery Site at the former Carver County Public Works garage. The balance of reimbursements are programmed with future redevelopment of the total loss site area and connection charges which are estimated to generate just over \$300,000.

The City has obtained all necessary easements to perform the work and the project is proposed to be constructed in late summer/early fall this year in efforts to meet the new owners schedule for repurposing the building.

The construction plans are complete and attached for Council's consideration.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt a Resolution Approving the Construction Documents for the utility extensions to the former Carver County Garage and Authorizing the Solicitation of Public Bids.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-102

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

**A RESOLUTION APPROVING CONSTRUCTION DOCUMENTS FOR THE BREWERY
REDEVELOPMENT PROJECT AT THE FORMER CARVER COUNTY PUBLIC WORKS SITE
AND AUTHORIZING THE SOLICITATION OF PUBLIC BIDS**

WHEREAS, on January 9, 2017, City Council adopted Resolution No. 2017-02 authorizing the EDA President and Executive Director to execute a Purchase Agreement with Carver County and a Purchase and Development Agreement with MSP/Chaska, LLC for property addressed as 850 Chaska Boulevard;

WHEREAS, on November 20, 2017, Council adopted Resolution 2017-126, approving a Conditional Use Permit (CUP) and Resolution No. 2017-129, creating a Tax Increment Financing (TIF) District to support a brewery to operate at 850 Chaska Boulevard;

WHEREAS, on July 16, 2018, Council adopted a Resolution approving and authorizing the execution of an Amended and Restated Purchase Agreement between the Chaska EDA, Carver County and MSP/850 LLC;

WHEREAS, the agreement stipulates that public water and sewer utilities be extended to serve the site;

WHEREAS, the City Engineer has had prepared plans and specifications for the utilities extension project and presented such plans and specifications to the Council for approval;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota:

1. Such plans and specifications as prepared by Stantec, copies of which are attached hereto and made a part hereof, are hereby approved;
2. Further, the City Clerk shall prepare and cause to be published in the Chaska Herald an advertisement for bids upon the making of such improvements under such approved plans and specifications.

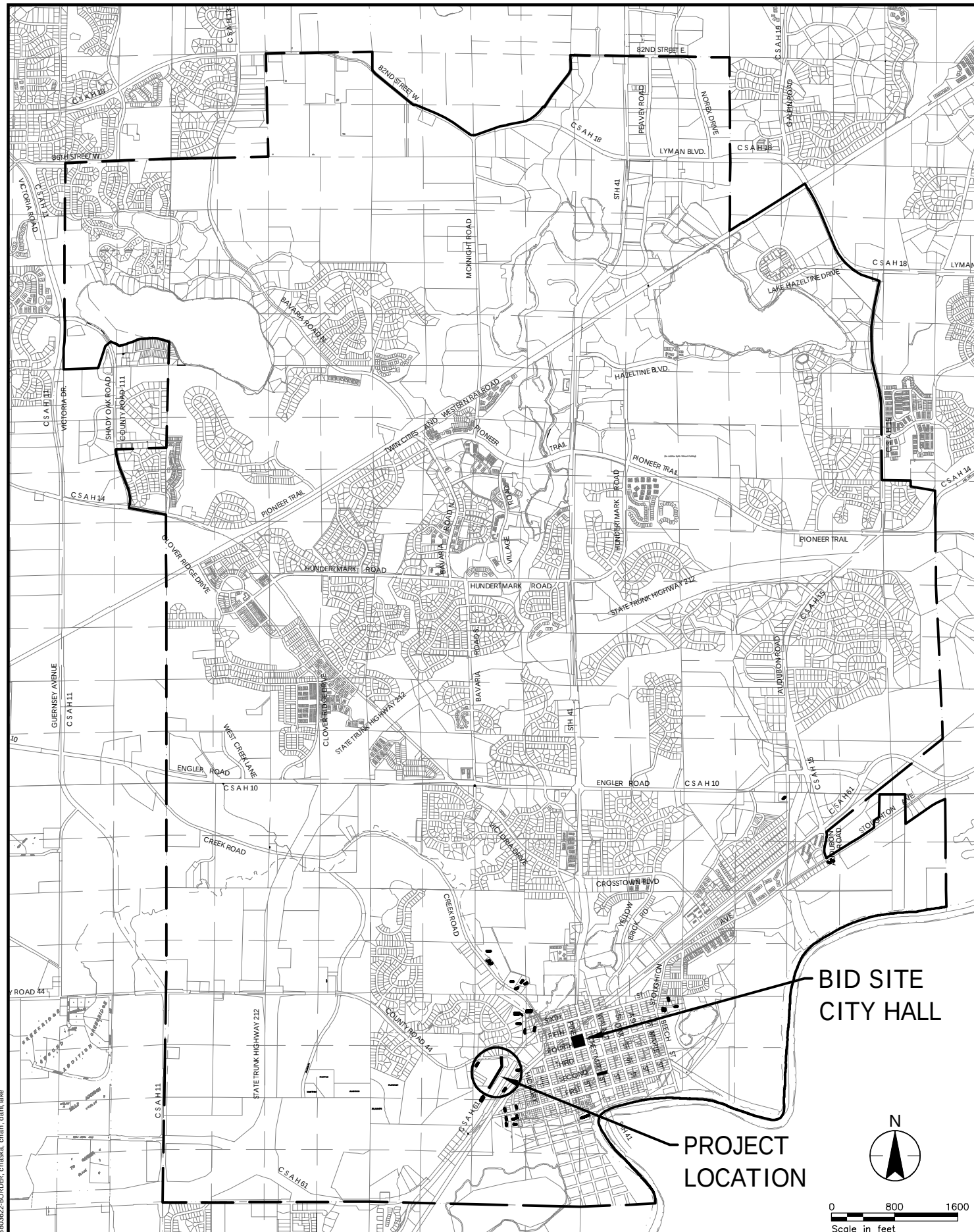
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota,

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



CITY OF CHASKA

FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENSION

GENERAL

- | | |
|-------|---|
| G1.01 | TITLE SHEET, LOCATION PLAN, SHEET INDEX |
| G1.02 | PLAN LEGEND |
| G1.03 | PROJECT GENERAL NOTES |

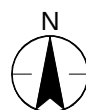
PROJECT AREA

- | | |
|---------------|--|
| C0.01 | EXISTING CONDITIONS & REMOVALS |
| C2.01 | EROSION CONTROL & TURF ESTABLISHMENT |
| C2.02 | SWPPP |
| C4.01 | SANITARY SEWER & WATER MAIN PLAN AND PROFILE |
| C5.01 | STORM SEWER PLAN AND PROFILE |
| C6.01 | DRIVEWAY AND PARKING LOT RESTORATION |
| C8.01 - C8.02 | STANDARD DETAILS |

TOTAL SHEETS: 11

- BID SITE
CITY HALL

- PROJECT LOCATION



0 800 1600
Scale in feet



**Know what's below.
Call before you dig.**
CALL GOPHER ONE CALL
BEFORE DIGGING AT 811

7. Adopt Resolution 2018-102, Brewery

Page 4 of 15

Packet Page 216 of...

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

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A FULLY LICENSED ENGINEER
UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: ERIC S. LEMBKE

SIGNATURE: *Eric Lembke*

DATE: 7/11/2018 LIC. NO.: 42748

CITY OF CHASKA, MINNESOTA
FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENSION
TITLE SHEET, LOCATION PLAN, SHEET INDEX

NO	REVISION	DATE
SURVEY	PJE	
DRAWN	PJW	
DESIGNED	PJW/ESL	
CHECKED	ESL	
APPROVED	ESL	
PROJ. NO.	193803800	
SHEET NUMBER G1.01		

	STORM SEWER APRON
	BASKETBALL POST
	BARRICADE PERMANENT
	BENCH
	BOOSTER STATION
	BUILDING LOWEST OPENING
	BURIAL CONTROL MONUMENT
	BUSH DECIDUOUS
	CATCH BASIN BEEHIVE
	CURB BOX
	CATCH BASIN
	COLUMN
	CONTROL BOX SIGNAL
	CLEAN OUT (SEWER)
	CULVERT END
	DRINKING FOUNTAIN
	ENERGY DISSIPATER
	FLAG POLE
	FUEL PUMP
	GUY WIRE
	GRILL
	HANDICAP SPACE
	HANDHOLE
	FIRE HYDRANT
	HYDRANT PVMNT MARKER (RE
	HYDRANT VALVE
	INLET (SMALL DIA.)
	LIFT STATION CONTROL PANEL
	LIFT STATION DRY WELL
	LIFT STATION WET WELL
	LIGHT YARD
	LOOP DETECTOR
	MAIL BOX
	MAIL RELAY BOX
	MANHOLE-AIR RELEASE
	MANHOLE-HEAT
	MANHOLE-GAS
	MANHOLE-POWER
	MANHOLE-SANITARY SEWER
	MANHOLE-STORM SEWER
	MANHOLE-COMMUNICATIONS
	MANHOLE-UNKNOWN
	MANHOLE-WATER
	METER POWER
	METER GAS
	ORDINARY HIGH WATER MARK
	OUTLET CONTROL STRUCTURE
	PARKING METER
	PEDESTRIAN PUSH BUTTON
	PEDESTAL POWER
	PEDESTAL CATV
	PEDESTAL COMMUNICATIONS
	POST INDICATOR VALVE

AIR CONTROL X	AERIAL CONTROL POINT
BS	BACKSIGHT CONTROL POINT
GPS	GPS CONTROL POINT
JLM	JUDICIAL LAND MONUMENT
M	MONUMENT COMPUTED
●	MONUMENT IRON FOUND
○	MONUMENT IRON SET
R	RESECTED POINT
■	ROW MONUMENT
R/W POST	ROW MARKER POST
●	SECTION CORNER
TS	TRAVERSE CONTROL POINT
BM	BENCH MARK LOCATION

	BOLLARD
	SANITARY CLEANOUT
	MANHOLE
	SANITARY OR STORM LIFT STATION
	STORM SEWER BEEHIVE CATCH BASIN
	STORM SEWER CATCH BASIN
	STORM SEWER FLARED END SECTION
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER REDUCER
	VALVE
	RIP RAP
	DRAINAGE FLOW
	PEDESTRIAN RAMP

CTV-D	CTV-D	CTV-D	CABLE TV QUALITY LEVEL D
CTV-C	CTV-C	CTV-C	CABLE TV QUALITY LEVEL C
CTV-B	CTV-B	CTV-B	CABLE TV QUALITY LEVEL B
CTV-A	CTV-A	CTV-A	CABLE TV QUALITY LEVEL A
FO-D	FO-D	FO-D	FIBER OPTIC QUALITY LEVEL D
FO-C	FO-C	FO-C	FIBER OPTIC QUALITY LEVEL C
FO-B	FO-B	FO-B	FIBER OPTIC QUALITY LEVEL B
FO-A	FO-A	FO-A	FIBER OPTIC QUALITY LEVEL A
E-D	E-D	E-D	POWER QUALITY LEVEL D
E-C	E-C	E-C	POWER QUALITY LEVEL C
E-B	E-B	E-B	POWER QUALITY LEVEL B
E-A	E-A	E-A	POWER QUALITY LEVEL A
G-D	G-D	G-D	GAS QUALITY LEVEL D
G-C	G-C	G-C	GAS QUALITY LEVEL C
G-B	G-B	G-B	GAS QUALITY LEVEL B
G-A	G-A	G-A	GAS QUALITY LEVEL A
C-D	C-D	C-D	COMMUNICATION QUALITY LEVEL D
C-C	C-C	C-C	COMMUNICATION QUALITY LEVEL C
C-B	C-B	C-B	COMMUNICATION QUALITY LEVEL B
C-A	C-A	C-A	COMMUNICATION QUALITY LEVEL A
OHP	OHP	OHP	OVERHEAD POWER
OHC	OHC	OHC	OVERHEAD COMMUNICATION
OHU	OHU	OHU	OVERHEAD UTILITIES

	RETAINING WALL
	FENCE - BARBED WIRE
	FENCE - CHAIN LINK
	FENCE - DECORATIVE
	FENCE - STOCKADE
	FENCE - WOOD
	FENCE - ELECTRIC
	GUARD RAIL
	TREE LINE
	WETLAND

	BOUNDARY
	NEW CENTERLINE
	EXISTING CENTERLINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	FLOOD PLAIN BOUNDARY
	EXISTING LOT LINE
	NEW LOT LINE
	EXISTING RIGHT-OF-WAY
	NEW RIGHT-OF-WAY
	SETBACK LINE

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	WATER MAIN
	WATER SERVICE

— FM — FM — FM —	FORCE MAIN
— > —	SANITARY SEWER
— > —	SANITARY SERVICE
— — — — —	STORM SEWER DRAINTILE
— > —	STORM SEWER
— —	WATER MAIN
— —	WATER SERVICE
— [Hatched Box] —	PIPE CASING

Diagram illustrating the relative vertical positions of various underground utilities:

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

 EXISTING
 NEW
 FUTURE
 DEMOLITION

[illegible]

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CL	CENTER LINE
CL.	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

EXISTING	NEW	DEMOLITION	SECTION
CONCRETE	CONCRETE	CONCRETE	EARTH
ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ROCK
PAVERS	PAVERS	PAVERS	SAND
			GRAVEL

1. Sawcut bituminous driveway construction limits marked in field by engineer.
2. Tree removals shown on plan are approximate. Trees that are to be removed will be marked by Engineer in the field. Payment shall be made by the lump sum bid unit price on the project. No additional compensation will be made for trees not shown on the drawings regardless of size and location.
3. Prune all tree roots exposed to or damaged by construction.

- ALL PVC PIPE SHALL BE SDR 26 UNLESS OTHERWISE NOTED.
- STATIONING IN PROFILE REFLECTS PIPE STATIONING.

- ALL RCP STORM SEWER IS CLASS 5 UNLESS OTHERWISE NOTED
- SEE EXISTING CONDITIONS/REMOVALS SHEETS FOR PRIVATE UTILITY LOCATIONS.

- ALL PVC PIPE SHALL BE C-900 DR 18 UNLESS OTHERWISE NOTED.
- WATER MAIN SHALL HAVE 7.5' MINIMUM COVER. WATER MAIN OVER DEPTH IS INCIDENTAL.
- HYDRANT ELEVATIONS ARE TO TOP NUT.

THE SUBSURFACE UTILITY INFORMATION ON THIS PLAN IS SHOWN TO UTILITY QUALITY LEVEL IN ACCORDANCE WITH LEGEND PROVIDED BELOW. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CII/ASCE 38-02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA. UTILITY DESIGNATIONS ARE SHOWN ON DRAWING G.02.

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS.

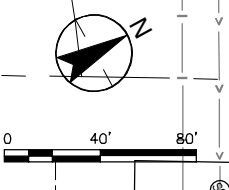
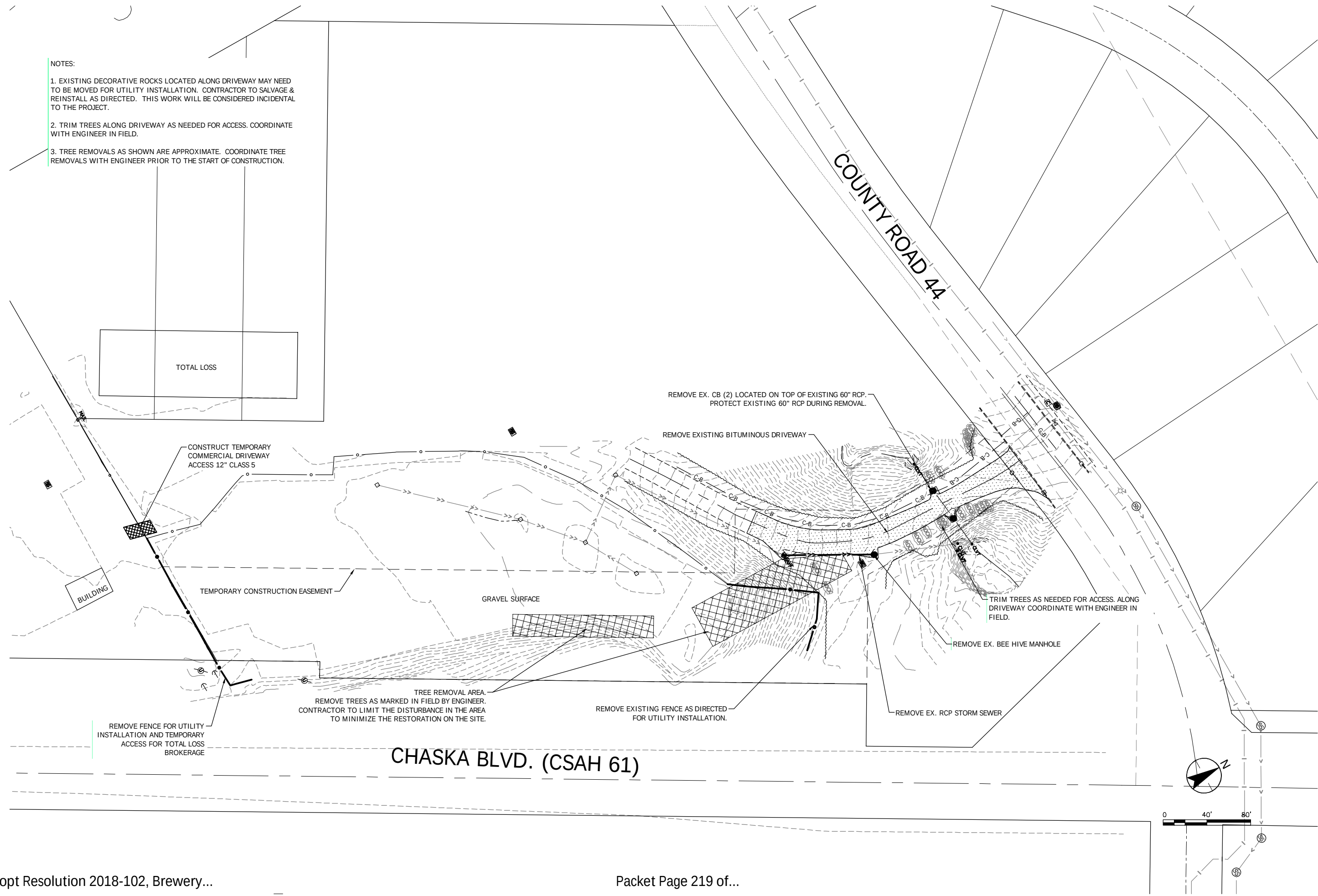
PRIVATE UTILITIES ARE SHOWN IN THE LOCATIONS PROVIDED BY THE OWNER PRIOR TO CONSTRUCTION.

STRUCTURE SCHEDULE								
STRUCTURE NUMBER	TYPE	STRUCTURE DIA.	RIM	INVERT	PIPE SIZE	CASTING	DETAIL	COMMENTS
MH1	SAN MH	48"		750.29-N	10" PVC	R-1642-B	SAN-4	DROP MANHOLE
				750.62-S	8" PVC			
				756.50-S	8" PVC			
MH2	SAN MH	48"		766.45-N	8" PVC	R-1642-B	SAN-4	DROP MANHOLE
				766.48-SW	8" PVC			
				770.38-SW	8" PVC			
MH3	SAN MH	48"		772.65-SW	8" PVC	R-1642-B	SAN-1	
				772.55-NE	8" PVC			
MH4	SAN MH	48"		774.13-NE	8" PVC	R-1642-B	SAN-2	
				774.23-SW	8" PVC			
				774.23-W FUTURE	8" PVC			
STUB	STUB	----	----	774.55	8" PVC			
CBMH1	CBMH	48"	766.84	763.18-NE	15" RCP	R-4341-A	STO-5	
				763.18-SW	15" RCP			
CBMH2	CBMH	48"	764.8	756.24- TOP OF 60" RCP	----	R-4341-A	C5.01	CATCH BASIN MANHOLE SPECIAL
CBMH3	CBMH	48"	763.51	754.75- TOP OF 60" RCP	----	R-4341-A	C5.01	CATCH BASIN MANHOLE SPECIAL

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. NO USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

- NOTES:
- 1. EXISTING DECORATIVE ROCKS LOCATED ALONG DRIVEWAY MAY NEED TO BE MOVED FOR UTILITY INSTALLATION. CONTRACTOR TO SALVAGE & REINSTALL AS DIRECTED. THIS WORK WILL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 - 2. TRIM TREES ALONG DRIVEWAY AS NEEDED FOR ACCESS. COORDINATE WITH ENGINEER IN FIELD.
 - 3. TREE REMOVALS AS SHOWN ARE APPROXIMATE. COORDINATE TREE REMOVALS WITH ENGINEER PRIOR TO THE START OF CONSTRUCTION.

TOTAL LOSS		



2335 Highway 36 W
St. Paul, MN 55113
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HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: ERIC S. LEMBE
SIGNATURE: *Eric Lembe*
DATE: 7/11/2018 LC NO. 42788

CITY OF CHASKA, MINNESOTA

FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENSION

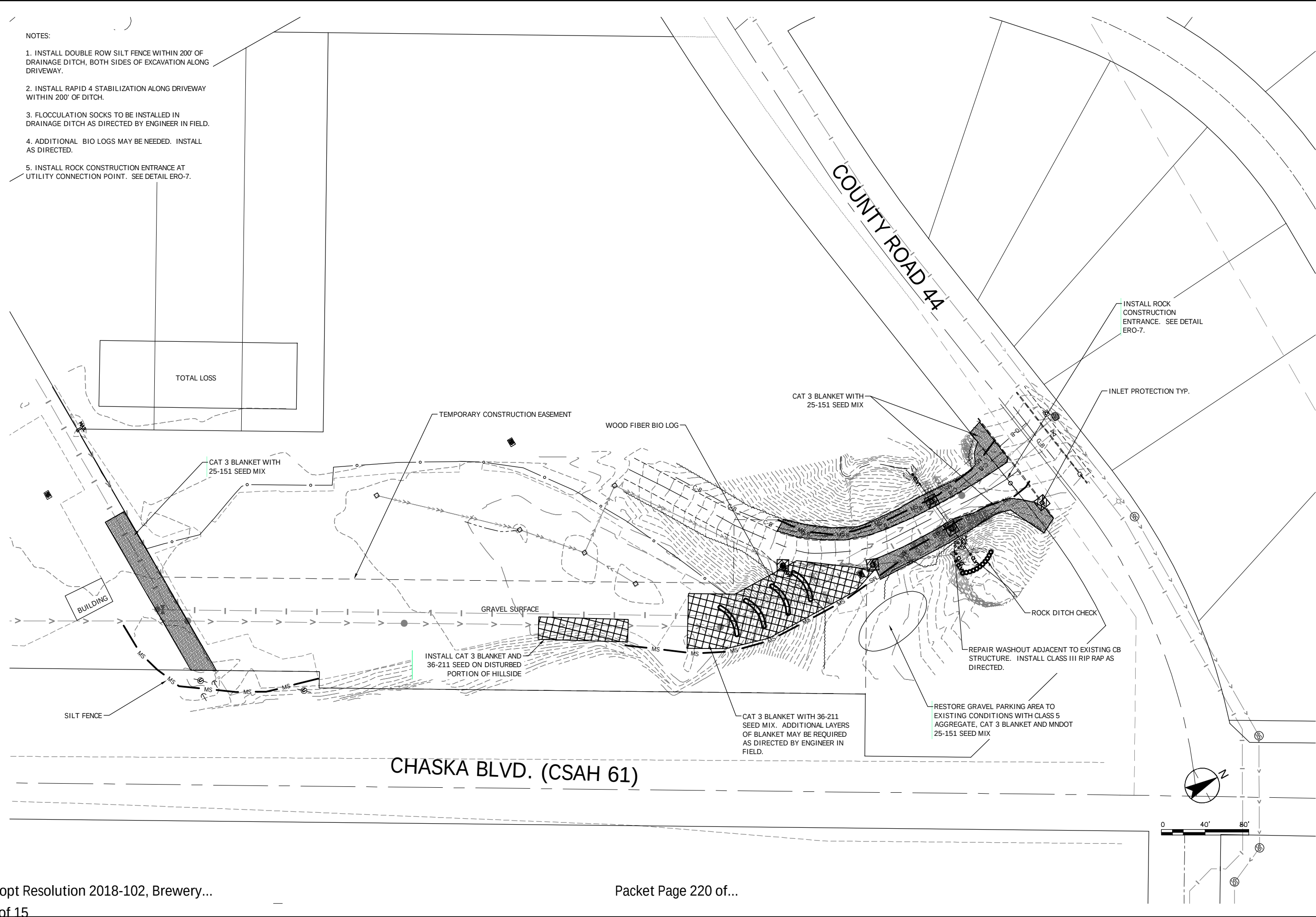
EXISTING CONDITIONS & REMOVALS

NO	REVISION	DATE

SURVEY	PJE
DRAWN	PJW
DESIGNED	PJW/ESL
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193803800
SHEET NUMBER	C0.01

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Date: 7/11/2018 - 12:00pm
Drawing Name: V:\19380\active\19380\8800-CAD\DWG\19380\8800-C200.dwg
Drawing Title: 19380\8800-C200.dwg
Drawing Number: 19380\8800-C200.dwg
Drawing Date: 7/11/2018 - 12:00pm



- NOTES:
1. INSTALL DOUBLE ROW SILT FENCE WITHIN 200' OF DRAINAGE DITCH, BOTH SIDES OF EXCAVATION ALONG DRIVEWAY.
 2. INSTALL RAPID 4 STABILIZATION ALONG DRIVEWAY WITHIN 200' OF DITCH.
 3. FLOCCULATION SOCKS TO BE INSTALLED IN DRAINAGE DITCH AS DIRECTED BY ENGINEER IN FIELD.
 4. ADDITIONAL BIO LOGS MAY BE NEEDED. INSTALL AS DIRECTED.
 5. INSTALL ROCK CONSTRUCTION ENTRANCE AT UTILITY CONNECTION POINT. SEE DETAIL ERO-7.



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PRINT NAME: ERIC S. LEMBE
SIGNATURE: *Eric Lembe*
DATE: 7/11/2018 LC NO. 42768

CITY OF CHASKA, MINNESOTA

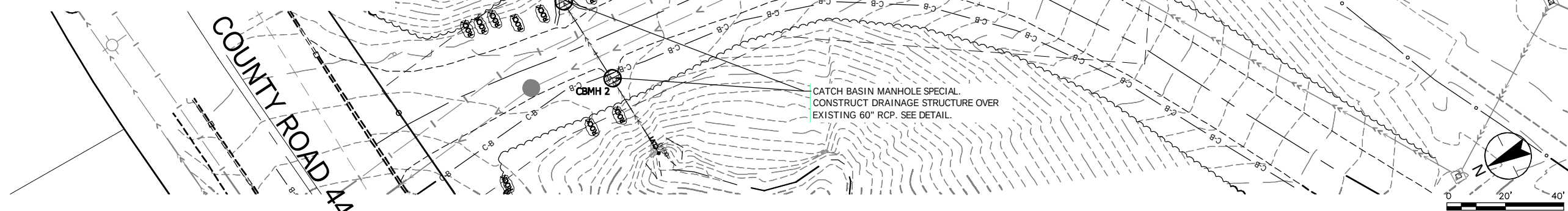
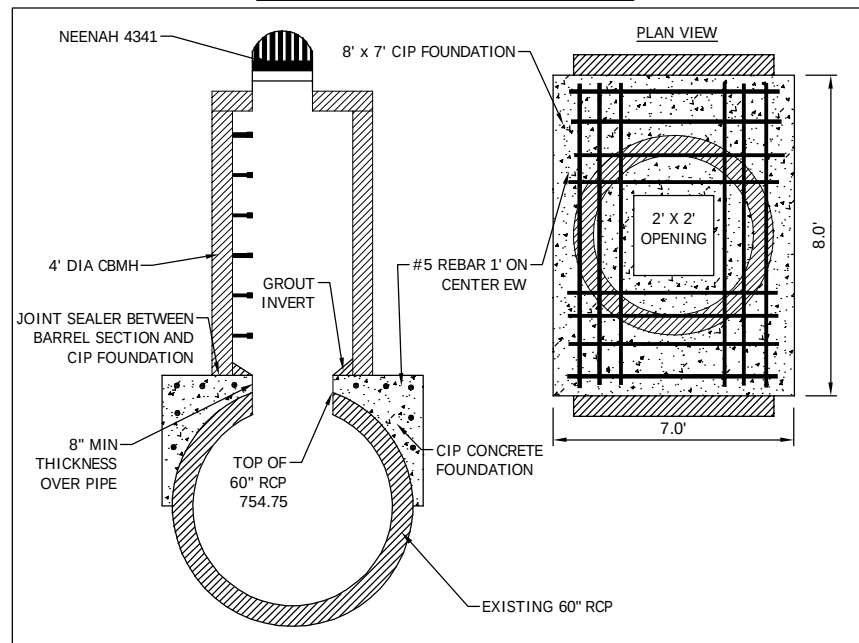
FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENSION

EROSION CONTROL AND TURE ESTABLISHMENT

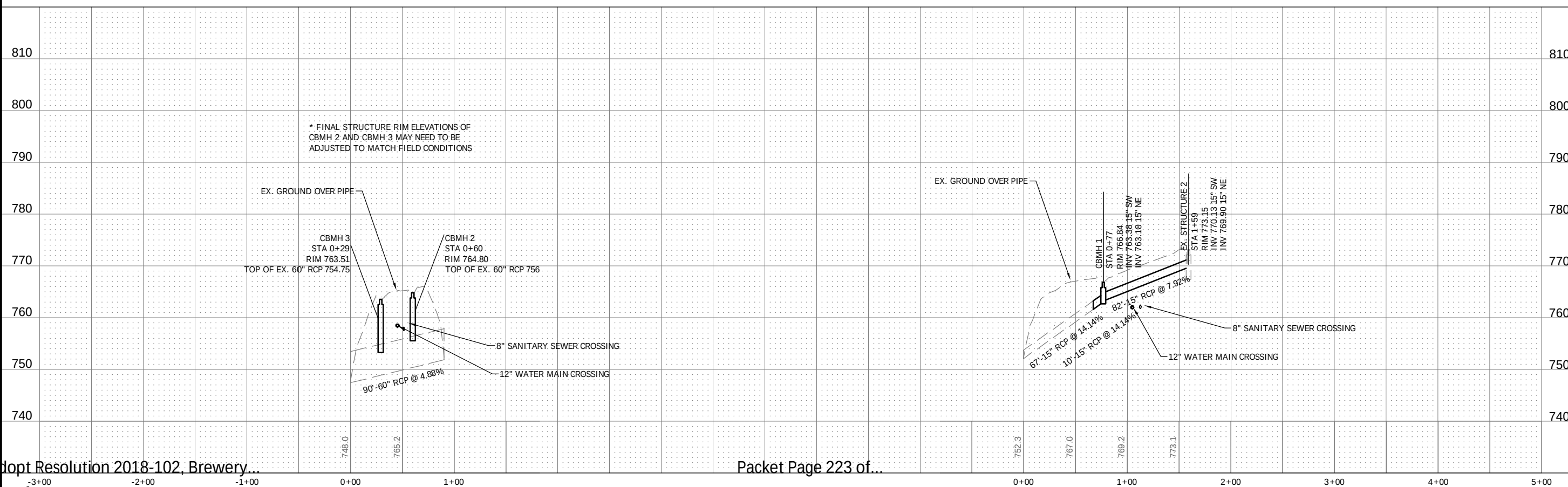
NO	REVISION	DATE

SURVEY	PJE
DRAWN	PJW
DESIGNED	PJW/ESL
CHECKED	ESL
APPROVED	ESL
PROJ. NO.	193803800
SHEET NUMBER	C2.01

CBMH 2 & CBMH 3 DETAIL



SANITARY SEWER EXTENSION

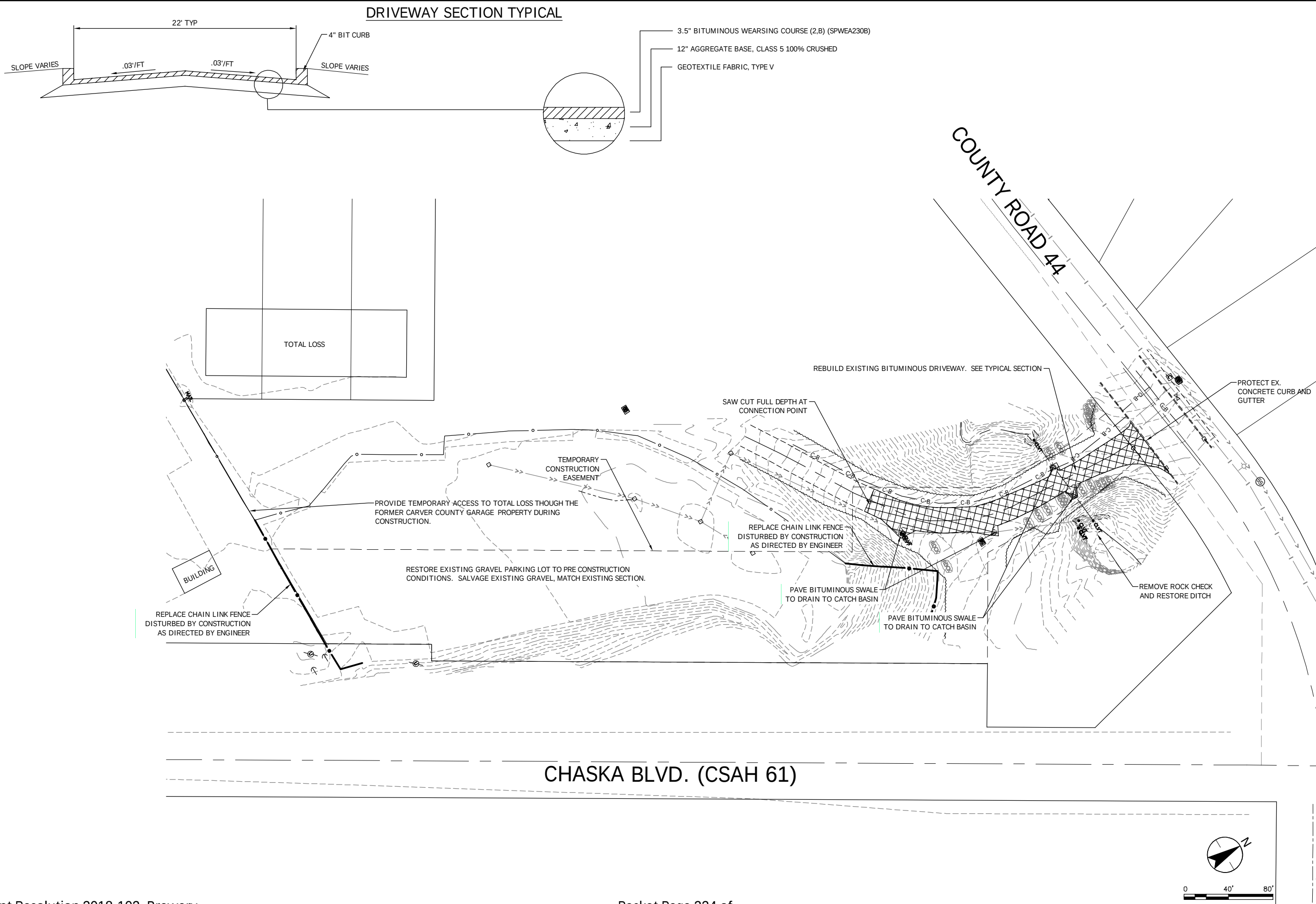


THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. NO REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

7. Urban Adopt Resolution 2018-102, Brewery...
Page 12 of 15

Date: 7/11/2018 - 12:05pm
Drawing Name: V:\19380\active\19380\800-CAD\DWG\19380\800-C600.dwg
User: jls
Plot: 19380\800.dwg

Packet Page 224 of...



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PRINT NAME: ERIC S. LEMBE
SIGNATURE: *Eric Lembe*
DATE: 7/11/2018 LC NO. 42788

CITY OF CHASKA, MINNESOTA

FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENSION

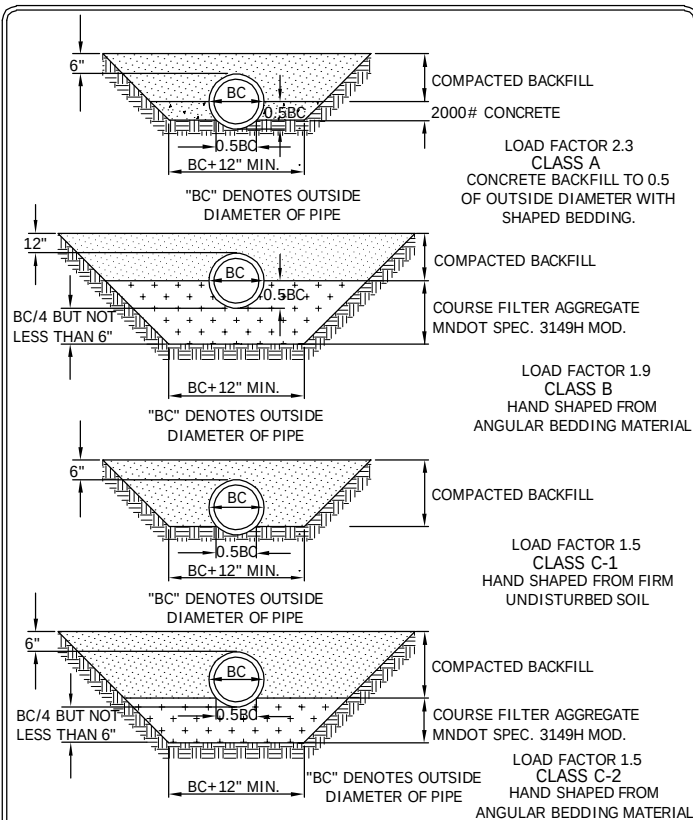
DRIVEWAY AND PARKING LOT RESORATION

NO	REVISION	DATE

SURVEY: PJE
DRAWN: PJW
DESIGNED: PJW/ESL
CHECKED: ESL
APPROVED: ESL

PROJ. NO. 193803800

SHEET NUMBER
C6.01

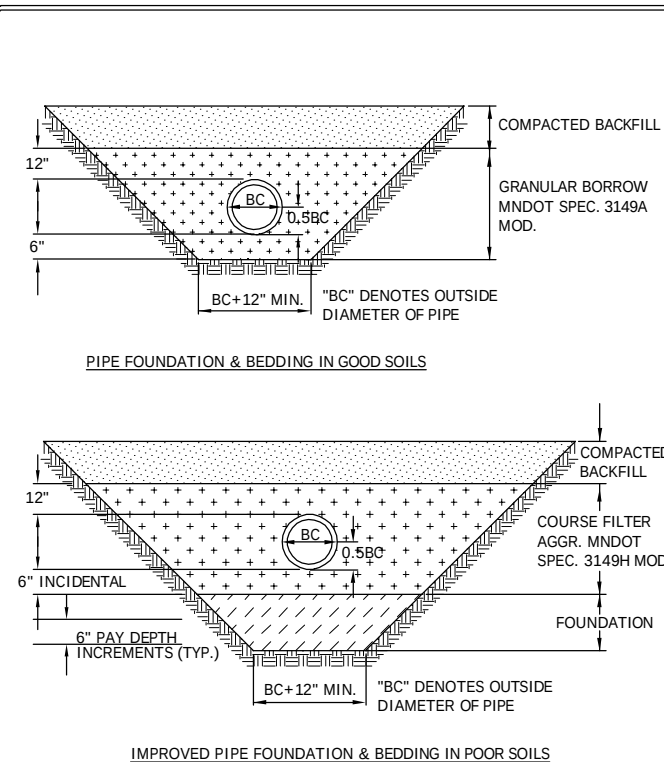


BEDDING METHODS
FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

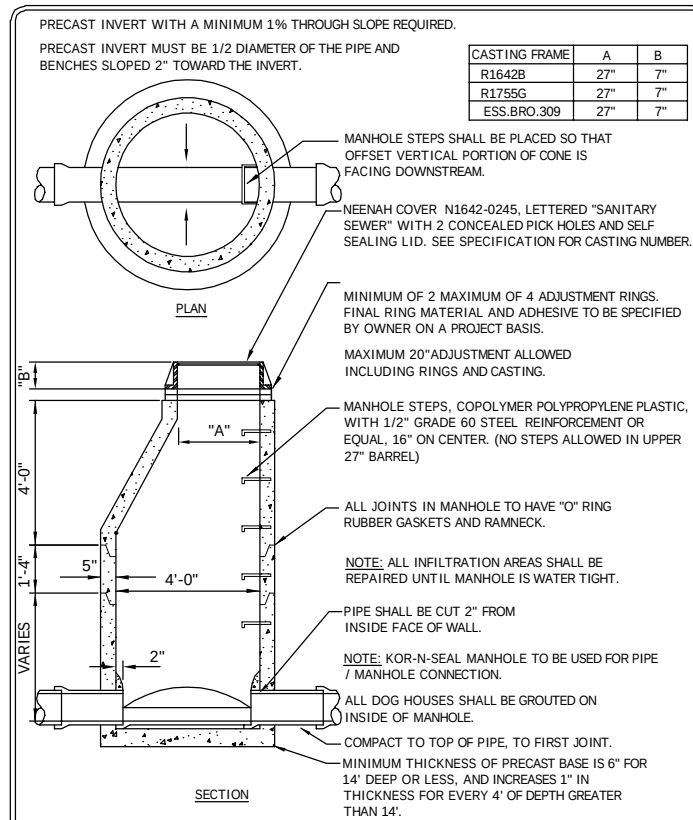
PLATE NO.
GEN-6



BEDDING METHODS FOR PVC
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

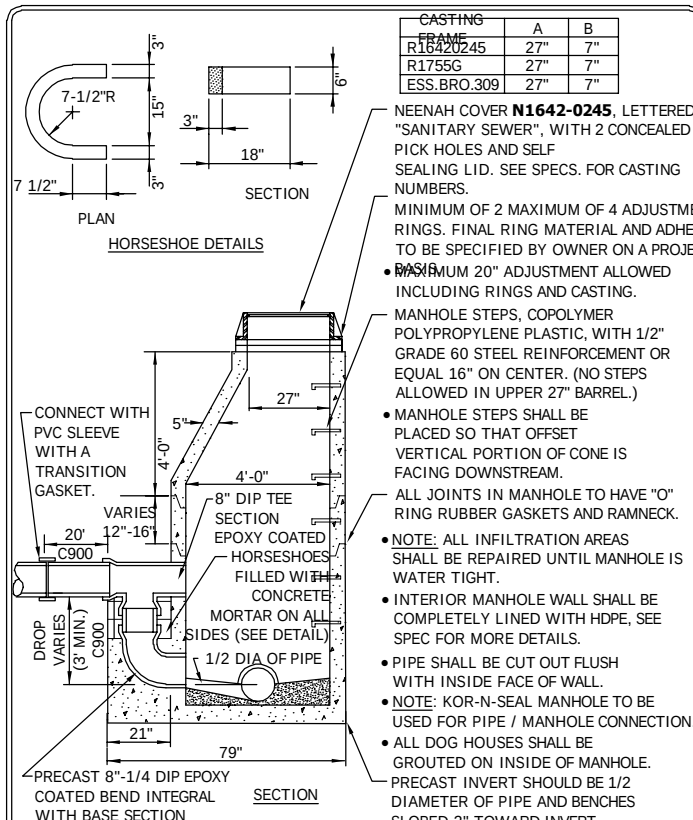
PLATE NO.
GEN-7



SANITARY SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION
JUNE 2013

PLATE NO.
SAN-1

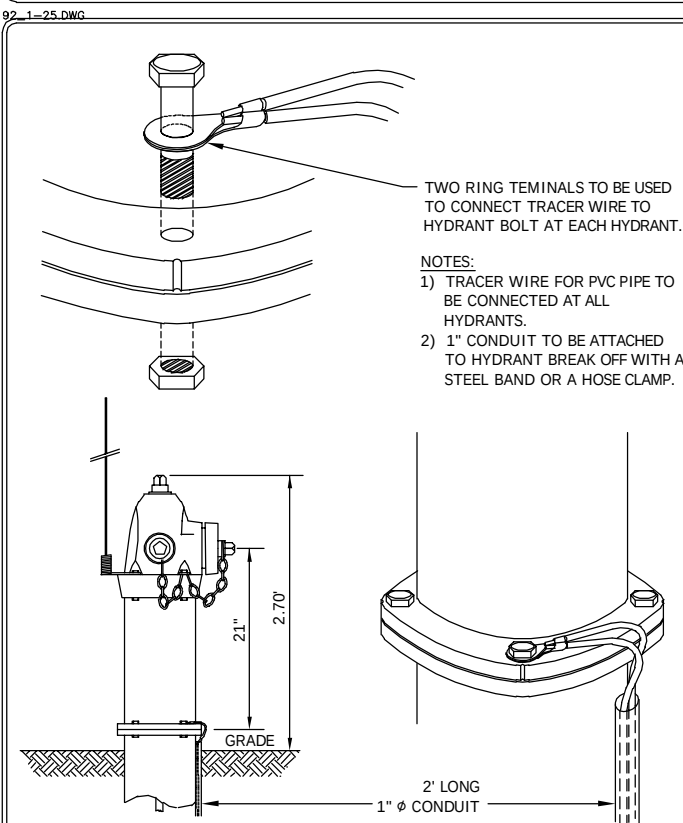


SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION
MARCH 2015

PLATE NO.
SAN-4

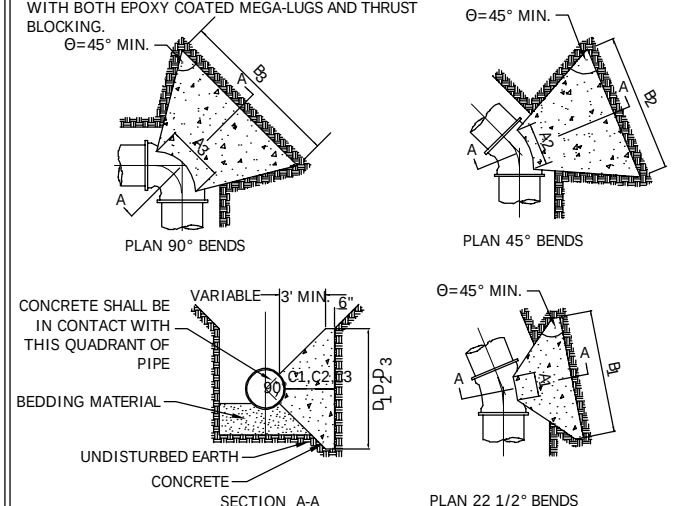


TRACER WIRE FOR PVC WATER MAIN
CHASKA, MN

LAST REVISION:
APRIL 2008.

PLATE NO.
WAT-10

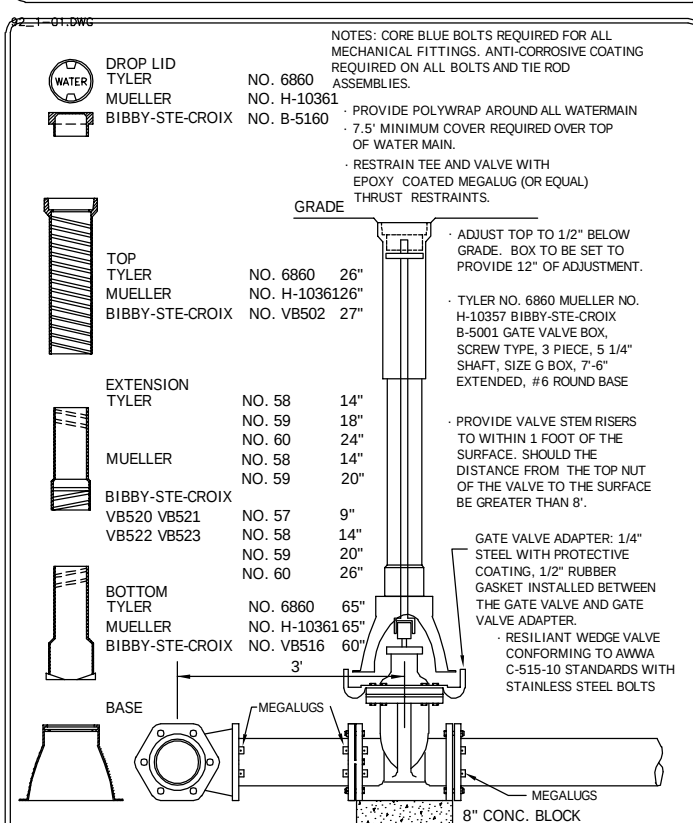
NOTES: 1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH. 2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 45°. 3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH	BUTTRESS DIMENSIONS							
	PIPE SIZE		22 1/2" BEND		45" BEND		90° BEND	
	B ₁	D ₁	B ₂	D ₂	B ₃	D ₃		
	6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"	
	8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"	
	12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-0"	2'-6"	
	16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"	
	20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"	
	24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"	
	30"	-	-	9'-3"	6'-0"	17'-0"	6'-0"	



CONCRETE THRUST BLOCKING
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2005

PLATE NO.
WAT-4

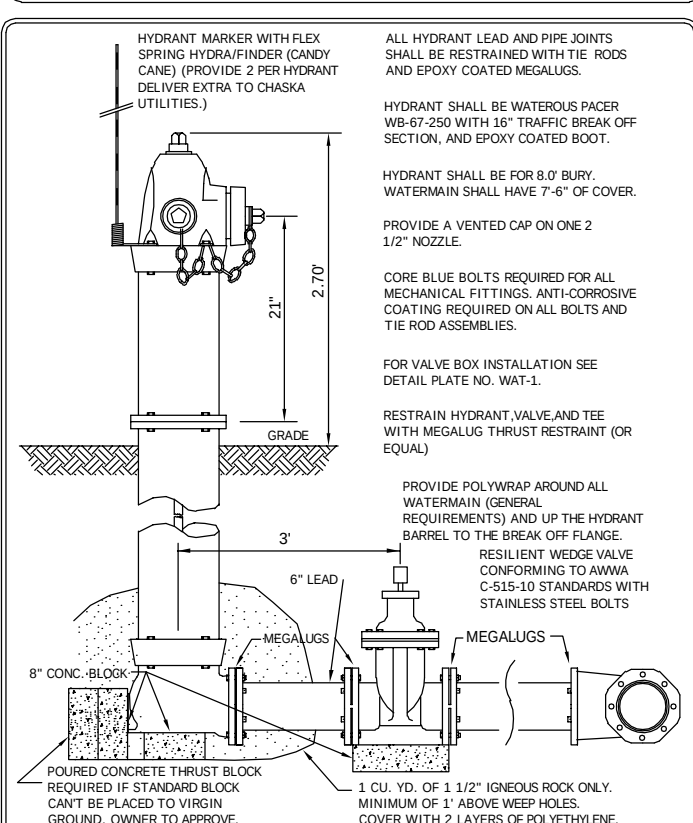


GATE VALVE AND BOX INSTALLATION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2011

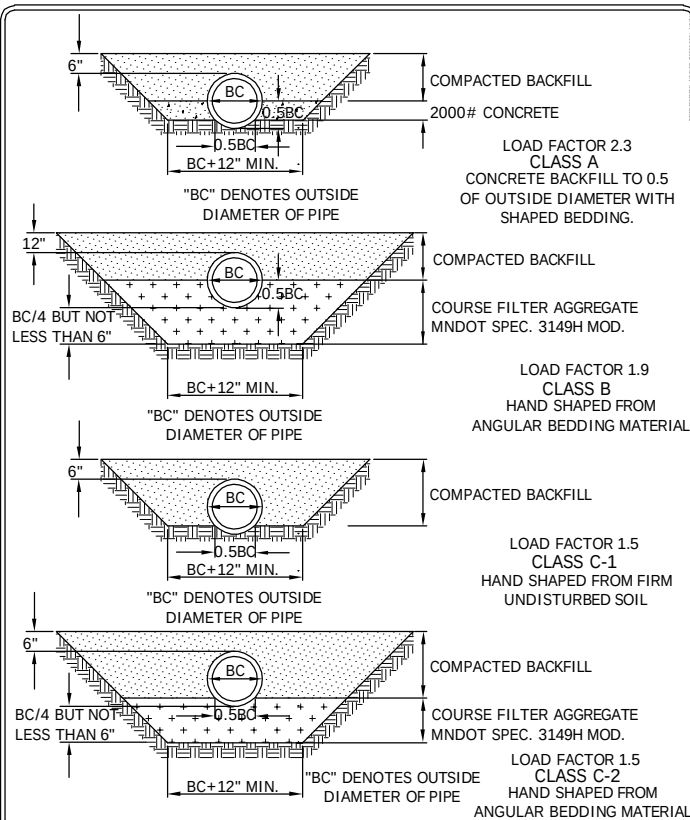
PLATE NO.
WAT-1



VALVE AND HYDRANT
INSTALLATION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2011

PLATE NO.
WAT-2

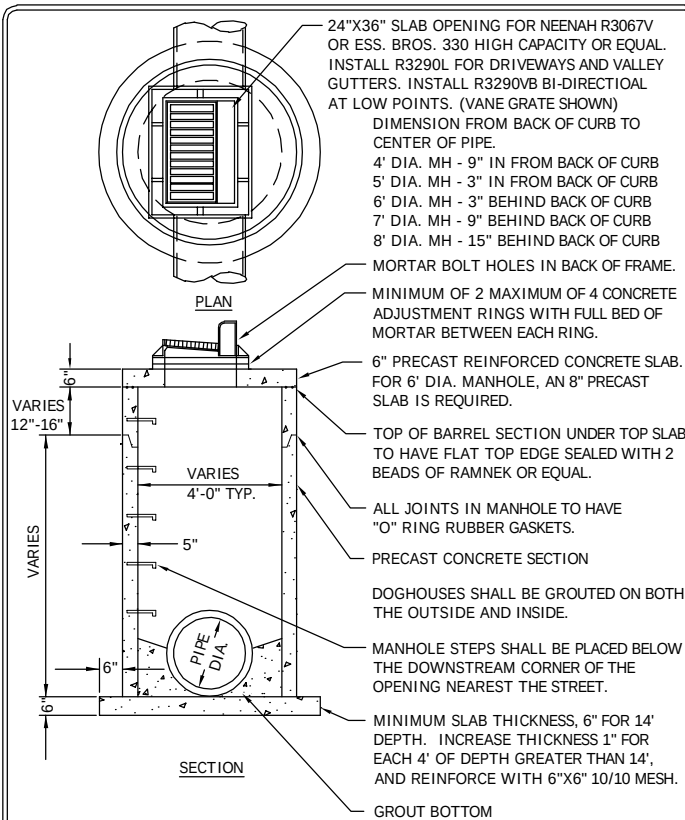


BEDDING METHODS
FOR RCP OR DIP

CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

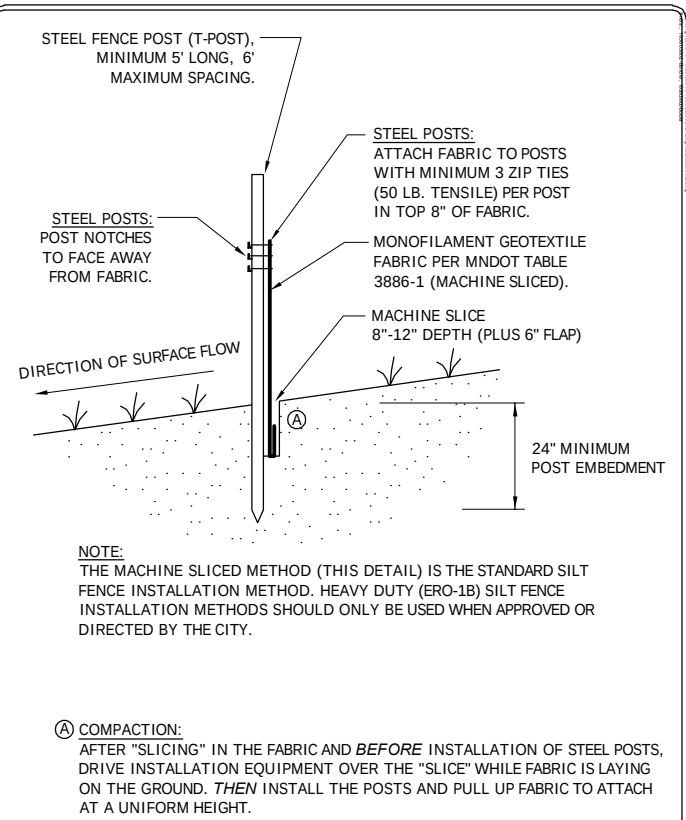
PLATE NO.
GEN-6



TYPE II
CATCHBASIN MANHOLE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2008

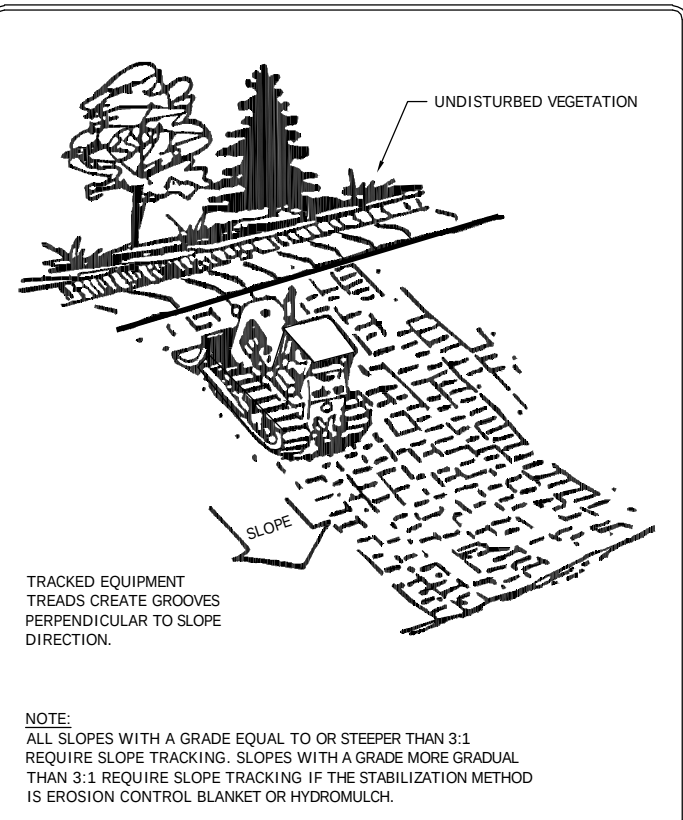
PLATE NO.
STO-5



SILT FENCE
MACHINE SLICED
CHASKA, MN

LAST REVISION:
APRIL 2011

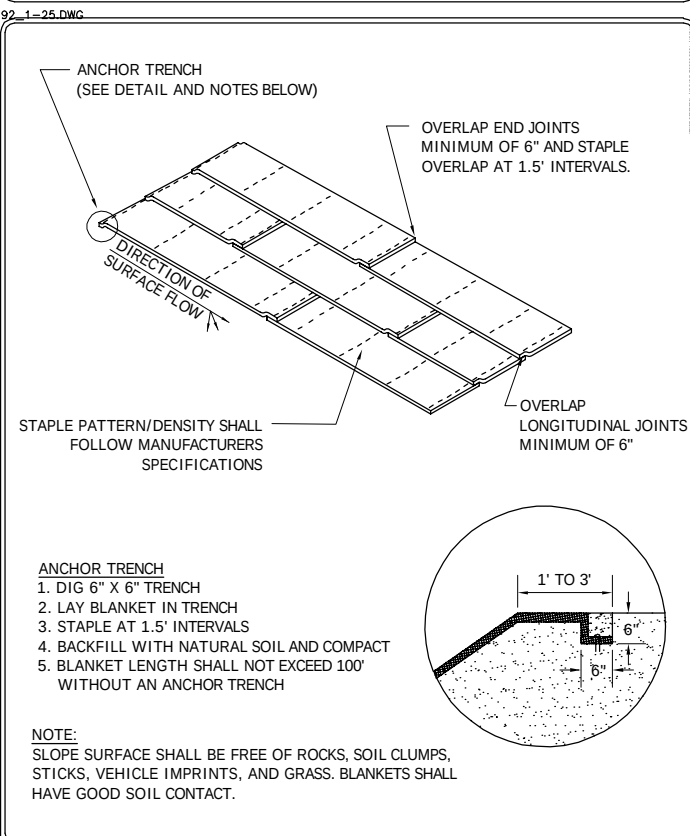
PLATE NO.
ERO-1A



SLOPE TRACKING
CHASKA, MINNESOTA

LAST REVISION:
FEB 2004

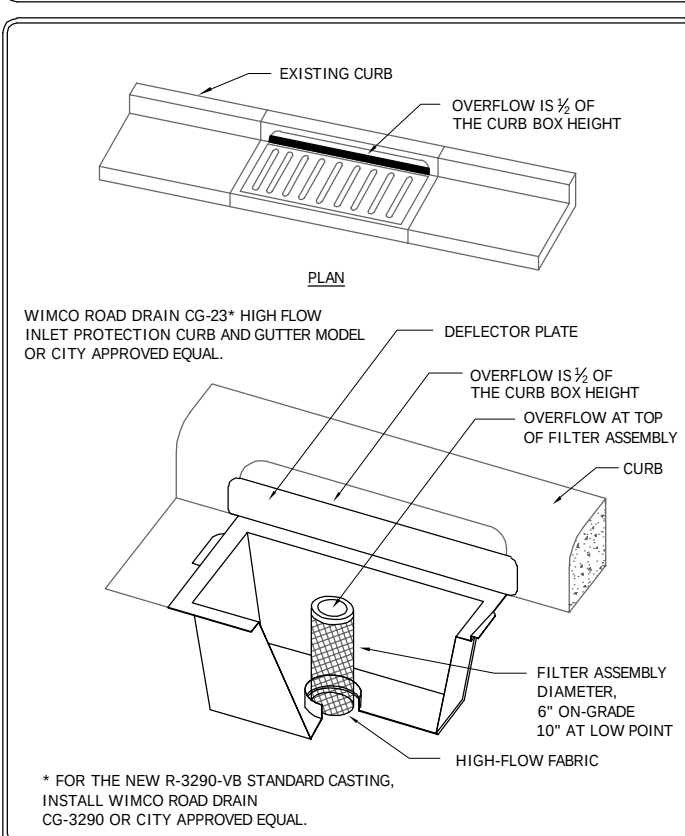
PLATE NO.
ERO-10



EROSION CONTROL BLANKET
INSTALLATION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
FRO-2

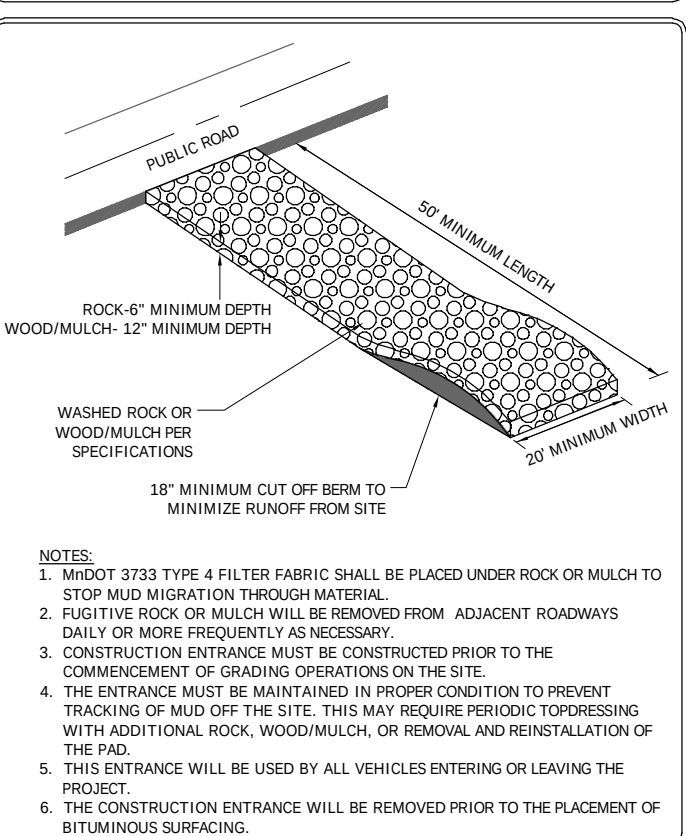


INLET PROTECTION - CATCH BASIN INSERT
AFTER CURB CONSTRUCTION

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

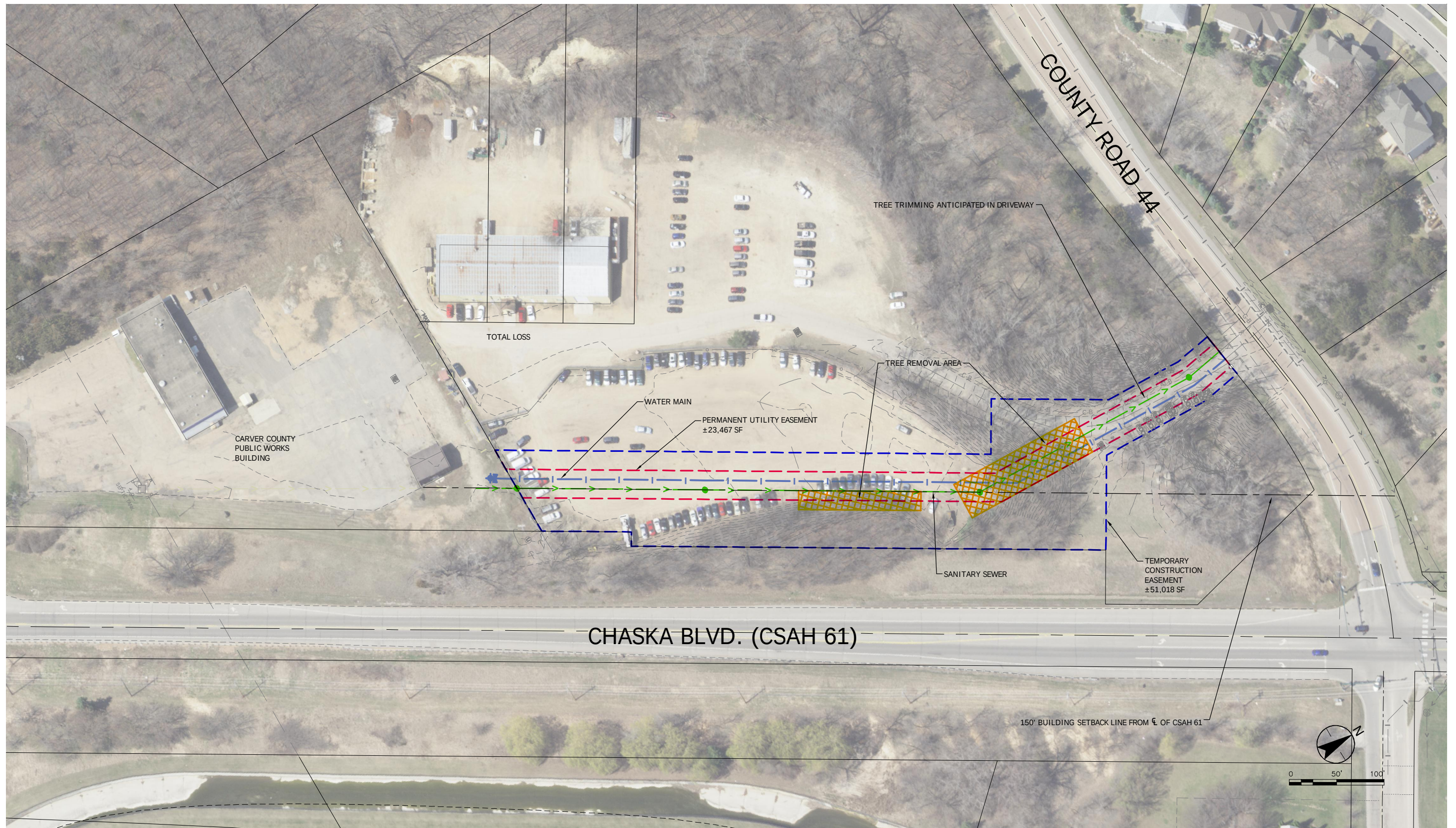
PLATE NO.
FRQ-4B



ROCK CONSTRUCTION ENTRANCE
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2008

PLATE NO.
FRO-7



SANITARY SEWER / WATER MAIN FIGURE

CITY OF CHASKA

FORMER CARVER COUNTY GARAGE SANITARY SEWER EXTENTION

FIGURE 2

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
07/16/2018**

Subject: Chaska Creek Way and Chaska Creek Boulevard Phase II

Prepared By: Matt Clark, City Engineer

Phase 1 of the Chaska Creek Center project that began underway in the fall of 2017 is now in the process of being completed. As a reminder, the Phase 1 project included the street and utility improvements for the new Medical office building and planned HyVee site. In March of 2018 the City approved the preliminary plat for another new Medical Office Building and Daycare sites within the Chaska Creek Center business campus. Like with Phase 1, in order to serve the future sites roadway and utility extensions are needed. The attached report has evaluated the feasibility for the necessary street and utility improvements and compliments what Council has approved in planning for the new sites.

Along with the improvements for the two new sites, the developer has petitioned the City for installing the planned box culvert and associated utilities that will allow future construction access for overall site grading. The box culvert and utilities were presented and reviewed with Council and have been approved with previous reports.

Since these improvements are planned as public with portions of the costs being assessed onto development property, the statute requires a feasibility study be completed and authorized. The estimated total project cost of the street and utility improvements for Chaska Creek Way along with the box culvert are \$1,642,317.00. Of the total project costs, the City portion is estimated at \$324,286 based on the cost participation for trunk utilities.

The projects are scheduled to be constructed this year with construction occurring in late summer and continuing into the fall. In terms of process, the action items noted are to move the project through the formal process.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt a Resolution Accepting the Feasibility Study for Chaska Creek Way and Chaska Creek Boulevard Phase II, Authorizing Plans and Specifications and Scheduling a Public Improvement Hearing for August 20, 2018.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-103

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

A Resolution Accepting the Feasibility Study for the Chaska Creek Way and Chaska Creek Boulevard Phase II Improvements, Ordering Preparation of Plans and Specifications and Scheduling a Public Improvement Hearing

WHEREAS, on April 30, 2018, City Council Adopted Resolution No. 2018-52, Ordering the City Engineer/Stantec to prepare a Feasibility Study for the Chaska Creek Way and Chaska Creek Boulevard Phase II Improvements;

WHEREAS, the Feasibility Study has been completed, dated July 2018, and

WHEREAS, the Feasibility Study has determined the project is feasible in terms of construction and economics;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Chaska hereby accepts receipt of the Feasibility Study for noted improvements as prepared by Stantec, dated July 2018; and Orders the Preparation of Plans and Specifications for the Chaska Creek Way and Chaska Creek Boulevard Phase II Improvements;

BE IT FURTHER RESOLVED, that the City Council of the City of Chaska establishes Monday, August 20, 2018, as the date for a Public Improvement Hearing on said Improvement Project to be held at 7:00 pm at the City Hall Council Chambers. The City Clerk is directed to mail and publish notices in accordance with provisions of Minnesota statutes.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



Feasibility Report

Chaska Creek Way and Chaska Creek Blvd. Phase II

Prepared for:

City of Chaska, Minnesota



July 2018

Stantec Project No. 193804283



Stantec Consulting Services Inc.
2335 Highway 36 West, St. Paul MN 55113-3819



July 11, 2018

Honorable Mayor and City Council
City of Chaska
One City Plaza
Chaska, MN 55318

Re: Chaska Creek Way and Chaska Creek Boulevard Phase II
City of Chaska
Stantec Project No. 193804283

Dear Mayor and Council:

Enclosed please find our Report for the Extension of Chaska Creek Way and Boulevard located on the Frey Property for your review and comments. This report together with the amendment and original report dated May 19, 2017 and June 3, 2016 outline the improvements necessary to serve the new Chaska Creek 2nd Addition that proposes a new Office Building and daycare within the Chaska Creek Center. Further, this report includes constructing a portion of the planned utilities included in the previous reports that will allow future construction access over the existing Chaska Creek.

We will be pleased to review the report with Council at any mutually convenient time.

Respectfully yours,

City of Chaska

Matthew Clark, PE
City Engineer

Stantec Consulting Services, Inc.

Kenneth P Anderson
Principal

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Responsible for all Sections of the Specifications other than those noted.

Kenneth P. Anderson, PE
Date: July 11, 2018 License # 16759

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PROJECT ELEMENTS	3
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Street Section 4	
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Sanitary Sewer	4
Water Main	4
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PROJECT SCHEDULE	7
PROJECT COSTS.....	8
COST PARTICIPATION	8
RECOMMENDATIONS AND CONCLUSIONS	9

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PART TWO – CHASKA CREEK BOULEVARD

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FIGURE 2 – EXISTING CONDITIONS

FIGURE 3 – PROPOSED STREET IMPROVEMENTS - OVERVIEW

FIGURE 4 – PROPOSED STREET IMPROVEMENTS – CHASKA CREEK WAY

FIGURE 5 – CHASKA CREEK WAY – TYPICAL SECTION

FIGURE 6 – PROPOSED SANITARY SEWER AND WATER MAIN - OVERVIEW

FIGURE 7 – PROPOSED SANITARY SEWER AND WATERMAIN – CHASKA CREEK WAY

FIGURE 8 – PROPOSED STORM SEWER - OVERVIEW

FIGURE 9 – PROPOSED STORM SEWER – CHASKA CREEK WAY

FIGURE 10 – SANITARY SEWER AND WATER MAIN – CHASKA CREEK BOULEVARD

FIGURE 11 – PROPOSED STORM SEWER – CHASKA CREEK BOULEVARD

INTRODUCTION

In June of 2016 a feasibility report entitled “Clover Ridge Drive Extension/Frey Property/ Chaska Creek Boulevard” was prepared and accepted by the Chaska City Council. That report outlined the necessary improvements required to develop the site as presented by Community Asset Development Group. In May of 2017 that feasibility report was amended to split out the first phase of the Chaska Creek Development. On May 21st, 2018 City Council approved an amendment to the Chaska Creek Center concept plan which includes a slight change in the layout and use of the northern, Professional Office district which plans for a future medical office building and daycare facilities. The developer (Chaska Asset Development Group) has requested a feasibility study be prepared that outlines the improvements necessary to serve the proposed future Office Building and daycare within the Chaska Creek Center. Further, the site is currently severed by Chaska Creek and to provide future construction access this report includes constructing a portion of the planned utilities to allow future construction access over the existing Chaska Creek.

The report has been organized into two sections. The first section will investigate the feasibility of extending improvements along Chaska Creek Way about 275 feet ending with the proposed cul-de-sac. The second section outlines the costs and needs to extend utilities through a portion of the future Chaska Creek Boulevard collector road that crosses the existing Chaska Creek that will provide access over the creek for the development site. Figures 1 and 2 outline the location of the project and the existing conditions of the site.

PROJECT ELEMENTS

For the development of this property there are some key elements that will need to be addressed. The following items will be reviewed and presented for each section.

- Geometric Layout/ Road configuration
- Street Section
- Trail construction
- Utility Improvements
- Project Schedule

PART ONE - EXTENSION OF CHASKA CREEK WAY

GEOMETRIC LAYOUT/ROAD CONFIGURATION.

Overview

The original development proposed that Chaska Creek Way be extended through the development from Chaska Creek Boulevard to Engler Road. Since that concept, the developer has proposed a change in the concept plan layout which no longer plans a roadway connection onto Engler Boulevard, rather a cul-de-sac as shown in Figure 3 & 4. The developer has completed a traffic report for this change. From that report the proposed change has minor traffic impacts to Chaska Creek Boulevard but requires proper access spacing for future site location entrances.

Street Section

For the extension of Chaska Creek Way, the roadway is proposed to be extended long enough to provide for another driveway access for two proposed lots lying north of the roadway and west of the current medical building. The 32-foot-wide roadway will then be terminated with a standard cul-de-sac at its western end. This 9-ton roadway as shown on figure 5, shall include a 60 foot right of way with a urban section. Sidewalk is proposed for both the north and south side of the roadway that then meets going around the cul-de-sac. The grading for the roadway within the right of way has been included in the cost estimates for this project.

Trail Construction

For this section of Chaska Creek Way, no trails are being proposed. A 6-foot concrete sidewalk is being proposed along both sides the entire length of the extension. See figure 4.

Utility Improvements

Sanitary Sewer

For the two proposed lots lying north of Chaska Creek Way sanitary sewer service will be provided by extending a sewer along south side of Engler, see figure 6. Just north of the medical building an existing sanitary sewer manhole is available to provide sanitary sewer service. An 8-sewer line will be extended with sewer service wyes being located to provide service to each lot, see figure 7. For the future proposed lot to the west of Chaska Creek Way, a sanitary sewer will be extended along the Chaska Creek Way connecting to that portion previously constructed in phase I. A sewer manhole will be placed beyond the proposed street section so that future service can be connected without disrupting the street section. See figure 7 for the proposed sanitary sewer layout along Chaska Creek Way.

Water Main

As started with phase one improvements a 12-inch water main is proposed to be extended along Chaska Creek Way to provide water service to the two-proposed lots to the north and the future lot to the west. 8-inch service lines will be extended to the right of way for the two lots to the north. As was done for the sanitary sewer extension, the 12-inch water main will be extended far enough west so that when the lot to the west is developed there should be minimal disruption to the existing development. Figure 7 illustrates the proposed improvements.

Storm Sewer

For the extension of Chaska Creek Way a storm sewer layout plans to collect storm water from the proposed low point, about midway in the extension, and transport the storm water back to the east to the current pond just south of Chaska Creek Way. An overall layout is shown on figure 8. The system as proposed is to be designed to also collect storm water from the future two lots to the north, a potential day care and office building, and convey it along with the street storm water to the ponding area. At the end of the existing street section from phase I the existing manhole will be replaced with a larger diameter structure to handle the new larger storm sewer pipes required for future development. A larger storm pipe run to the pond is also required.

For the future commercial outlot proposed west at the end of the street, the storm sewer layout is recommended to be designed independent of the storm sewer plan included within this report when more complete information is available for the building and site improvements. That storm sewer piping system shall then convey its storm water into the future expanded pond independently. Figure 9 illustrates the proposed storm sewer piping system for Chaska Creek Way phase 2.

The existing pond system built with the phase I improvements which included a portion of Chaska Creek Boulevard and the medical office building is capable to handle the increased run off from the street

section. However, as the future lots are developed, the storm pond requires an expansion to meet all city and county requirements. Grading of the regional pond shall be coordinated carefully with future site grading plans to restrict construction access from the newly built roadway. The costs to expand the pond have not been included into this report and are anticipated to be completed by the developer when future grading of the site is implemented.

PART TWO - EXTENSION OF CHASKA CREEK BOULEVARD

GEOMETRIC LAYOUT/ ROAD CONFIGURATION

The developer has requested that a portion of Chaska Creek Boulevard be constructed far enough south to allow the box culverts necessary to cross the existing creek be installed. Extending the necessary utilities and getting the box culverts installed will allow access for construction equipment to the south half of the site when the remaining development is ready to be graded. This part of the report will look at the items that need to be addressed from an engineering perspective in making that possible. It is not being proposed at this time to construct the finished roadway across the creek, but rather what is necessary before placing the box culvert.

Before the box culverts and proposed sanitary sewer and water main get constructed, the area must be made ready for the roadway embankment material. The original report dated in May of 2017 identified and determined soft organic material exist along the creek that must be removed before any roadway construction occurs. In phase I of the improvements a portion of the organic material was removed just up to the north side of the creek. This project proposes to finish that muck removal necessary to construct the street and utility improvements through the creek zone. As was the case in the first feasibility report it is assumed that the material that must be removed will be allowed to be placed somewhere within the future development sites, and that new material required to fill the muck hole will be available on site and not have to be trucked in.

Trail Construction

This phase being proposed will not be constructing the trails or sidewalks that are in the overall master plan for the site. Only rough grading to get the box culvert in is being proposed at this time. The trails will be included in future phases.

Utility Improvements

Before the box culvert can be installed both a sanitary sewer and water main will need to be installed under the box culvert.

Sanitary Sewer

As outline in the original report, an 8-inch sanitary sewer shall be installed under the proposed box culverts. Just south of the box culvert a future 18-inch trunk sanitary sewer will need to be partially constructed due to its proximity to the creek channel and box culvert. Due to its depth it is recommended to construct part of that trunk line at this time. Figure 10 illustrates the sanitary sewer required for this area of the project.

Water Main

As previously outlined in the original report, Chaska Creek Boulevard is the corridor for a major trunk water main to help feed water to the south west area of town. For this phase the 20-inch main is proposed to be extended under the box culvert. Figure 10 shows the water main being proposed.

Storm Sewer

For the extension across the creek, only the box culvert is being proposed at this time. All storm sewer laterals shall be built in a future phase as outlined in the original report and approved by the water shed.

Box Culvert: For the extension of Chaska Creek Boulevard the existing creek must be crossed. For that crossing, a box culvert has been determined to be the most cost-effective way to proceed. The existing creek was originally constructed as a ditch section in the area many years ago. Since the writing of the June 2016 report, the Carver County Water Shed District has obtained an interest in improving the old straightly dug ditch and making it a meandering type creek bed. The city has been working with the water shed to help determine a box culvert design that can adapt well to the new meandering creek as well as the overall large hydraulic requirements it must handle for large storm events. The box culvert proposed with this report includes one 10 x 10-foot box culvert. This report does not include any costs for the future re-meander project that may be constructed independently at a future unknown date. Figures 8 & 11 illustrate the location of the proposed box culvert.

For the installation of the box culvert and utility crossings several permits will be required. First there are two permits from the DNR that are required. One is a license to cross with the utilities. This is a 50-year type license that must be applied for. The second one is a permit for the box culvert. This permit reviews the hydraulic characteristics of the proposed improvements to ensure that no flooding will occur from the project. A third permit is required by the Corps of Engineers. That permit was obtained in the first phase of the Chaska Creek Center project. The process for getting approvals for the permit and license, can take up to 90 to 120 days to be obtained once submitted

PROJECT SCHEDULE

The project schedule for part one and part two may be done in a couple of different methods depending on how fast the developer needs the improvements. For part one, Chaska Creek Way, this portion of the project may be able to be added by change order to the contract for phase I. This would help expedite the construction start time for this season. Otherwise it could be combined with the Part Two, Chaska Creek Boulevard work, and bid as one combined project. For the Chaska Creek Boulevard work we anticipate the following schedule to be implemented:

Council Receives Feasibility Report/Orders Public Hearing/Orders P&S	7/16/2018
Send Box Culvert to State Aid for review	8/10/2018
Council Holds Public Hearing	8/20/2018
Orders Assessment Hearing	
Approves P& S authorizes bids	
Council Approves Change order for Creek Way Phase 2 (if split out)	8/6/2018
Send in ad for bid for box culvert project	8/15/2018
first publication	8/23/2018
State aid approval	8/31/2018
Receive bids	9/13/2018
Council Holds assessment hearing	9/17/2018
Council Award Box Culvert project	
Receive DNR License to cross with utilities	9/11/2018
Receive DNR Box Culvert permit	10/9/2018
30 Day appeal period	10/17/2018
Construction begins	9/24-10/1

Grading for work to cross the creek will not be able to be started until the necessary permits from the DNR and COE permits and license, are obtained.

PROJECT COSTS

The following is a breakdown of the estimated costs for the Part One and Part Two sections of the project for Council consideration:

Part One: Chaska Creek Way

Street Improvements	\$303,338
Sanitary Sewer Improvements	\$146,737
Water Main Improvements	\$66,668
Storm Sewer Improvements	\$72,857

Total Estimated Project Cost Part One	\$589,600

Part Two Chaska Creek Boulevard, Box Culvert area

Street Improvements	\$288,225
Sanitary Sewer Improvements	\$165,270
Water Main Improvements	\$93,450
Storm Sewer (box culvert)	\$505,772

Total Estimated Project Costs Part Two	\$1,052,717

COST PARTICIPATION

In Part One, Chaska Creek Way there are no trunk utilities being proposed, thus no city cost participation. For Part Two, Chaska Creek Boulevard, the City will be responsible for the project cost related to the trunk utilities and non-routine street features. The following represents the City's estimated participation costs for part two Chaska Creek Boulevard:

City Trunk sanitary sewer costs	\$55,650
City oversizing on water main	\$15,750
City Storm Sewer	\$252,886

Estimated Total Cost of City Participation	\$324,286

RECOMMENDATIONS AND CONCLUSIONS

The recommendations and conclusions outlined in the June 2016 report and May 2017 Amendment shall still be used. The following comments and recommendations are recommended to be added for consideration:

- It is feasible and cost effective to construct the project improvements as requested by the developer.
- The total estimated costs of part one and part two is \$1,642,317.
- It is recommended to construct Chaska Creek Way to a City Standard 32-foot-wide 9-ton urban design with a 60 foot right of way expanded at the cul-de-sac.
- It is recommended to install the sanitary sewer and water main as shown in this report.
- It is recommended that the city and developer work together to provide the necessary. easement and necessary grading material and disposal area for the second phase of Creek Way and Creek Boulevard construction for the roadways.
- It is recommended that the appropriate easements be granted for the maintenance of the utilities and storm sewer.
- When the existing pond needs to be expanded to accommodate the increased phased development and or the future grading is needed for the overall site, it shall be coordinated so that no grading equipment or trucks use the newly constructed Chaska Creek Way.
- The city and the county create an agreement that outlines the costs allocations of the box culvert system.

APPENDIX A – OPINION OF PROBABLY COST

OPINION OF PROBABLE COST

CHASKA CREEK WAY CUL-DE-SAC

PROJECT NO. 193804283

CHASKA, MINNESOTA

July, 2018

No.	Item	Units	Qty	EE Unit Price	EE Total Price
PART 1 - STREET IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$20,000.00	\$20,000.00
2	TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00
3	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	15	\$130.00	\$1,950.00
4	SAWING BITUMINOUS PAVEMENT	LF	30	\$2.50	\$75.00
5	REMOVE BITUMINOUS PAVEMENT	SY	50	\$5.00	\$250.00
6	COMMON EXCAVATION (EV)	CY	1,900	\$10.00	\$19,000.00
7	SUBGRADE EXCAVATION (EV)	CY	350	\$8.00	\$2,800.00
8	SELECT GRANULAR BORROW (CV)	CY	1,600	\$21.00	\$33,600.00
9	TOP SOIL BORROW -SPEACIAL (LV)	CY	160	\$30.00	\$4,800.00
10	SUBSOILING	AC	1	\$1,500.00	\$1,500.00
11	GEOTEXTILE FABRIC, TYPE V	SY	1,800	\$2.00	\$3,600.00
12	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	850	\$19.00	\$16,150.00
13	AGGREGATE BASE, CLASS 5, 100% CRUSHED - TRAIL/WALK	TN	150	\$19.00	\$2,850.00
14	WATER FOR DUST CONTROL	1000 GAL	10	\$50.00	\$500.00
15	TYPE SP 12.5 WEARING COURSE (3,C)	TN	450	\$75.00	\$33,750.00
16	BITUMINOUS WEDGE FOR PLOW PROTECTION	TN	10	\$200.00	\$2,000.00
17	BITUMINOUS MATERIAL FOR TACK COAT	GAL	100	\$4.00	\$400.00
18	4" PERFORATED POLYETHYLENE PIPE	LF	625	\$8.00	\$5,000.00
19	4" PERFORATED PVC DRAIN TILE, SCHEDULE SDR 26	LF	200	\$14.00	\$2,800.00
20	INSTALL 2" UTILITY CONDUIT	LF	40	\$6.00	\$240.00
21	POTHOLE EXISTING UTILITY	EA	2	\$500.00	\$1,000.00
22	B618 CONCRETE CURB AND GUTTER	LF	700	\$18.00	\$12,600.00
23	CONCRETE PEDESTRIAN CURB RAMP	SF	400	\$10.00	\$4,000.00
24	4" CONCRETE SIDEWALK	SF	4050	\$6.00	\$24,300.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
25	TRUNCATED DOME PANEL	SF	70	\$50.00	\$3,500.00
26	STREET LIGHTS	LS	1	\$8,000.00	\$8,000.00
27	4" DOUBLE SOLID LINE, YELLOW PAINT	LF	200	\$1.00	\$200.00
28	4" DOUBLE SOLID LINE, YELLOW EPOXY	LF	200	\$1.00	\$200.00
29	HACKBERRY, 3" CAL. B&B	EA	1	\$350.00	\$350.00
30	KENTUCKY COFFEETREE, 3" CAL. B&B	EA	1	\$350.00	\$350.00
31	SWAMP WHITE OAK, 2" CAL. B&B	EA	1	\$350.00	\$350.00
32	RED OAK, 3" CAL. B&B	EA	1	\$350.00	\$350.00
33	AMERICAN SENTRY LINDEN, 3" CAL. B&B	EA	1	\$350.00	\$350.00
34	REDMOND LINDEN, 3" CAL. B&B	EA	1	\$350.00	\$350.00
35	GREENSPIRE LINDEN, 3" CAL. B&B	EA	1	\$350.00	\$350.00
36	SIENNA GLEN MAPLE, 3" CAL. B&B	EA	1	\$350.00	\$350.00
37	AUTUMN BLAZE MAPLE, 3" CAL. B&B	EA	1	\$350.00	\$350.00
38	SUGAR MAPLE, 3" CAL. B&B	EA	1	\$350.00	\$350.00
39	RED MAPLE, 3" CAL. B&B	EA	1	\$350.00	\$350.00
40	SKYLINE HONEYLOCUST, 3" CAL. B&B	EA	1	\$350.00	\$350.00
41	PRINCETON, 3" CAL. B&B	EA	1	\$350.00	\$350.00
42	HERITAGE OAK, 3" CAL. B&B	EA	1	\$350.00	\$350.00
43	REGAL PRINCE ELM, 3" CAL. B&B	EA	1	\$350.00	\$350.00
44	PROTECTION OF CATCH BASIN IN STREET (BEFORE CURB)	EA	6	\$150.00	\$900.00
45	PROTECTION OF CATCH BASIN IN STREET (AFTER CURB)	EA	5	\$150.00	\$750.00
46	SODDING, LAWN TYPE	SY	670	\$5.00	\$3,350.00
47	SILT FENCE, MACHINE SLICED	LF	1,000	\$3.00	\$3,000.00
48	ROCK CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$3,000.00
49	SEED MIXTURE TYPE 250	AC	0.5	\$1,800.00	\$900.00
50	MULCH MATERIAL, TYPE 1	TN	1	\$500.00	\$500.00
51	EROSION CONTROL BLANKETS, CATEGORY 1	SY	1,100	\$2.00	\$2,200.00
52	HYDRAULIC SOIL STABILIZER TYPE 6	SY	1,100	\$2.00	\$2,200.00
SUBTOTAL PART 1 - STREET IMPROVEMENTS					\$231,115.00
5% Contingency					\$11,555.75

No.	Item	Units	Qty	EE Unit Price	EE Total Price
	25% Engineering, Administration, Legal				\$60,667.69
TOTAL PART 1 - STREET IMPROVEMENTS					\$303,338.44
 PART 2 - SANITARY SEWER IMPROVEMENTS					
53	CONNECT TO EXISTING SANITARY STRUCTURE	EA	1	\$10,000.00	\$10,000.00
54	CONNECT TO EXISTING SANITARY PIPE	EA	1	\$2,500.00	\$2,500.00
55	4' DIAMETER SANITARY MH, INCL R-1642-B CSTG AND CONC ADJ RINGS	EA	3	\$5,000.00	\$15,000.00
56	4' DIAMETER SANITARY MANHOLE OVERDEPTH	LF	26	\$300.00	\$7,800.00
57	MANHOLE PROTECTIVE COATING	LF	25	\$350.00	\$8,750.00
58	RISER PIPE FOR OUTSIDE DROP	LF	10	\$200.00	\$2,000.00
59	8" PVC SANITARY SEWER, SDR 26	LF	710	\$70.00	\$49,700.00
60	8" X 6" SANITARY SEWER WYE	EA	2	\$300.00	\$600.00
61	6" PVC SANITARY SEWER, SERVICE	LF	50	\$45.00	\$2,250.00
62	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	800	\$4.00	\$3,200.00
63	DEWATERING	LS	1	\$10,000.00	\$10,000.00
TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS					\$111,800.00
	5% Contingency				\$5,590.00
	25% Engineering, Administration, Legal				\$29,347.50
TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS					\$146,737.50
 PART 3 - WATER MAIN IMPROVEMENTS					
64	HYDRANT	EA	1	\$5,000.00	\$5,000.00
65	CONNECT TO EXISTING WATER MAIN	EA	1	\$2,000.00	\$2,000.00
66	6" GATE VALVE AND BOX	EA	1	\$1,600.00	\$1,600.00
67	8" GATE VALVE AND BOX	EA	3	\$2,000.00	\$6,000.00
68	12" GATE VALVE AND BOX	EA	1	\$3,500.00	\$3,500.00
69	6" PVC WATER MAIN, C900	LF	25	\$35.00	\$875.00
70	8" PVC WATER MAIN, C900	LF	225	\$40.00	\$9,000.00
71	12" PVC WATER MAIN, C900	LF	240	\$48.00	\$11,520.00
72	INSULATION, 4" THICK	SY	10	\$45.00	\$450.00

No.	Item	Units	Qty	EE Unit Price	EE Total Price
73	DUCTILE IRON FITTINGS	LB	1400	\$7.00	\$9,800.00
74	IMPROVED PIPE FOUNDATION, PER 6" INCREMENT	LF	300	\$3.50	\$1,050.00
TOTAL PART 3 - WATER MAIN IMPROVEMENTS					\$50,795.00
	5% Contingency				\$2,539.75
	25% Engineering, Administration, Legal				\$13,333.69
TOTAL PART 3 - WATER MAIN IMPROVEMENTS					\$66,668.44
 PART 4 - STORM SEWER IMPROVEMENTS					
75	18" RCP STORM SEWER, CLASS 5	LF	175	\$40.00	\$7,000.00
76	21" RCP STORM SEWER, CLASS 5	LF	60	\$46.00	\$2,760.00
77	30" RCP STORM SEWER, CLASS 3	LF	180	\$65.00	\$11,700.00
78	36" RCP STORM SEWER, CLASS 3	LF	80	\$90.00	\$7,200.00
79	4' DIA STORM SEWER CBMH, INC R-3067 CSTG AND CONC ADJ RINGS	EA	2	\$3,000.00	\$6,000.00
80	6' DIA STORM SEWER MH, INC R-3067 CSTG AND CONC ADJ RINGS	EA	1	\$5,500.00	\$5,500.00
81	6' DIA STORM TREATMENT MH, INC R-3067 CSTG AND CONC ADJ RINGS	EA	1	\$8,500.00	\$8,500.00
82	36" RCP PIPE APRON W/ TRASH GUARD	EA	1	\$3,000.00	\$3,000.00
83	CONNECT TO EXISTING STORM PIPE	EA	1	\$2,500.00	\$2,500.00
84	RANDOM RIP RAP CLASS III	CY	15	\$90.00	\$1,350.00
TOTAL PART 4 - STORM SEWER IMPROVEMENTS					\$55,510.00
	5% Contingency				\$2,775.50
	25% Engineering, Administration, Legal				\$14,571.38
TOTAL PART 4 - STORM SEWER IMPROVEMENTS					\$72,856.88

No.	Item	Units	Qty	EE Unit Price	EE Total Price
CHASKA CREEK LANE CUL-DE-SAC PROJECT					
	TOTAL PART 1 - STREET IMPROVEMENTS				\$303,338.44
	TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS				\$146,737.50
	TOTAL PART 3 - WATER MAIN IMPROVEMENTS				\$66,668.44
	TOTAL PART 4 - STORM SEWER IMPROVEMENTS				\$72,856.88
	TOTAL ESTIMATED PROJECT COSTS				\$589,601.25

OPINION OF PROBABLE COST
CHASKA CREEK BOULEVARD PHASE 2
PROJECT NO. 193804283
CHASKA, MINNESOTA
July, 2018

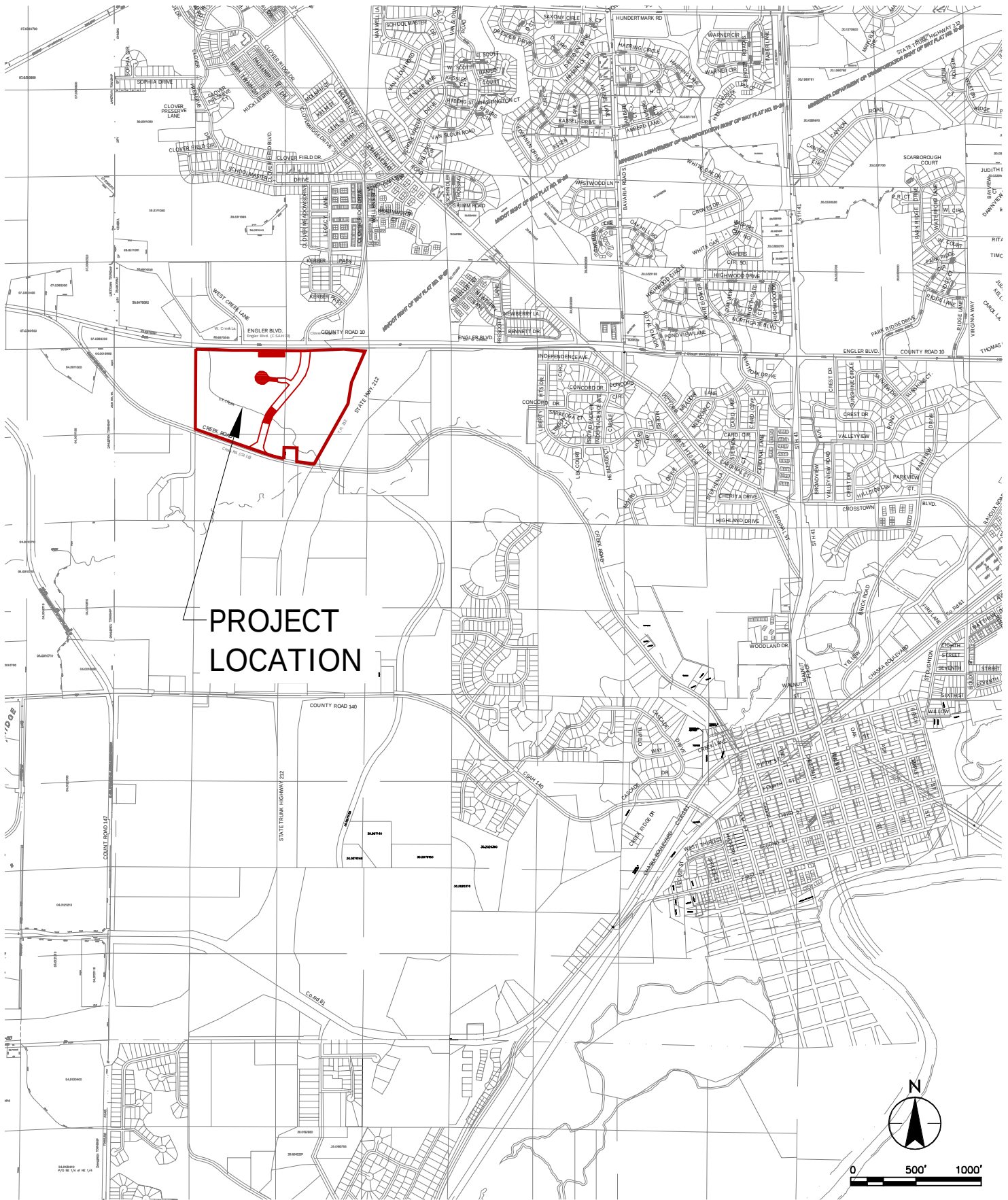
No.	Item	Units	Qty	EE Unit Price	EE Total Price
PART 1 - STREET IMPROVEMENTS					
1	MOBILIZATION	LS	1	\$30,000.00	\$30,000.00
2	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	10	\$125.00	\$1,250.00
3	CLEAR AND GRUB	LS	1	\$4,500.00	\$4,500.00
4	MUCK EXCAVATION	CY	8,500	\$5.00	\$42,500.00
5	COMMON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

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

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

No.	Item	Units	Qty	EE Unit Price	EE Total Price
OPINION OF PROBABLE PROJECT COST SUMMARY					
TOTAL PART 1 - STREET IMPROVEMENTS					\$288,225.00
TOTAL PART 2 - SANITARY SEWER IMPROVEMENTS					\$165,270.00
TOTAL PART 3 - WATER MAIN IMPROVEMENTS					\$93,450.00
TOTAL PART 4 - STORM SEWER IMPROVEMENTS					\$505,771.88
TOTAL ESTIMATED PROJECT COSTS					\$1,052,716.88

APPENDIX B - FIGURES

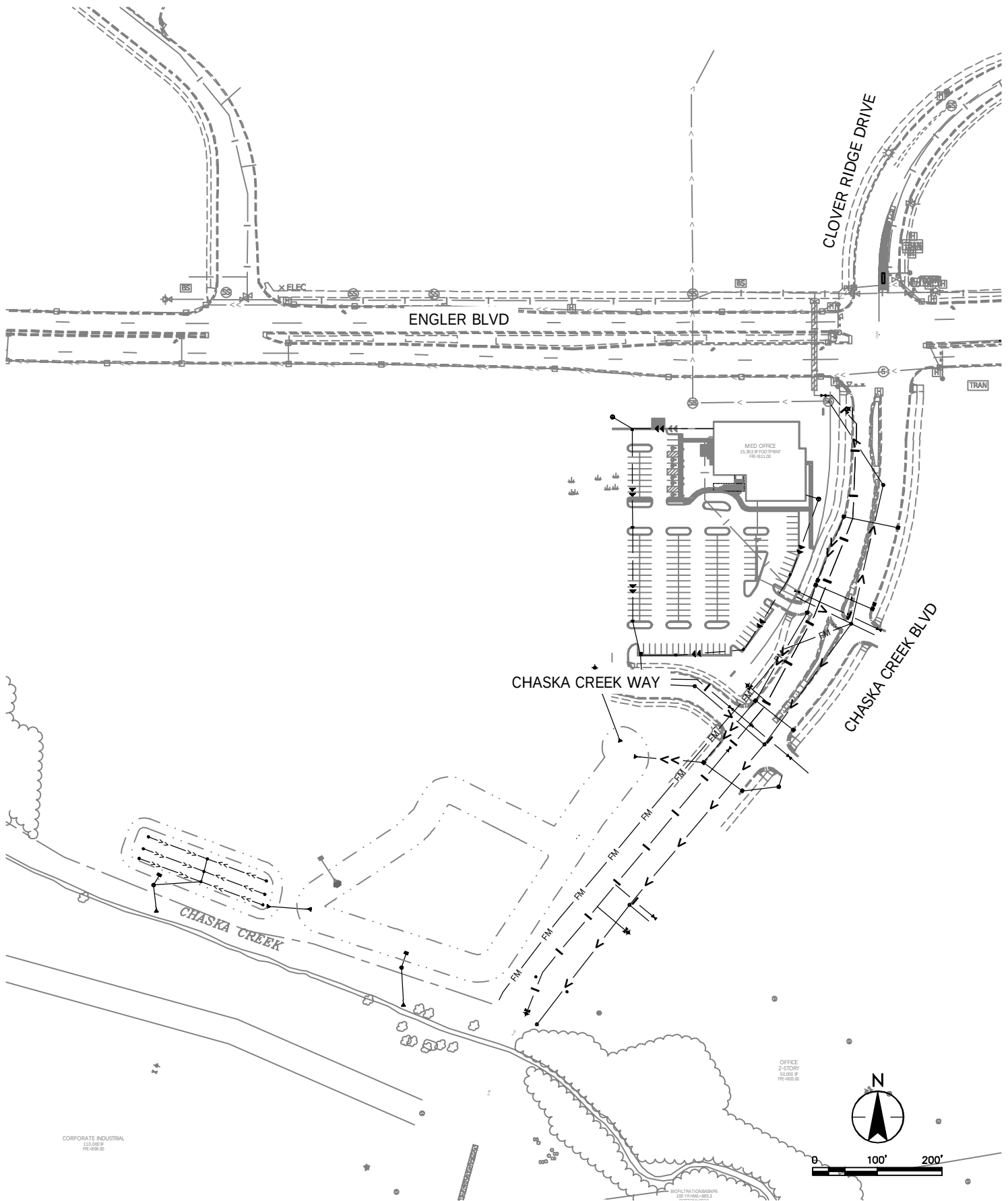


LOCATION PLAN

CITY OF CHASKA

FIGURE: 1





EXISTING CONDITIONS

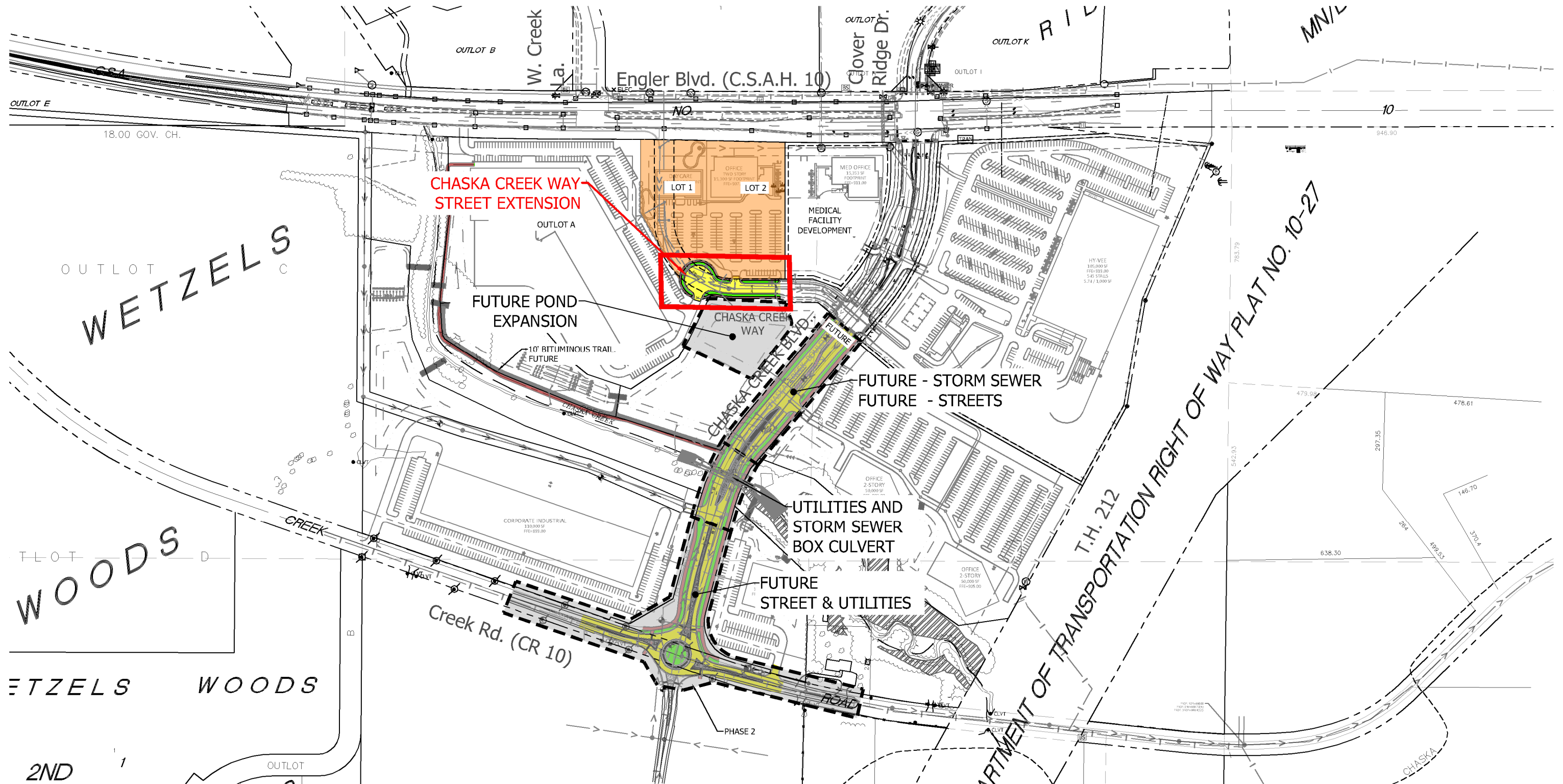
CHASKA, MINNESOTA

FIGURE: 2



7.V. Adopt Resolution 2018-103,...

Packet Page 252 of...



PROPOSED STREET IMPROVEMENTS - OVERVIEW

CHASKA, MINNESOTA

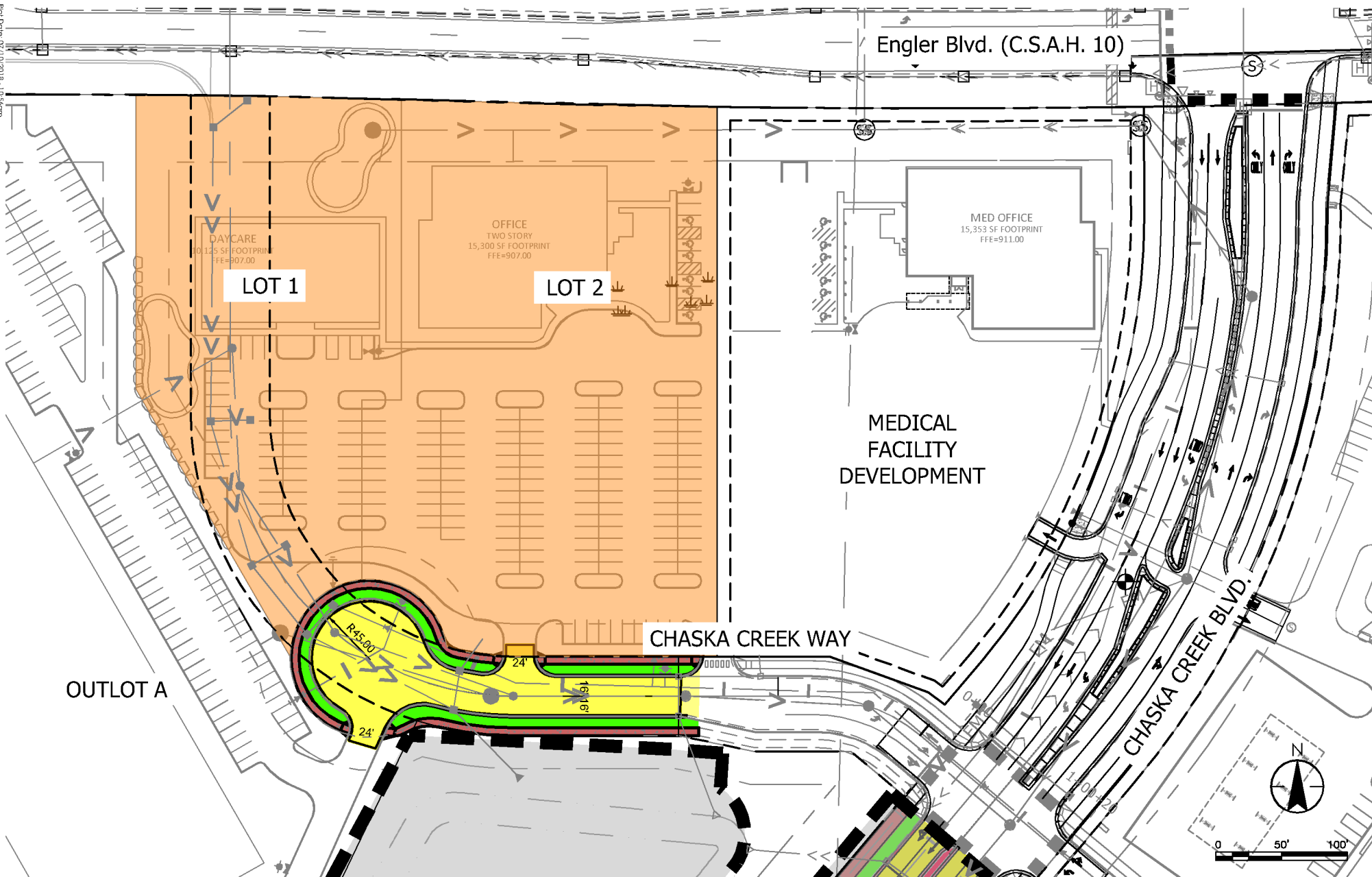
CHASKA CREEK CENTER PHASE 2

FIGURE 3



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

Plot Date: 07/10/2018, 1:15:40 PM
 Drawing name: V:\193804283\CAD\Drawings\Medical Facility\STREETS.dwg
 User: J:\193804283\KSH\193804283.KSH
 Title: 193804283.KSH, 2018.08-CHASKA CREEK CENTER PHASE 2



PROPOSED STREET IMPROVEMENTS - CHASKA CREEK WAY

CITY OF CHASKA

FIGURE 4



CHASKA CREEK CENTER PHASE 2
7.V. Adopt Resolution 2018-103,...

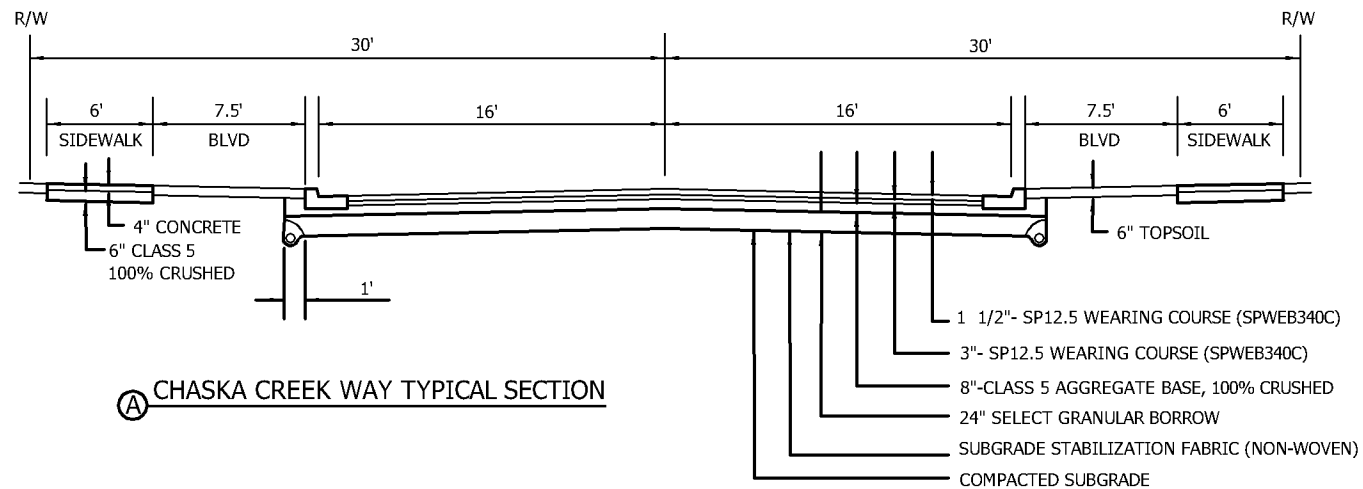
Packet Page 254 of...

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DATE 07/09/2018

PROJ. NO. 193804283

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



CHASKA CREEK WAY - TYPICAL SECTION

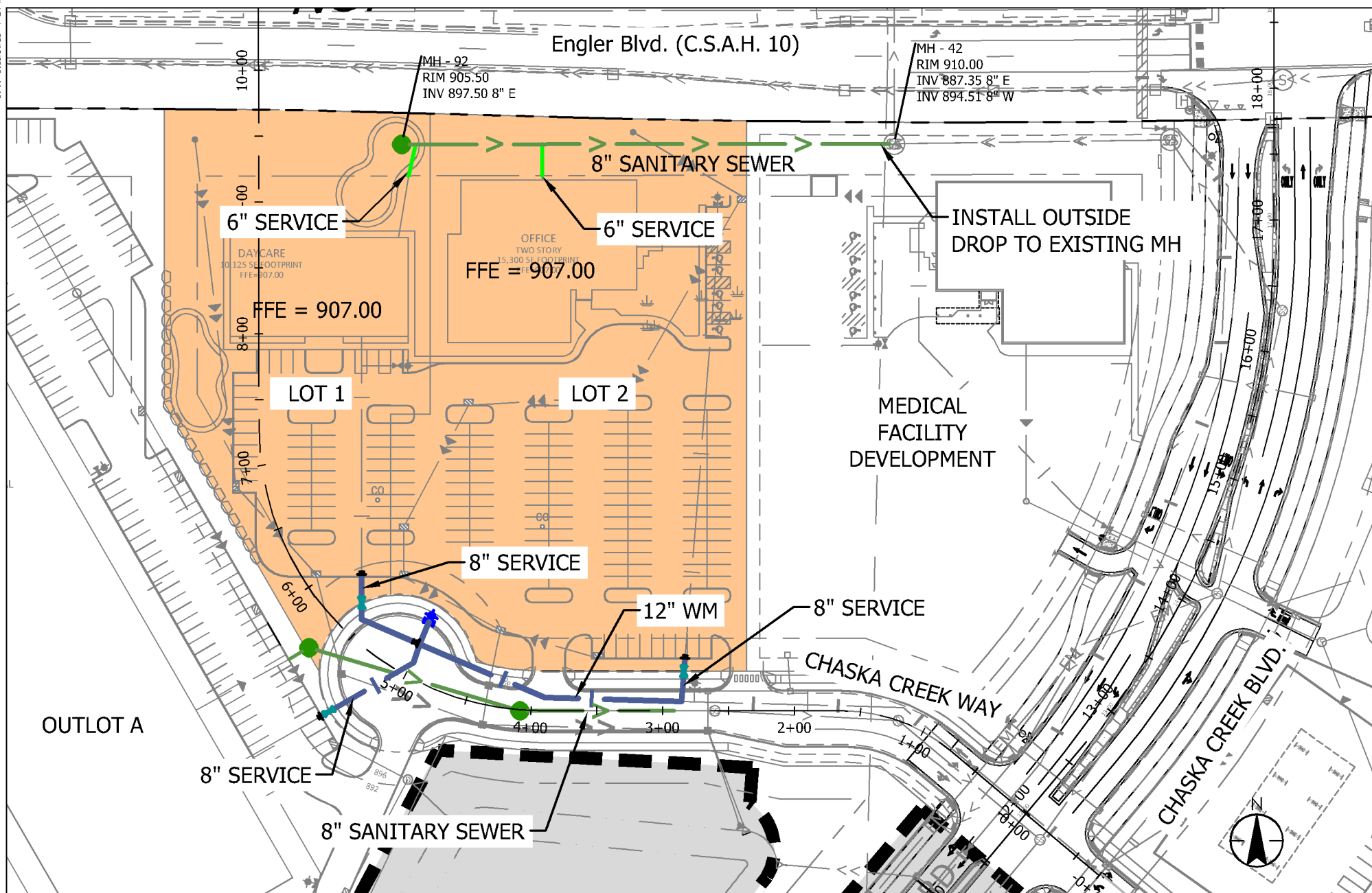
CITY OF CHASKA

CHASKA CREEK CENTER PHASE 2

7.V. Adopt Resolution 2018-103,...

FIGURE 5





CITY OF CHASKA

FIGURE 7



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

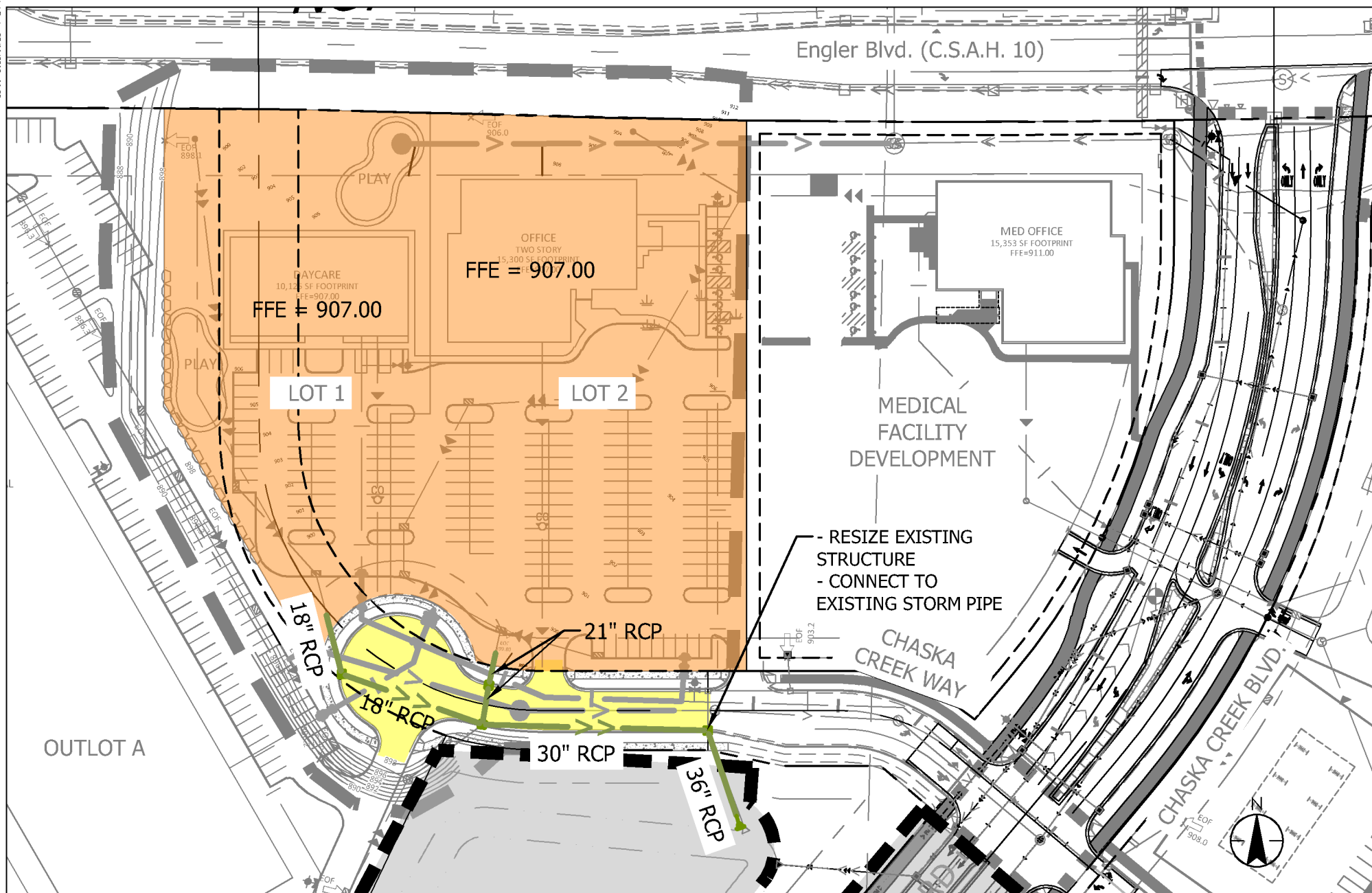
7.V. Adopt Resolution 2018-103,...

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DATE 07/09/2018

PROJ. NO. 193804283



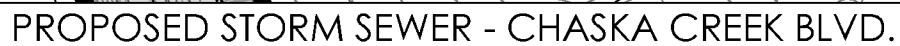
PROPOSED STORM SEWER - CHASKA CREEK WAY

CITY OF CHASKA

FIGURE 9



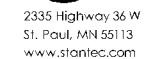
A horizontal scale bar with three segments. The first segment is labeled '0', the second '30'', and the third '60'. The bar is divided into three equal parts by vertical lines.



CHASKA CREEK CENTER PHASE 2
Opt Resolution 2018-103,...

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PROJ. NO. 193804283



REQUEST FOR ACTION CHASKA CITY COUNCIL 07-16-2018

Subject: Solicitor Permits for Individuals Representing Fund for the Public Interest

Prepared By: Denise Wetzel, Senior Clerk

The following individuals have made application for individual solicitor permits on behalf of Fund for the Public Interest, a non-profit group that goes door to door educating the public on environmental issues.

They are registered, in good standing, with the State of Minnesota as a non-profit group. They are located at 615 First Avenue NE, Ste 335, Minneapolis, MN 55413.

The required paperwork is on file, and due to their non-profit status, the \$40 per individual fee is waived. Staff recommends approval.

SOL.18-48	Ariel Alves	SOL.18-58	Samantha Leo
SOL.18-49	Alistair Berg	SOL.18-59	Marie Lundgren
SOL.18-50	Hayley Broich	SOL.18-60	Marina Minic
SOL.18-51	Annalise Dobbstein	SOL.18-61	Marissa Neitzke
SOL.18-52	Keeler Gonzales	SOL.18-62	Celeste Pepitone-Nahas
SOL.18-53	Emmett Haberman	SOL.18-63	Dylan Richard
SOL.18-54	Saliem Hashel	SOL.18-64	Claire Schmitz
SOL.18-55	Myles Hotzler	SOL.18-65	Alyssa Twedt-Gehlen
SOL.18-56	Julie Johnson	SOL.18-66	Travis Urness
SOL.18-57	Shaelyn Kessler	SOL.18-67	Molly Muth

CITY COUNCIL ACTION REQUESTED

Motion to adopt a Resolution approving Solicitor Permit Nos. SOL.18-48 through SOL.18-67, for the above-referenced representatives of The Fund for the Public Interest, located at 615 First Avenue NE, Ste 335, Minneapolis, Minnesota, 55413, for the period of July 16, 2018, through August 16, 2018.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07-16-2018 **RESOLUTION NO.** _____

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

**Resolution Approving Solicitor Permits for Individuals from
The Fund for the Public Interest**

WHEREAS, application has been made for individual solicitor's permits, pursuant to Chaska Ordinance No. 291;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the request for solicitor permit numbers SOL.18-48 through SOL.18-67 for individuals listed on Exhibit A, attached hereto and made a part hereof, all representing the Fund for the Public Interest, located at 615 First Avenue Northeast, Suite 335, Minneapolis, Minnesota, which will allow them to go door-to-door in the residential districts of the City of Chaska, educating the public on environmental issues, beginning July 16, 2018, and ending August 16, 2018, is hereby approved subject to the following conditions:

1. Failure to comply with any of the conditions of this license or the Chaska Code of Ordinances, Chapter 12, Article 11, Sections 31-42, shall result in immediate revocation of said permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

EXHIBIT A

Solicitors Representing the Fund for the Public Interest

SOL.18-48	Ariel Alves	SOL.18-58	Samantha Leo
SOL.18-49	Alistair Berg	SOL.18-59	Marie Lundgren
SOL.18-50	Hayley Broich	SOL.18-60	Marina Minic
SOL.18-51	Annalise Dobbelsstein	SOL.18-61	Marissa Neitzke
SOL.18-52	Keeler Gonzales	SOL.18-62	Celeste Pepitone-Nahas
SOL.18-53	Emmett Haberman	SOL.18-63	Dylan Richard
SOL.18-54	Saliem Hashel	SOL.18-64	Claire Schmitz
SOL.18-55	Myles Hotzler	SOL.18-65	Alyssa Twedt-Gehlen
SOL.18-56	Julie Johnson	SOL.18-66	Travis Urness
SOL.18-57	Shaelyn Kessler	SOL.18-67	Molly Muth

REQUEST FOR ACTION CHASKA CITY COUNCIL 07/16/2018

Subject: Brewery Project - Resolution Approving and Authorizing the Execution of an Amended and Restated Purchase Agreement and an Amended and Restated Purchase and Development Agreement

Prepared By: Nate Kabat

History

The City and Chaska EDA have been working over the past couple years to bring a brewery into the City, specifically targeting the former Carver County Public Works facility at 850 Chaska Blvd.

On January 9, 2017, the City Council and EDA unanimously approved execution of the Purchase Agreement with Carver County and the Purchase and Development Agreement with MSP/Chaska, LLC pertaining to property located at 850 Chaska Blvd for a project that would develop a brewery on the site.

On November 20, 2017 the Council approved a Conditional Use Permit (CUP) and created a Tax Increment Financing (TIF) district to support a brewery to operate at 850 Chaska Boulevard. The CUP allows the facility to be used to produce beer and to serve its product in a taproom of up to 76 indoor seats and an outdoor patio.

On March 19, 2018 the Council approved an Ordinance to brewer taproom on-sale and off-sales licenses.

Analysis

Since the progress outlined in the above timeline, the original brewery operator has formally withdrawn from the project. Because of that change, the City staff have worked to connect Aaron Schram with the development team of Alex Young and Brad Kerber (MSP/Chaska, LLC). Mr. Schram currently operates Schram Vineyards Winery and Brewery at his facility at 8785 Airport Road in Laketown Township. Mr. Schram has been in communication with the City for a number of months seeking a location to expand his operations. Connecting Mr. Schram with the development team has proven to be a good fit. The groups have now come together to form a new development team MSP/850, LLC, to own the facility as a joint venture involving Mr. Young, Mr. Kerber, and Mr. Schram. The brewery will then be owned and operated by Schram Vineyards Winery and Brewery, who will rent the facility from MSP/850, LLC.

Schram Vineyards Winery and Brewery intends to establish a brewery and taproom at the former County Public Works facility in line with the already approved CUP. This will allow Schram to expand their winemaking operations at their current location and divide off to

expand their beer brewing operations into the 850 Chaska Blvd. site. State statutes and regulations dictate that the brewery location will serve only beer at the new location.

To reflect this change in ownership structure, and brewery operator and also to accurately reflect current timelines, the Purchase and Development agreements between the EDA and the County and between the EDA and MSP/850, LLC have been amended. The amended documents set August 16, 2018 as the date to close on the property.

Recommendation

The partnership with Schram Vineyards Winery and Brewery has resulted in significant progress on moving this project forward. Over a short time, the group has been able to solidify plans for the redevelopment to be executed. Staff is heartened that Mr. Schram has an established track record of operating a successful winery and brewery in our region and has confidence that moving the brewery to Chaska will benefit our City in addition to the benefits of Schram being able to increase their production. This project is a win-win for everyone involved.

Accordingly, staff recommends the Board approve a resolution authorizing the execution of the amended and restated purchase and development agreement between the Chaska EDA and MSP/850, LLC, and the amended and restated purchase and development agreement between the Chaska EDA and Carver County

BOARD ACTION REQUESTED

Motion to adopt Resolution approving and authorizing the execution of an amended and restated purchase agreement and an amended and restated purchase and development agreement.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-99

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

**A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED
AND RESTATED PURCHASE AGREEMENT AND AN AMENDED AND RESTATED
PURCHASE AND DEVELOPMENT AGREEMENT**

BE IT RESOLVED by the City Council (the "Council") of the City of Chaska, Minnesota (the "City"), that:

Section 1. Recitals.

1.01. The City and the Chaska Economic Development Authority (the "EDA") have undertaken a program to promote economic development and job opportunities, promote the development and redevelopment of land which is underutilized within the City and, in connection therewith, have established Tax Increment Financing (Redevelopment) District No. 20 (the "TIF District") within Redevelopment Project Area No. 4 (the "Project Area").

1.02. On January 9, 2017, the EDA approved, and thereafter the EDA and the County of Carver, Minnesota (the "County") entered into, a Purchase Agreement dated March 12, 2018 (the "Original Purchase Agreement") in connection with the purchase by the EDA from the County of certain property located at 850 Chaska Boulevard in the City, Tax Parcel Identification Number 300082700 (the "Property").

1.03. On January 9, 2017, the City and the EDA approved, and thereafter the City and the EDA and Terrain Holdings, LLC, a Minnesota limited liability company (the "Original Developer") entered into, a Purchase Agreement and Development Agreement dated March 13, 2018 (the "Original Development Agreement") in connection with a proposal to redevelop the Property, including an existing substandard building thereon, for use as a brewery, taproom, and other commercial facilities (the "Development").

1.04. The Original Developer has reorganized as MSP/850, LLC, a Minnesota limited liability company, (the "Developer"), and the Developer has requested that the Original Purchase Agreement and the Original Development Agreement be amended and restated to reflect (1) the new entity structure, (2) a new closing date of approximately August 16, 2018, and (3) a change in the Development to include a lease of the Property to Schram Vineyards (as so amended and restated, the "Purchase Agreement" and the "Development Agreement", respectively).

1.05. There has been prepared and presented to the Council for its consideration, the Development Agreement, stating the Developer's responsibilities and the terms and conditions the City's and the EDA's assistance with the financing of certain costs of the Development, and the Purchase Agreement stating the terms and conditions for the acquisition of the site of the Development from the County.

Section 2. Approval of Purchase Agreement and Development Agreement.

2.01. The City hereby approves the Development Agreement and the Purchase Agreement substantially in accordance with the terms set forth in the forms presented to the Council, together with any related documents necessary in connection therewith, including without limitation all documents or certifications referenced in or attached to the Agreement (collectively, the "Development Documents") and hereby authorizes the Mayor and City Administrator to negotiate the final terms thereof and, in their discretion and at such time as they may deem appropriate, to execute the Development Documents to which the City is a party, on behalf of the City, and to carry out, on behalf of the City, the City's obligations thereunder.

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

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

2.04. The Council hereby determines that the execution and performance of the Development Documents will help realize the public purposes of the Act.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

AMENDED AND RESTATED PURCHASE AGREEMENT

1. **PARTIES.** This amended and restated purchase agreement (the “Amended and Restated Purchase Agreement”) is made this ____ day of July, 2018, by and between the County of Carver, Minnesota, a public body politic and corporate having the power under the laws of the State of Minnesota to sell and convey real estate owned by Carver County (the “Seller”) and the Chaska Economic Development Authority, a public body politic and corporate having the power under the laws of the State of Minnesota to purchase and sell real estate for the purpose of economic development in the City of Chaska, Carver County, Minnesota (the “Buyer”).

2. **SUBJECT PROPERTY.** The Seller is the owner in fee simple of real estate (the “Property”) located at 850 Chaska Boulevard in the City of Chaska, Carver County, Minnesota, Tax Parcel Identification Number 300082700, which is legally described in **Exhibit A**, attached hereto, and which is depicted in **Exhibit B**, attached hereto.

3. **OFFER/ACCEPTANCE.** The Buyer and the Seller heretofore entered into a Purchase Agreement dated March 12, 2018 (the “Original Agreement”) for the purchase of Property by the Buyer from the Seller. Under Section 7 of the Original Agreement, the Closing shall take place or before April 30, 2018 unless the Seller and the Buyer otherwise mutually agree. The Buyer and the Seller hereby mutually agree to extend the Closing Date to August 16, 2018, as stated herein in Section 7. In addition, the business entity identified to be a party to the Purchase and Development Agreement referred to in Section 4.E. of the Original Agreement, a required contingency, changed. The Buyer and the Seller hereby agree to change the name of the business entity in Section 4.E. in the Amended and Restated Purchase Agreement to “MSP/850, LLC”, thereby correctly identifying the name of the business entity which shall be a party to the Purchase and Development Agreement referenced in Section 4.E. herein. In consideration of the mutual agreements between the Seller and the Buyer contained herein, the Seller agrees to sell the Property to the Buyer, and the Buyer agrees to purchase the Property from the Seller.

4. **CONTINGENCIES.** This Amended and Restated Purchase Agreement is contingent upon the satisfaction of the following conditions:

- A. Approval of this Amended and Restated Purchase Agreement by the Board of Commissioners of Carver County, the Seller’s official governing body;

- B. Approval of this Amended and Restated Purchase Agreement by the Board of Commissioners of the Chaska Economic Development Authority, the Buyer's official governing body;
- C. Satisfaction of the Buyer with the results of the environmental inspection and soil tests conducted under Section 8 of this Amended and Restated Purchase Agreement;
- D. The Buyer's examination of title as provided at Section 11 of this Amended and Restated Purchase Agreement;
- E. The Buyer entering into a legally binding purchase and development agreement (the "Purchase and Development Agreement") with MSP/850, LLC, a Minnesota limited liability company or an affiliated entity to be formed by MSP Metro Operating Company, LLC, a Minnesota limited liability company d/b/a MSP Commercial, (the "Developer") for the resale of the Property to the Developer for the purpose of advancing economic development in Chaska, Minnesota;
- F. Approval of the Purchase and Development Agreement by the Board of Commissioners of the Chaska Economic Development Authority, the Buyer's official governing body;
- G. Removal by the Seller of all of the above-ground fuel tanks and the salt shed from the Property;
- H. The Buyer acknowledges that any use of the Property for a commercial purpose requires a standard Carver County Commercial Access Permit for use of either the existing access or a relocated access from the Property onto County State Aid Highway 61 ("CSAH 61"), or vice versa. Upon the approval by the Carver County Public Works Division of a standard application for a Commercial Access Permit for use of the existing access on the Property as commercial access from the Property onto CSAH 61, or vice versa, the permittee may use the access only in accordance with the terms and requirements of that permit. The permittee shall be bound by all of the terms and requirements of the permit, including but not limited to the reservation of the right of the Seller to modify, reconstruct, or adjust the access. The Buyer acknowledges that the Carver County Public Works Division will review any application for a Commercial Access Permit for the Property according to its customary practices, standards, and criteria. Approval of such permit is a contingency to the Closing on the acquisition of the Property by the Buyer. The Buyer acknowledges that the Seller has plans to conduct a corridor study along CSAH 61, the results of which could impact the access from the Property onto CSAH 61, or vice versa;
- I. Execution by the Seller and the Buyer, and the delivery to the Seller and the Buyer of an agreement regarding the allocation of all of the costs of any remediation necessary in the future to cleanup any existing hazardous substance, pollutant or

contaminant on the real property identified by Parcel Number 300085900 located directly north of the Property, which was caused by the former use of the real property identified by Parcel Number 300085900 as a shooting range by law enforcement officers of the Carver County Sheriff's Office and the Chaska Police Department (the "Agreement for Ammunition Clean Up of Parcel Number 300085900");

- J. Delivery from the Seller to the Buyer of a satisfactory septic tank compliance inspection, or execution and delivery by the Seller and the Buyer of an agreement regarding the allocation of any costs of any necessary remediation of the Property in the future as a result of contamination from the existing subsurface septic tank on the Property as determined by a compliance inspection prior to Closing (the "Septic Tank Clean Up Agreement"); and
- K. Receipt by the Buyer of all easements from the owner of the adjacent property, identified by Tax Parcel Identification Number 301250040, necessary to extend sewer and water utilities to the Property as determined by the Buyer. The current owner of said adjacent property is Total Loss Brokers, LLC, a Minnesota limited liability company.

The parties shall have until the date of the closing of the sale of the Property ("Closing") to satisfy the foregoing contingencies. The contingencies set forth in A, B, E, H, I, and J are for the benefit of both the Seller and the Buyer and may be waived in writing only if the Buyer and Seller mutually agree. The contingencies set forth in C, D, F, G, and K are solely for the benefit of the Buyer and may be waived in writing solely by the Buyer. If the contingencies are duly satisfied or waived in writing by the Buyer, or by the Buyer and the Seller, as applicable herein, then the Buyer and the Seller shall proceed to close the transaction as contemplated herein. If, however, one or more of the contingencies is not timely satisfied and is not waived in writing by the Buyer, or by the Buyer and the Seller, as applicable herein, then this Amended and Restated Purchase Agreement shall thereupon be void, at the option of the Buyer or at the option of the Buyer and the Seller, as applicable herein. If this Amended and Restated Purchase Agreement is voided at the option of the Buyer or at the option of the Buyer and the Seller, as applicable herein, then the Buyer and the Seller shall execute and deliver to each other a termination of this Amended and Restated Purchase Agreement.

5. **PERSONAL PROPERTY INCLUDED IN SALE.** The following items of personal property and fixtures owned by the Seller and currently located on the Property are included in this sale: None.

6. **PURCHASE PRICE AND TERMS:** The total Purchase Price for the Property is Four Hundred and Fifty Thousand Dollars and No Cents (\$450,000). The Seller acknowledges it does not have any tenant on the Property who is entitled to any relocation services or relocation benefits. The Buyer shall pay the full Purchase Price to the Seller at the Closing. In accordance with Minn. Stat. § 373.01, subd. 1(h), all iron ore and other valuable minerals in and upon the Property shall be reserved to the Seller, and the Seller shall retain the right to explore for, mine, and remove the iron ore and other valuable minerals in and upon the Property.

7. **CLOSING DATE.** The Closing shall take place on or before August 16, 2018 unless otherwise mutually agreed upon by the Seller and the Buyer. The Closing shall take place at Chaska City Hall, or such other location as mutually agreed upon by the Seller and the Buyer.

8. **ENVIRONMENTAL INSPECTION AND SOIL TESTS.** After execution of this Amended and Restated Purchase Agreement and before the Closing, the Buyer and its duly authorized agents, servants or employees shall have the right to enter upon the Property for purposes of investigating, monitoring, testing, boring or other similar activities necessary or appropriate to identify the existence and extent of a threat of release or a release of a hazardous substance, pollutant, or contaminant. The Buyer agrees to do no unnecessary damage to the Property, and to restore the Property to substantially the same condition in which it was found. The Buyer agrees to defend, indemnify, and hold harmless the Seller against any and all liability, loss, costs, damages, expenses, claims, liens, or actions including attorney's fees which the Seller may sustain, incur or be required to pay arising out of or by reason of any act or omission of the Buyer or the Buyer's agents, servants, or employees, in exercising the Buyer's right to enter and work upon the Property for environmental inspection and soil tests, as stated in this section. The Buyer agrees to provide the Seller with a copy of any report prepared as a result of such examination and tests, upon the request by the Seller. Buyer shall have the right to assign the right to inspect and examine the Property, to the Developer at the Buyer's sole discretion. If the Buyer assigns the right to inspect and examine the Property to the Developer, then the Buyer agrees to defend, indemnify, and hold harmless the Seller against any and all liability, loss, costs, damages, expenses, claims, liens, or actions including attorney's fees which the Seller may sustain, incur or be required to pay arising out of or by reason of any act or omission of the Developer, or the Developer's agents, servants, or employees, in exercising the Buyer's right to enter and work upon the Property for environmental inspection and soil tests, as stated in this section.

9. **DOCUMENTS TO BE DELIVERED AT CLOSING.** The Seller agrees to deliver the following documents to the Buyer at Closing:

- A. A duly recordable quit claim deed conveying marketable fee simple title to the Property to the Buyer, free and clear of any mortgages, liens or encumbrances other than matters created by or acceptable to the Buyer;
- B. An affidavit from the Seller sufficient to remove any exception in the Buyer's policy of title insurance for mechanics' and materialmen's liens and rights of parties in possession;
- C. Affidavit of the Seller confirming that the Seller is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code;
- D. A completed Minnesota Well Disclosure Certificate;
- E. Any notices, certificates, and affidavits regarding any private sewage systems, underground storage tanks, and environmental conditions as may be required by Minnesota statutes, rules or ordinances;

- F. Customary affidavits, certificates and such other documents as the Buyer may request to carry out this transaction; and
- G. The documents required by Sections 4H, 4I, and 4J.

10. **REAL ESTATE TAXES AND SPECIAL ASSESSMENTS.**

- A. The Seller shall be responsible for all taxes attributable to the Property, including any deferrals or penalties assessed against the Property before the Closing. The Buyer shall be responsible for all taxes allocable to the period after the Closing.
- B. The Seller shall pay at or before Closing all special assessments levied against the Property as of the date of Closing.

11. **EXAMINATION OF TITLE; CURING TITLE DEFECTS.** The Seller will provide to the Buyer any available title records in its possession. The Buyer will obtain a commitment for title insurance ("Commitment") for the Property, and the Buyer shall have 20 business days after receipt thereof to examine the same and to deliver written objections to title, if any, to the Seller, or the Buyer's right to do so shall be deemed waived. The Seller shall have until Closing to make title marketable at the Seller's cost. In the event that title to the Property cannot be made marketable or is not made marketable by the Seller by Closing, then this Amended and Restated Purchase Agreement may be terminated at the option of the Buyer.

12. **CLOSING COSTS AND RELATED ITEMS.** The Seller shall be responsible for the following Closing costs and related items: all charges relating to the filing of any instrument required to make title marketable; its own legal fees associated with this transaction; any costs of preparation of a title commitment, including any abstracting fees and fees for standard searches with respect to the Seller and the Property; and any state deed tax and conservation fee with respect to the quit claim deed. The Buyer shall be responsible for the following costs and related items: premiums required for issuance of the Buyer's title insurance policy, if purchased by Buyer; its own legal fees associated with this transaction; all other recording fees; fees of any soil tests, environmental assessments, inspection reports, appraisals, or other tests or reports ordered by the Buyer in connection with its purchase of the Property; and closing fees charged by the title company or closer.

13. **POSSESSION/CONDITION OF PROPERTY.** The Seller shall deliver possession of the Property to the Buyer at Closing in the same condition as the Property existed on the date of execution of this Amended and Restated Purchase Agreement, subject to the removal by the Seller of all above-ground fuel tanks and the salt shed from the Property prior to Closing in accordance with Section 4G. Subject to the preceding sentence and the terms of the Agreement for Ammunition Clean Up of Parcel Number 300085900 to be delivered at Closing in accordance with Section 4I, the Property will be sold "As-Is." The Buyer acknowledges that Seller provided copies of the environmental assessments Phase I Environmental Site Assessment, conducted by Nova Consulting (Nova Project No. E12-3284), Limited Phase II Subsurface Investigation, conducted by Nova Consulting (Nova Project No. E12-3919), and Construction Contingency Plan, conducted by Nova Consulting (Nova Project No. E15-5066), to the Buyer, and that the Buyer had sufficient time and

opportunity to fully review and consider said documents. Upon Closing, the Buyer agrees to fully and exclusively assume any and all current or future costs, known or unknown to the Buyer, associated with any necessary remediation or cleanup of any known or unknown hazardous substance, pollutant, or contaminant on the Property. The Buyer acknowledges that an existing well and septic tank shall remain on the Property.

14. **INDIVIDUAL SEWAGE TREATMENT SYSTEM.** Subject to any Septic Tank Clean Up Agreement delivered in accordance with Section 4J, the Seller will not be required to remove the existing subsurface septic tank prior to Closing, as the tank shall be abandoned when the City of Chaska connects utilities, including sewer, to the Property.

15. **WELL DISCLOSURE.** The Buyer acknowledges that the Seller disclosed in writing to the Buyer information about the status and location of all wells on the Property known to the Seller by delivering to the Buyer a disclosure statement indicating the legal description and county, and a map drawn from available information showing the location of each well to the extent practicable to Seller. The Buyer acknowledges that the disclosure statement indicated, for each well, whether the well was in use, not in use, or sealed. The quit claim deed given by the Seller must include the statement specified in Section 9D of this Amended and Restated Purchase Agreement.

16. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE.** The Buyer acknowledges that the Seller disclosed in writing to the Buyer, information on how the sewage generated at the Property is managed and that the Seller delivered a statement to the Buyer which either indicated that the sewage goes to a facility permitted by the agency or which indicated that the sewage does not go to a permitted facility and then described the system in use, including the legal description of the Property, the county in which the Property is located, and a map drawn from available information showing the location of the system on the property to the extent practicable.

17. **SELLER'S WARRANTIES.** The Seller warrants that there has been no labor or material furnished to the Property for which payment has not been made. The Seller agrees not to place any liens or encumbrances on the Property after the date of execution of this Amended and Restated Purchase Agreement.

The Seller warrants that the Seller has not received any notice from any governmental authority regarding a violation of any regulation, ordinance, or law related to the Property. If the Property is subject to any restrictive covenants, then the Seller warrants that the Seller has not received any notice from any person or authority concerning a breach of those covenants. The Seller shall provide any notices which the Seller receives concerning a breach of those covenants to the Buyer immediately.

18. **RELOCATION BENEFITS.** The Seller acknowledges that neither it nor any tenant currently having an interest in the Property is being displaced from the Property as a result of the transaction contemplated by this Amended and Restated Purchase Agreement and that neither the Seller nor any such tenant is eligible for relocation assistance or benefits or that the Purchase Price includes compensation for any and all relocation assistance and benefits for which it or any such tenant may be eligible. The provisions of this Section shall not merge with the deed and

shall survive the Closing of the transaction contemplated by this Amended and Restated Purchase Agreement.

19. **TENANTS.** The Seller warrants that there are no tenants on the Property with a lawful leasehold interest. In the event that any tenant comes forward and claims an interest in the Property at the time of or following the execution of this Amended and Restated Purchase Agreement, then the Seller hereby agrees to fully indemnify the Buyer for any and all costs associated with terminating such tenancy and for any and all relocation assistance and benefits that may be due to such tenant together with attorneys' fees that the Buyer would have to incur in connection with legal action required to resolve any relocation assistance or benefits dispute with such tenant. "Relocation assistance and benefits" shall have the meaning ascribed to them by the Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. Sections 4601-4655 (the federal URA) and the regulations implementing the federal URA, 49 C.F.R. Sections 24.1-24.603. The provisions of this Section shall not merge with the deed and shall survive the Closing of the transaction contemplated by this Amended and Restated Purchase Agreement.

20. **EASEMENTS.** The Seller represents and warrants that there are no easements, or claims of easements, other than the easements of public record on the Property.

21. **BROKER COMMISSIONS.** The Seller and the Buyer represent and warrant to each other that there is no real estate agent or broker involved in this transaction with whom either has negotiated, or to whom either has agreed to pay any agent or broker commission or fees. Each party agrees to defend, indemnify, and hold harmless the other for any and all claims for any agent or brokerage commissions or fees in connection with negotiations for purchase of the Property arising out of any alleged agreement or commitment or negotiation by the indemnifying party.

22. **NO MERGER OF REPRESENTATIONS, WARRANTIES.** The representations and warranties contained in this Amended and Restated Purchase Agreement will not be merged into any instrument or conveyance delivered at the Closing, and the parties shall be bound accordingly.

23. **SUBSEQUENT SALE OF PROPERTY.** The Buyer intends to redevelop the Property and offer the Property for resale for the purpose of advancing the Buyer's general plan of advancing economic development in Chaska, Minnesota. The Buyer agrees to comply with all public notice requirements and laws applicable to said resale of the Property.

24. **ENTIRE AGREEMENT; AMENDMENTS.** This Amended and Restated Purchase Agreement constitutes the entire agreement between the parties and no other agreement prior to this Amended and Restated Purchase Agreement or contemporaneous herewith shall be effective except as expressly set forth or incorporated herein. Any purported amendment hereto shall not be effective unless it shall be set forth in writing and executed by both parties or their respective successors or assigns.

25. **BINDING EFFECT; ASSIGNMENT.** This Amended and Restated Purchase Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, successors and assigns.

26. **NOTICE.** Any notice, demand, request or other communication which may or shall be given or served by the parties shall be deemed to have been given or served on the date the same is deposited in the United States Mail, registered or certified, postage prepaid and addressed as follows:

- a. If to Seller: Carver County
Carver County Government Center
600 East 4th Street
Chaska, MN 55318
- b. If to Buyer: Chaska Economic Development Authority
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318
- with a copy to: Jenny Boulton
Kennedy & Graven
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402

or such other address as either party may give to another party in accordance with this Section 26.

27. **ORIGINAL AGREEMENT.** Upon execution of the Amended and Restated Purchase Agreement by the Buyer and the Seller, all provisions of, rights granted in, and covenants made in the Original Agreement shall be waived, released, and superseded in their entirety by the Amended and Restated Purchase Agreement, and all provisions of, rights granted in, and covenants made in the Original Agreement shall have no further force or effect.

28. **DEFAULT; REMEDIES; SPECIFIC PERFORMANCE.** If either party defaults in any of its obligations under this Amended and Restated Purchase Agreement, then the other party may terminate this Amended and Restated Purchase Agreement by written notice pursuant to Section 26 hereof. If this Amended and Restated Purchase Agreement is not so terminated, then the Buyer or the Seller may seek actual damages for breach of this Amended and Restated Purchase Agreement or specific performance of this Amended and Restated Purchase Agreement, provided that any action for specific enforcement of this Amended and Restated Purchase Agreement must be brought within six months after the date the party receives actual notice of the alleged breach.

IN WITNESS WHEREOF, the Seller and the Buyer have executed this Amended and Restated Purchase Agreement as of the date written above.

COUNTY OF CARVER, MINNESOTA

By:_____

**CHASKA ECONOMIC DEVELOPMENT
AUTHORITY**

By: _____

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The real property situated in the City of Chaska, County of Carver, State of Minnesota, described as follows:

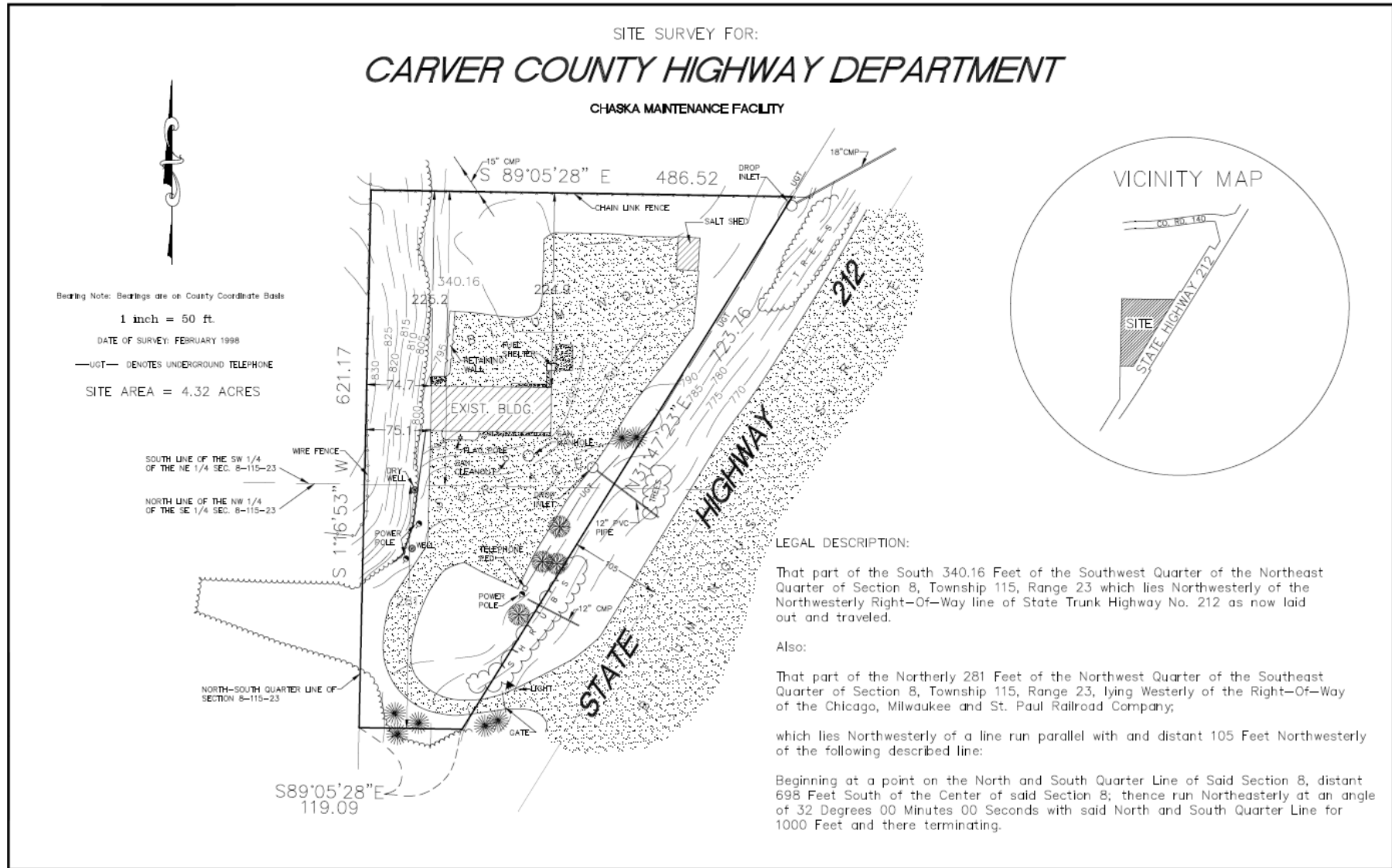
That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating.

EXHIBIT B

DEPICTION OF THE PROPERTY



AMENDED AND RESTATED PURCHASE AND DEVELOPMENT AGREEMENT

BETWEEN

CHASKA ECONOMIC DEVELOPMENT AUTHORITY,

CITY OF CHASKA, MINNESOTA

AND

MSP/850, LLC

This document drafted by:
KENNEDY & GRAVEN, CHARTERED (JSB)
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402

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AMENDED AND RESTATED PURCHASE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT, made as of the ____ day of July, 2018, by and between the Chaska Economic Development Authority (the “EDA”), a body corporate and politic organized and existing under the laws of the State of Minnesota, the City of Chaska, Minnesota (the “City”), a municipal corporation under the Constitution and laws of the State of Minnesota, and MSP/850, LLC, a Minnesota limited liability company (the “Developer”),

WITNESSETH:

WHEREAS, pursuant to Sections 469.001 through 469.047 and 469.090 through 469.1082, as amended (the “Development Act”), the EDA has created Redevelopment Project Area No. 4 (the “Project Area”) and has adopted or proposes to adopt a Redevelopment Plan therefor (the “Redevelopment Plan”); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended, (the “TIF Act”), the EDA has established, within the Project Area, a Tax Increment Financing (Redevelopment) District No. 20 (Brewery Project) qualified as a redevelopment tax increment financing district (the “TIF District”), the legal description of which is attached hereto as **Exhibit A**, and proposes to adopt a tax increment financing plan therefor (the “TIF Plan”) which provides for the use of tax increment financing in connection with certain development within the Project Area and TIF District; and

WHEREAS, the Developer proposes to redevelop an existing 7,202 square foot substandard building located on the Development Property for use as a commercial building which Developer will lease as a winery/brewery (taproom and related facilities, the “Brewery”) and other commercial tenants (collectively, the “Project”) and has requested that the EDA use tax increment financing and that the City provide certain other financial assistance to assist the Developer with certain costs thereof in order to fill the gap between the Total Development Costs (as hereinafter defined) and the funds available to pay such costs;

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

ARTICLE I DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Access Easement means the Easement provided by the Developer to the City and the EDA to permit access over the Developer Property in accordance with the terms thereof, as the same may be from time to time modified, amended or supplemented, in substantially the form of the Easement contained in **Exhibit J** attached hereto;

Administrative Costs shall have the meaning set forth in Section 3.3;

Agreement means this Amended and Restated Purchase and Development Agreement, as the same may be from time to time modified, amended or supplemented;

Affiliate means a corporation, partnership, joint venture, association, business trust or similar entity organized under the laws of the United States of America or a state thereof which is directly controlled by or under common control with the Developer or any other Affiliate. For purposes of this definition, control means the power to direct management and policies through the ownership of at least a majority of its voting securities or interests, or the right to designate or elect at least a majority of the members of its governing body by contract or otherwise;

Architect means _____, _____, Minnesota;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in **Exhibit H** attached hereto and made a part of this Agreement, between the Developer and the EDA and including the attached certification by the assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means the agreed minimum market value of the Project for calculation of real property taxes as determined by the assessor for the County as of January 2, 2019 and as further set forth in the Assessment Agreement;

Available Tax Increments means the Tax Increments received by the EDA less the amount of Tax Increments, if any, which the EDA must pay to the school district, the County and the State pursuant to Minnesota Statutes, Sections 469.177, Subds. 3, 9, 10, and 11; 469.176, Subd. 4h; and 469.175, Subd. 1a, as the same may be amended from time to time;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Chaska, Minnesota and its authorized successors and assigns;

Closing Date or Closing means August 16, 2018 or such other date as agreed to by the EDA and Developer, or as extended by Developer as provided herein;

Completion Date means the date on which the Certificate of Completion with respect to the Project is executed by the EDA and the City pursuant to Section 3.7;

Construction Costs means the capital costs of the construction of the Project, including the costs of labor and materials; construction management and supervision expenses; insurance and payment or performance bond premiums; architectural and engineering fees and expenses; property taxes; usual and customary fees or costs payable to the EDA or the City, or any other public body with regulatory authority over construction of the Project (e.g. building permits and inspection fees); the developer fee; and all other costs chargeable to the capital account of the Project under generally accepted accounting principles;

Construction Documents shall mean the following documents, all of which shall be in form and substance acceptable to the Developer, the EDA and the City: (a) evidence satisfactory to EDA and the City showing that the Project conforms to applicable zoning, subdivision and building code laws and ordinances, including a copy of the building permit for the Project; (b) a copy of the executed standard form of agreement between owner and architect for architectural services for the Project, if any, and (c) a copy of the executed general contractor's contract for the Project, if any;

Construction Plans means the plans, specifications, drawings and related documents for the construction of the Project which shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the building inspector of the City;

County means Carver County, Minnesota;

County Purchase Agreement means the Purchase Agreement dated July ___, 2018 between the EDA and the County related to the acquisition of the Development Property by the EDA;

Deed means the Quit Claim Deed in the form attached hereto as **Exhibit F**, to be executed by the EDA conveying the Development Property to the Developer;

Design Drawings means the floor plans, renderings, elevations and material specifications for the Project to be prepared by the Architect;

Developer means MSP/850, LLC, a Minnesota limited liability company, and its authorized successors and assigns;

Development Property means the real property legally described in **Exhibit B** attached to this Agreement under the heading "Development Property", which property is within the Project Area;

EDA means the Chaska Economic Development Authority and its authorized successors and assigns;

Event of Default means any of the events described in Section 5.1 hereof;

Interfund Loan means the interfund loan of non-federal funds from the City's Electric Fund or other fund of the City which was used to finance certain costs of the Project, in the aggregate amount of \$250,000, all as set forth in a resolution to be adopted by the EDA;

Interfund Payment Date has the meaning as set forth in Section 3.2.

Organizational Documents shall mean the following which shall be in form and substance acceptable to EDA and the City: (a) Articles of Organization and Operating Agreement of the Developer, accompanied by a Certificate of Good Standing from the Minnesota Secretary of State; (b) An opinion of counsel for Developer stating that the Developer is a Minnesota limited liability company duly organized and existing under the laws of the State of Minnesota, that each of the Developer's Documents have been duly executed and delivered and are the legal and binding obligations of Developer, enforceable in accordance with their respective terms, subject to matters of bankruptcy, stay, insolvency, reorganization or other laws relating to or affecting creditors' rights generally or by principles of equity;

Project means the redevelopment of an existing 7,202 square foot substandard building located on the Development Property at 850 Chaska Boulevard in the City for use by the Developer as a commercial building including initially a winery/brewery, taphouse and related facilities and other commercial/retail space;

State means the State of Minnesota;

Tax Increments means the tax increments derived from the TIF District and the improvements thereon which have been received and retained by the EDA in accordance with Minnesota law, as amended from time to time, including without limitation the provisions of Minnesota Statutes, Section 469.177;

TIF Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

TIF District means the Tax Increment Financing (Redevelopment) District No. 20 (Brewery Project) consisting of the property legally described in **Exhibit A** attached hereto, which the EDA proposes to establish as a redevelopment district under the TIF Act;

TIF Plan means the tax increment financing plan approved for the TIF District;

Title Company means Title Mark, LLC, or other title company designated by Developer;

Termination Date means the earlier of (i) February 1, 2046; or (ii) any earlier date this Agreement is cancelled in accordance with the terms hereof or deemed paid in full; or (iii) the final Interfund Payment Date following the final collection of Tax Increments prior to the decertification of the TIF District in accordance with the law;

Total Development Costs means the costs as set forth on **Exhibit D**; and

Unavoidable Delays means delays, outside the control of the party claiming their occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, acts of war or terrorism, fire or other casualty to the Project,

litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City or the EDA) which directly result in delays, acts of the public enemy or acts of terrorism and discovery of unknown hazardous materials or other concealed site conditions or delays of contractors due to such discovery.

ARTICLE II REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the EDA. The EDA makes the following representations and warranties:

(1) The EDA is a body corporate and politic organized and existing under the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The EDA has established the TIF District as a “redevelopment district” within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Redevelopment Plan.

(4) The EDA proposes, subject to the further provisions of this Agreement, to apply Tax Increments to repay the Interfund Loan and provide the proceeds of the Interfund Loan and certain other financial assistance to the Developer as set forth herein.

(5) The EDA makes no representation or warranty, either express or implied, as to the Development Property or its condition, or that the Development Property shall be suitable for the Developer’s purposes or needs.

(6) No member of the Board of Commissioners of the EDA, or officer of the EDA, has either a direct or indirect financial interest in this Agreement.

Section 2.2. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation organized and existing under the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The City has approved the creation of the TIF District and TIF Plan in accordance with the provisions of the TIF Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Redevelopment Plan.

(4) The City proposes, subject to the further provisions of this Agreement, to provide certain financial assistance to the Developer for certain costs incurred in connection with the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either express or implied, as to the Development Property or its condition, or that the Development Property shall be suitable for the Developer’s purposes or needs.

(6) No Councilmember of the City, or officer of the City, benefit financially from this Agreement within the meaning of Minnesota Statutes, Sections 412.311 and 471.87.

Section 2.3. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota limited liability company duly and validly organized and existing in good standing under the laws of the State, and has power and authority to enter into this Agreement and to perform its obligations hereunder and is not in violation of any provision of the laws of the State.

(2) The Developer has or will acquire, fee title to the Development Property, and will cause the Project to be constructed in accordance with the terms of this Agreement, the Redevelopment Project, and all local, state and federal laws and regulations including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations.

(3) The Total Development Costs of the Project are estimated to be approximately \$1,100,000, and the sources of revenue to pay such costs are approximately \$800,000, excluding the financial assistance provided by the City and the reimbursement of the Purchase Price provided herein by the EDA, and the Developer has been unable to obtain additional private financing or investment for the total estimated Total Development Costs at rates or returns that allow the Project to be economically feasible within the reasonably foreseeable future.

(4) The Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(5) The Developer will obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met for the construction and operation of the Project.

(6) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(7) The Developer understands that the EDA and the City may subsidize or encourage the development of other developments in the City, including properties that compete with the Development Property and the Project, and that such subsidies may be more favorable than the terms of this Agreement, and that neither the EDA nor the City has represented that development of the Development Property will be favored over the development of other properties.

(8) Subject to Unavoidable Delays, the construction of the Project will commence on or before November 1, 2018 and, barring Unavoidable Delays, the Project will be substantially completed by July 31, 2019. Notwithstanding the foregoing, failure of the Developer to substantially complete the Project shall not be an Event of Default unless the Project is not substantially completed by April 30, 2020.

(9) As of January 2, 2019, the estimated market value of the property described in **Exhibit A** is expected to be at least \$681,980.

ARTICLE III UNDERTAKINGS BY DEVELOPER, EDA AND CITY

Section 3.1. Total Development Costs and Public Costs. Based on the Developer's representation that the Total Development Costs are approximately \$1,100,000, that the sources of revenue available to pay such costs, excluding the EDA's land cost reimbursement and the City's financial assistance contemplated herein, is \$800,000, and that the Developer is unable to obtain additional private financing or investment for the total estimated Total Development Costs at rates or returns that allow the Project to be economically feasible within the reasonably foreseeable future, the EDA has agreed to provide tax increment financing assistance, subject to the EDA's confirmation of the Developer's need for assistance after delivery, on or before the Closing Date, of the Developer's statement of Sources and Uses for the Project to be attached as **Exhibit D** hereto, and the City has agreed to provide certain other financial assistance as hereinafter set forth, subject to satisfaction of certain conditions as provided herein. The Developer agrees that it will construct the Project on the Development Property.

Section 3.2. Agreement to Pay Tax Increment Shortfall. In order to assist with the costs of site acquisition, the EDA agrees, subject to satisfaction of all conditions required by law to implement the terms of this Agreement, to acquire the Development Property from the County in accordance with the County Purchase Agreement, to convey the Development Property to the Developer in accordance with the terms of the Article IV of this Agreement and to reimburse the Developer from proceeds of the Interfund Loan in an amount equal to \$250,000 as further set forth in this Agreement.

Commencing August 1, 2020, on each February 1 and August 1 thereafter to and including February 1, 2046, or, if the first day of either February 1 or August 1 should not be a Business Day, the next succeeding Business Day (the "Interfund Payment Dates") the EDA will credit against the principal amount of the Interfund Loan, an amount equal to 90% of the Tax Increments received by the EDA in the 6-month period preceding such Interfund Payment Date (the "Available Tax Increments"). If, on any Interfund Payment Date, the Available Tax Increments received by the EDA in the 6-month period preceding such Interfund Payment Date are less than the amount shown in the schedule below, the Developer shall pay, by check or draft mailed to the EDA, an amount equal to the deficiency. The Developer's obligation to make such payments is evidenced by the Purchase Price Note delivered in accordance with Section 4.5(3) hereof.

Date	Amount	Date	Amount	Date	Amount	Date	Amount
8/1/20	\$2,024.50	2/1/27	\$3,336.50	8/1/33	\$5,192.50	2/1/40	\$7,120.00
2/1/21	\$2,024.50	8/1/27	\$3,579.00	2/1/34	\$5,192.50	8/1/40	\$7,475.50
8/1/21	\$2,227.50	2/1/28	\$3,579.00	8/1/34	\$5,490.50	2/1/41	\$7,475.50
2/1/22	\$2,227.50	8/1/28	\$3,828.00	2/1/35	\$5,490.50	8/1/41	\$7,841.50
8/1/22	\$2,436.50	2/1/29	\$3,828.00	8/1/35	\$5,797.50	2/1/42	\$7,841.50
2/1/23	\$2,436.50	8/1/29	\$4,085.00	2/1/36	\$5,797.50	8/1/42	\$8,219.00
8/1/23	\$2,651.50	2/1/30	\$4,085.00	8/1/36	\$6,113.50	2/1/43	\$8,219.00
2/1/24	\$2,651.50	8/1/30	\$4,350.00	2/1/37	\$6,113.50	8/1/43	\$8,608.00

Date	Amount	Date	Amount	Date	Amount	Date	Amount
8/1/24	\$2,873.00	2/1/31	\$4,350.00	8/1/37	\$6,439.00	2/1/44	\$8,608.00
2/1/25	\$2,873.00	8/1/31	\$4,623.00	2/1/38	\$6,439.00	8/1/44	\$9,008.00
8/1/25	\$3,101.50	2/1/32	\$4,623.00	8/1/38	\$6,774.50	2/1/45	\$9,008.00
2/1/26	\$3,101.50	8/1/32	\$4,903.50	2/1/39	\$6,774.50	8/1/45	\$9,421.00
8/1/26	\$3,336.50	2/1/33	\$4,903.50	8/1/39	\$7,120.00	2/1/46	\$9,421.00

If, as of the termination date of the TIF District, the EDA has received Tax Increments in excess of an amount sufficient to repay the principal amount of \$250,000, the EDA will, on or before December 31, 2046, apply such excess to reimburse the Developer for any amounts paid to the EDA pursuant to this Section 3.2 or the Purchase Price Note in an amount equal to such excess.

If, as of the termination date of the TIF District, the EDA has received Tax Increments in an amount less than \$250,000, the EDA will, if the Tax Increments have been received by the EDA in an amount at least equal to the amounts set forth above or the Developer has paid all deficiency amounts in accordance with this Section 3.2 and the Purchase Price Note, forgive the remaining principal amount of the Purchase Price Note.

Section 3.3. Developer to Pay EDA's and City Fees and Expenses. The Developer will pay the EDA's and City's Administrative Costs (as defined below) in an amount not to exceed \$20,000. For the purposes of this Agreement, the term "Administrative Costs" means out of pocket costs incurred by the EDA or the City together with staff and consultant (including engineering, legal, financial adviser, environmental advisor, planning advisor, etc.) costs of the EDA and the City, all attributable to or incurred in connection with the establishment of the TIF District and the TIF Plan and review, negotiation and preparation of this Agreement (together with any other agreements entered into between the parties hereto contemporaneously therewith) and review and approvals of any land use, zoning and subdivision applications for the Development Property, and other documents and agreements in connection with the Project provided. The Developer is obligated pay such Administrative Costs within 10 days after receipt of a written notice from the EDA or the City containing evidence of Administrative Costs incurred by the EDA or the City or at the Closing, whichever is later. The City and the EDA acknowledge that the Developer has deposited \$5,000 for this purpose which has been applied to the payment of Administrative Costs.

Section 3.4. Compliance with Environmental Requirements.

(1) The Developer shall comply with all applicable local, state, and federal environmental laws and regulations, and will obtain, and maintain compliance under, any and all necessary environmental permits, licenses, approvals or reviews.

(2) The EDA and the City make no warranties or representations regarding, nor does it indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Development Property or anywhere within the TIF District of any toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum

products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§ 961-9657, as amended) (collectively, the "Hazardous Substances").

(3) The Developer agrees to take all necessary action to remove or remediate any Hazardous Substances located on the Development Property to the extent required by and in accordance with all applicable local, state and federal environmental laws and regulations.

(4) Developer acknowledges the existence of the conditions set forth in the Phase I environmental report for the Development Property and Developer waives any claims against the EDA or the City, for indemnification, contribution, reimbursement or other payments arising under federal and state law and the common law or relating to the environmental condition of the land comprising the Development Property.

Section 3.5. Construction Plans.

(1) Prior to the commencement of construction of the Project, the Developer will deliver to the EDA and the City the Construction Plans and a sworn construction cost statement certified by the Developer and the general contractor (the "Sworn Construction Cost Statement"). The EDA and the City shall promptly review any Construction Plans upon submission and deliver to the Developer a written statement approving the Construction Plans or a written statement rejecting the Construction Plans and specifying the deficiencies in the Construction Plans. The EDA and the City shall approve the Construction Plans if: (i) the Construction Plans substantially conform to the terms and conditions of this Agreement; (ii) the Construction Plans are consistent with the goals and objectives of the Redevelopment Project; (iii) the Construction Plans comply with the site plan, including without limitation using consistent construction materials and architectural style; and (iv) the Construction Plans do not violate any applicable federal, State or local laws, ordinances, rules or regulations. If the Construction Plans are not approved by the EDA and the City, then the Developer shall make such changes as the EDA and the City may reasonably require and resubmit the Construction Plans to the EDA or the City for approval. If the EDA and the City have not rejected the Construction Plans in writing within 15 calendar days of submission, such Construction Plans shall automatically be deemed approved by the EDA and the City.

(2) The approval of the Construction Plans, or any proposed amendment to the Construction Plans, by the EDA or the City does not constitute a representation or warranty by the EDA or the City that the Construction Plans or the Project comply with any applicable building code, health or safety regulation, zoning regulation, environmental law or other law or regulation, or that the Project will meet the qualifications for issuance of a certificate of occupancy, or that the Project will meet the requirements of the Developer or any other users of the Project. Approval of the Construction Plans, or any proposed amendment to the Construction Plans, by the EDA or the City will not constitute a waiver of an Event of Default. Nothing in this Agreement shall be construed to relieve the Developer of its obligations to receive any required approval of the Construction Plans from any City department.

Section 3.6. Commencement and Completion of Construction. Subject to the terms and conditions of this Agreement and to Unavoidable Delays, the Developer will commence construction of the Project by November 1, 2018 and shall substantially complete the Project by July 31, 2019. Notwithstanding the foregoing, failure of the Developer to substantially complete the Project shall not be an Event of Default unless the Project is not substantially completed by April 30, 2020. The Project will be constructed by the Developer on the Development Property in conformity with this Agreement and the Construction Plans approved by the EDA and the City. No changes shall be made to the Construction Plans for the Project without the EDA's and the City's prior written approval, unless the aggregate of such changes do not increase or decrease the Total Development Costs by more than 10%. No changes which materially alter (a) the Project's site plan, (b) exterior appearance, (c) quality, (d) exterior materials, or (e) number of parking spaces included in the Design Drawings and Construction Plans shall be made without the EDA's and the City's prior written consent, which will not be unreasonably withheld, unreasonably conditioned or unreasonably delayed. Prior to completion, upon the request of the EDA or the City, and subject to applicable safety rules, the Developer will provide the EDA or the City reasonable access to the Development Property. "Reasonable access" means at least one site inspection per week during regular business hours. During construction, marketing and rentals of the Project, the Developer will deliver progress reports to the EDA and the City from time to time as mutually agreed upon by the EDA, the City and the Developer.

Section 3.7. Certificate of Completion. The Developer shall notify the EDA and the City when construction of the Project has been substantially completed. At no cost to Developer, the EDA and the City shall promptly inspect the Project in order to determine whether the Project has been constructed in substantial conformity with this Agreement, the approved Construction Plan. If the EDA and the City determine that the Project has not been constructed in substantial conformity with this Agreement, the approved Construction Plans, the EDA and the City shall deliver a written statement to the Developer indicating in adequate detail the specific respects in which the Project has not been constructed in substantial conformity with the approved Construction Plans and Developer shall promptly remedy such deficiencies. Promptly upon determining that the Project has been constructed in substantial conformity with this Agreement, the approved Construction Plans, the EDA and the City will furnish to the Developer a Certificate of Completion in the form attached hereto as **Exhibit E** certifying the completion of the Project. The Certificate of Completion issued for the Project shall conclusively satisfy and terminate the agreements and covenants of the Developer in this Agreement and the Deed to construct the Project. The Developer may cause the Certificate of Completion to be recorded in the proper office for recordation of deeds and other instruments pertaining to the Development Property.

Section 3.8. Additional Responsibilities of the Developer.

(1) The Developer will construct, operate and maintain, or cause to be operated and maintained, the Project in substantial accordance with the terms of this Agreement, the Redevelopment Project and all local, State, and federal laws and regulations including, but not limited to zoning, building code, public health laws and regulations, except for approved variances necessary to construct the Project contemplated in the Construction Plans approved by the EDA and the City.

(2) The Developer will obtain, in a timely manner, all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(3) The Developer will not construct any building or other structures on, over, or within the boundary lines of any public utility easement unless such construction is provided for in such easement or has been approved by the utility involved.

(4) The Developer, at its own expense, will replace any public facilities and public utilities damaged during the construction of the Project, in accordance with the technical specifications, standards and practices of the owner thereof.

(5) The Developer will provide and maintain or cause to be maintained at all times and, from time to time at the request of the EDA or the City, furnish the EDA or the City with proof of payment of premiums on insurance of amounts and coverages normally held by owners of property similar to the Project.

Section 3.9. Encumbrance of the Development Property. Until the final Interfund Payment Date, without the prior written notice to the EDA, neither the Developer nor any successor in interest to the Developer will engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Development Property, or portion thereof, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Development Property, except for any encumbrance required herein, including delivery of the Access Easement and the Assessment Agreement at Closing.

Section 3.10. Business Subsidy Act. The County assessor has estimated the current year's market value of the Development Property to be \$455,000. The Developer represents that the Developer's investment (net of amounts paid pursuant to this Agreement) in acquisition and site preparation of the Development Property will be not less than \$800,000 (i.e. \$1,100,000 - \$300,000). The Developer represents that because this is a redevelopment of a blighted property and the Developer's investment in the purchase price and cost of site preparation for the Development Property will equal 70% or more of the assessor's current year's estimated market value of the Development Property (i.e. \$318,500) the assistance for the Project does not constitute a "business subsidy" and therefore the provisions of the Business Subsidy Law do not apply.

Section 3.11. Execution of Assessment Agreement.

(1) On the Closing Date, the Developer and the EDA shall execute the Assessment Agreement relating to the Project pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for calculation of real property taxes. Specifically, the Developer shall agree to a market value in the amount of \$681,980 as of January 2, 2019. Nothing in the Assessment Agreement or this Agreement limits the discretion of the assessor for the County to assign a market value to the property in excess of such Assessor's Minimum Market Value nor prohibits the Developer from seeking, through the exercise of legal or administrative remedies, a reduction in such market value for property tax

purposes, provided however, the Developer shall not seek a reduction of such market value below the Assessor's Minimum Market Value for any year so long as the Assessment Agreement remains in effect for that year.

(2) The Assessment Agreement shall remain in effect until the earlier of (i) January 31, 2044, or (ii) the date on which the TIF District expires or is otherwise terminated. Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the assessor of the County that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed for record in the office of the county recorder or registrar of titles of the County prior to any lien on the Development Property, including any mortgage, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property, whether voluntary or involuntary, and such Assessment Agreements shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage.

(3) The Developer agrees to pay the cost of filing such Assessment Agreement with the Carver County Recorder and Registrar of Titles.

(4) The Developer agrees that prior to the Termination Date it will not cause a reduction in the real property taxes paid in respect of the Project through willful destruction of the Project or any part of the Development Property; or willful refusal to reconstruct damaged or destroyed property. Developer also agrees that it will not, prior to the Termination Date, apply for a deferral of property tax on the Development Property and the improvements thereon pursuant to any law, or transfer or permit transfer of the Development Property to any entity whose ownership or operation of the property would result in the Development Property being exempt from real estate taxes under State law.

(5) The Developer shall notify the City and the EDA within 10 days of filing any petition to seek reduction in market value or property taxes on any portion of the Development Property under any State law (referred to as a "Tax Appeal"). If as of any Interfund Payment Date, any Tax Appeal is then pending, the EDA will withhold payments of Tax Increments attributable to the disputed tax payment that is the subject of the Tax Appeal to determine any shortfall pursuant to Section 3.2. The EDA will apply any withheld amount to the extent not reduced as a result of the Tax Appeal promptly after the Tax Appeal is fully resolved and the amount of Tax Increment attributable to the disputed tax payments is finalized.

(6) The City and the EDA will not oppose the subdivision or lot split of the Development Property on the basis of the existence of this Agreement and the Assessment Agreement; provided however, that such subdivision or lot split of the Development Property (i) shall not reduce the Assessor's Minimum Market Value as set forth in the Assessment Agreement and (ii) the Assessment Agreement reflecting the Assessor's Minimum Market Value of \$681,980 shall remain an encumbrance with respect to the portion of the Development Property which contains the Project building.

Section 3.12. Other EDA Financial Assistance. The City, the EDA and the Developer acknowledge that the conditions to providing the assistance set forth in this Section 3.12 will not

have been satisfied as of the Closing Date and, therefore, such amounts will not be provided to the Developer on the Closing Date.

(1) EDA Sign/Awning Matching Grant. Subject to satisfaction of the conditions set forth in Section 4.4(2) and all other conditions required by law to implement the terms of this Agreement, the EDA agrees to provide a sign/awning matching grant in an amount not to exceed \$2,500 to the Developer subject to the following conditions:

(A) The Developer has submitted an Application for Storefront Improvement Matching Grant for Signs/Awnings to the EDA;

(B) The Developer's proposed sign and/or awnings are found by the EDA to be consistent with the Historic Chaska Downtown Design Manual and/or the Downtown Chaska Signage Design Guidelines and meet the Storefront Improvement Program Objectives; and

(C) Upon completion of the Project, the Developer has submitted evidence in the form of invoices or other evidence acceptable to the EDA that it has provided matching funds for the acquisition and installation of a new sign and/or awnings for the Project. The EDA grant will be provided in an amount equal to the matching funds provided by the Developer in an amount not to exceed \$2,500.

(2) EDA Storefront Rehabilitation Loan. Subject to satisfaction of the conditions set forth in Section 4.4(2) and all other conditions required by law to implement the terms of this Agreement, the EDA agrees to provide a low interest loan to the Developer for the construction of certain storefront improvements on the Closing Date in an amount not to exceed \$50,000 subject to the following conditions:

(A) The Developer shall have submitted an Application for Storefront Improvement Loan to the EDA;

(B) The Developer's proposed architectural design for the building shall have been found by the planning staff of the City to be consistent with the City's Comprehensive Plan and zoning ordinance, to have an architectural relationship with other downtown structures, and to be "quality" in nature in accordance with the Historic Chaska Downtown Design Manual and the Planning Commission has approved the site and building plans;

(C) The EDA shall have determined that the Project qualifies for loan in the amount \$50,000, or such other amount to be provided, in accordance with the Storefront Improvement Program guidelines; and

(D) The Developer shall have entered into the Storefront Improvement Loan Agreement with the EDA regarding the provision of the loan and has delivered to the EDA the Storefront Improvement Note and the Storefront Improvement Mortgage, all in forms satisfactory to the EDA.

(3) EDA Architectural Grant. Subject to satisfaction of the conditions set forth in Section 4.4(2) and all other conditions required by law to implement the terms of this Agreement, the EDA agrees to provide an architectural feasibility grant in an amount not to exceed \$500 to the Developer subject the following conditions:

(A) The City Planning Department shall have approved the initial rehabilitation plans;

(B) The Developer shall have submitted an Application for Initial Architectural Feasibility Grant to the EDA; and

(C) The EDA shall have found that the Project is determined to be both architecturally and financially feasible.

Section 3.13. City Assistance.

(1) City Energy Retrofit Rebate. Upon the submission of applications substantially in the forms attached hereto as **Exhibit H** for the City of Chaska's Electric Utility rebate programs and subject to satisfaction of the conditions set forth in Section 4.4(2) and all other conditions required by law to implement the terms of this Agreement, the City agrees to provide all available rebates to the Developer that the Developer qualifies for in accordance with the terms of those programs.

(2) City Sewer and Water Trunk Extension. Subject to satisfaction of the conditions set forth in Section 4.4(2), Unavoidable Delays and all other conditions required by law to implement the terms of this Agreement, including without limitation satisfaction of the following conditions:

(a) The City's planning commission and City Council shall have accepted and approved plans and specifications for the extension of the sewer and water trunk utilities to the property line of the Development Property (the "Public Improvements");

(b) The City shall have obtained all necessary easements and public right of way for the Public Improvements;

(c) The City shall have completed all proceedings required under applicable law and in accordance with the City Code and all City ordinances, requirements and procedures as necessary to undertake the Public Improvements; and

(d) The City shall have obtained satisfactory bids in accordance with approved plans and specifications for the Public Improvements and shall have awarded and entered into a contract for the construction thereof;

on or before the later of September 30, 2018 or 4 weeks after the Developer has obtained a building permit for the Project and commenced demolition work on the Development Property, the City agrees to install the Public Improvements and the City will not levy any special assessments on the Development Property for the Public Improvements. Upon connection of the Development Property to the municipal sewer and water systems, the City agrees that, as part of

the utility extension project, it will abandon the existing septic tank on the Development Property. The Developer shall pay sewer and water connection charges as determined through the permitting process and all other City utility fees in connection with the Project as invoiced. The City agrees will not oppose the Developer's continued use of the existing on-site well along with the City's water system for the provision of water to the Development Property provided that the Developer shall be responsible for obtaining any necessary approvals in connection with such use.

(3) City Ordinances. The City agrees to consider an ordinance authorizing the operation of a brewery and taproom on the Development Property, including Sunday sales of growlers, prior to the Closing Date.

ARTICLE IV ACQUISITION AND CONVEYANCE OF DEVELOPMENT PROPERTY

Section 4.1. Purchase and Sale of Development Property; Purchase Price. Subject to satisfaction of all conditions required by law to implement the terms of this Agreement, satisfaction of the conditions set forth in Section 4.4(2) and the other terms of this Agreement and the County Purchase Agreement, the EDA agrees to acquire the Development Property from the County in accordance with the County Purchase Agreement and to sell to the Developer, and Developer agrees to purchase from the EDA, the Development Property for a purchase price in the amount of Four Hundred and Fifty Thousand and no/100 Dollars (\$450,000) (the "Purchase Price") and to pay the Purchase Price as provided in Section 4.3 hereof.

Section 4.2. As Is Conveyance. In recognition of the significant economic contributions which the EDA has made to redevelop the Development Property, the Developer shall take the conveyance of Development Property on an "AS IS" "WHERE IS" basis, with all faults and defects, without any warranties, express or implied, except such representations and warranties as specifically set forth in this Agreement, and the Developer waives any claims against the EDA and its governing bodies' members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (for purposes of this Section, collectively the "Indemnified Parties"), for indemnification, contribution, reimbursement or other payments arising under federal and state law and the common law relating to environmental or any other condition of Development Property. The EDA has no obligation to produce any evidence of title. The Developer will obtain its own title evidence from the Title Company. The Developer acknowledges that the EDA has provided copies of the environmental assessments Phase I Environmental Site Assessment, conducted by Nova Consulting (Nova Project No. E12-3284), Limited Phase II Subsurface Investigation, conducted by Nova Consulting (Nova Project No. E12-3919), and Construction Contingency Plan, conducted by Nova Consulting (Nova Project No. E15-5066), to the Developer, and that the Developer has had sufficient time and opportunity to fully review and consider said documents. The EDA and the City have no actual knowledge of any other reports in their possession regarding the condition of the Development Property.

Section 4.3. Payment of Purchase Price. The Purchase Price for the Development Property shall be paid by Developer to the City at Closing as follows: (a) Two Hundred Thousand and no/100 Dollars (\$200,000) in cash or certified funds or by wire transfer; and (b) the balance of Two Hundred and Fifty Thousand Dollars and no/100 Dollars (\$250,000) by a promissory note in the form of **Exhibit C** attached hereto ("Purchase Price Note"). Taxes attributable to the Development Property due and payable in the year of Closing, pro rated through the date of Closing, and balances of special assessments and any deferrals or penalties assessed against the Development Property, if any, will be paid by the County at Closing in accordance with the County Purchase Agreement. The Developer shall pay all taxes, special assessments and similar governmental impositions due and payable in the year of Closing, except as provided in the preceding sentence, and after the Closing Date and all future years. In addition, on the Closing Date, the Developer shall execute the Access Easement for the benefit of the City and the EDA.

Section 4.4. Contingencies to Closing on Development Property.

(1) Developer's Contingencies. The Developer's obligation to close on the purchase of the Development Property is expressly conditioned upon each of the following contingencies being satisfied or waived:

(a) obligations required to be performed by the City and the EDA under this Agreement as of the Closing Date, including but not limited to, the final approvals for and establishment of the TIF District and TIF Plan, final approval of an ordinance permitting growler sales by the Brewery, and delivery of all of the EDA's Documents described in Section 4.5(2) hereof; and

(b) the Developer shall have received all necessary rezoning, variances, conditional use permits and other permits, site plan and other approvals needed to permit the construction of the Project; and

(c) the Developer shall have completed such environmental investigation (including soil conditions) with respect to the Development Property as it deems prudent and shall be satisfied with the results thereof; and

(d) the Developer shall have obtained financing acceptable to the Developer for development of the Project; and

(e) on the Closing Date, the Title Company shall be irrevocably committed to issue to Developer an owner's and lender's policy of title insurance with respect to the Development Property in form and substance approved by Developer and its lender.

If the Developer determines that any of the foregoing contingencies have not been satisfied on or before the Closing Date, the Developer may, at the option of the Developer, extend the Closing Date for a period of up to 90 days by giving written notice to the EDA.

(2) EDA's Contingencies. The EDA's obligation to close on the sale of the Development Property is expressly conditioned upon each of the following contingencies being satisfied or waived:

(a) Developer shall have performed all of the obligations required to be performed by Developer under this Agreement as of the Closing Date;

(b) Developer shall have delivered to the EDA all of the Developer's Documents described in Section 4.5(3);

(c) The Developer shall have submitted the Construction Plans to the EDA and the City, and the EDA and the City shall have approved the Construction Plans pursuant to Section 3.6 hereof.

(d) The City has approved a building permit for the construction of the Project;

(e) The County shall have satisfied the conditions set forth in Section 4 of the Purchase Agreement between the County and the EDA, dated as of the date hereof, and shall have closed on the sale and delivered the Development Property to the EDA;

(f) Developer shall have received or the EDA shall have determined that the Developer will receive all necessary rezoning, variances, conditional use permits and other permits, site plan and other approvals needed to permit the construction of the Project including without limitation any needed variances; and

(g) Developer shall have obtained all necessary financing for development of the Project;

(h) The City shall have obtained an easement over property adjacent to the Development Property to extend water and sewer trunk utilities to the property line of the Development Property; and

(i) The Developer shall have delivered the Developer's statement of the Total Development Costs of the Project and sources of revenue to pay such costs, to be attached as **Exhibit D** hereto, demonstrating the Developer's need for assistance as provided in this Agreement.

(3) EDA's and Developer's Options. In the event that any of the foregoing contingencies fail to be satisfied on or before the Closing Date, and Developer does not extend the Closing Date as described in Section 4.4(1) above, the Developer or the EDA, as the case may be, may:

- (a) terminate this Agreement; or
- (b) waive such failure and proceed to close; or
- (c) the Developer and EDA may mutually agree to extend the Closing Date.

Section 4.5. Closing.

(1) Time and Place. Subject to the terms and conditions of this Agreement, the Closing on the purchase and sale of the Development Property shall take place on the Closing Date and shall take place at such place which is mutually acceptable to the parties. The EDA shall deliver possession of the Development Property on the Closing Date.

(2) EDA's Documents. At the Closing, the EDA shall execute, where appropriate, and deliver all of the following "EDA's Documents":

(a) The Deed, in substantially the form as **Exhibit F** attached hereto, properly executed on behalf of the EDA conveying the Development Property to the Developer, together with any other documents reasonably required to be delivered by the EDA.

(b) Abstracts of title, if any, in the EDA's possession to any portion of the Development Property which is abstract property, and any owner's duplicate certificate of

title to any portion thereof which is registered property. The EDA has no obligation to have any abstracts updated.

(c) An affidavit of EDA regarding liens, judgments, tax liens, bankruptcies, parties in possession, survey and mechanics' or materialmen's liens and other matters affecting title to the Development Property and/or as may be reasonably required by Title Company to delete the so-called "standard exceptions" from the title insurance policy.

(d) A transferor's certification stating that EDA is not a "foreign person", "foreign partnership", "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code, and containing such additional information as may be required thereunder.

(e) A settlement statement consistent with this Agreement.

(f) The Assessment Agreement.

(g) Such other documents as shall be required to carry out the intent of this Agreement.

(3) Developer's Documents. At the Closing, the Developer shall execute, where appropriate, and deliver all of the following "Developer's Documents":

(a) A sworn construction cost statement executed by the Developer and the general contractor setting forth total Construction Costs of the Project.

(b) Proof of insurance required by this Agreement.

(c) To the extent required and obtainable as of the Closing Date, environmental clearances, subdivision approvals, permits, and any other required governmental approvals for the Project.

(d) An affidavit from Developer indicating on the Closing Date that there are no outstanding, unsatisfied judgments, tax liens or bankruptcies against or involving the Developer; that there has been no skill, labor or material furnished to the Development Property for which payment has not been made or for which mechanic's liens could be filed.

(e) Funds sufficient for payment by the Developer at Closing of the recording charges or fees for all documents which are to be placed on record, the fee or charge imposed by any closing agent designated by the Title Company, and any other incidental or related closing costs.

(f) The Organizational Documents and Construction Documents.

(g) The Assessment Agreement.

(h) The Purchase Price Note.

(i) Evidence satisfactory to the EDA that the Developer has sufficient financing to complete the Project.

(j) A lease, with a term of at least 5 years, between the Developer and Schram Vineyards LLC as the operating entity of the brewery and tap room.

(k) The Access Easement.

(l) The Developer's statement of the Total Development Costs of the Project and sources of revenue to pay such costs, to be attached as **Exhibit D** hereto.

(m) Such other documents as shall be required to carry out the intent of this Agreement.

Section 4.6. Closing Costs. The Developer shall pay the premium for the Developer's owner's policy of title insurance, filing and recording fees, and the costs of the Title Company to conduct and insure the Closing. The Developer shall also pay any state deed tax on the Deed on behalf of the EDA.

Section 4.7. Title. The Developer will obtain a commitment for an owner's title insurance policy issued by the Title Company naming Developer as the proposed owner-insured of the Development Property (the "Commitment"). The Developer agrees to take title to the Development Property subject to Permitted Encumbrances approved by the Developer and its lender and as set forth in **Exhibit G**.

Section 4.8. Environmental Remediation. The EDA makes no representations concerning nor shall have any responsibility or obligation to undertake any cleanup or remediation on the Development Property. Following delivery of the Deed, the Developer agrees to remediate any environmental contamination or pollution on the Development Property that may be required by law.

Section 4.9. Developer's Right to Inspect. The Developer is hereby granted the right to enter upon and inspect, analyze and test the Development Property for all reasonable purposes, including conducting soil tests. The Developer shall pay for the cost of all investigations of the Development Property which are ordered by Developer for purposes of conducting its own investigations of the Development Property. Developer hereby agrees to indemnify and hold the EDA harmless from any claims, damages, costs and liability, including without limitation reasonable attorneys' fees, resulting from entering upon the Development Property or the performing of the analysis, tests or inspections referred to in this section.

Section 4.10. Conveyance Subject to Right of Re-entry. The EDA's conveyance of the Development Property to the Developer pursuant to this Agreement will be made subject to a right of re-entry for breach of a condition subsequent in favor of the EDA. The condition subsequent is that, barring any Unavoidable Delays, the Developer shall have completed, not later than January 31, 2019, interior demolition of the existing building on the Development Property in accordance with permits issued by the City. If Developer breaches such condition subsequent, the EDA shall give notice to Developer thereof and Developer shall have 30 days from receipt of said notice to comply with the condition. If the Developer fails to comply within

said 30 days, the Developer shall re-convey the Development Property back to the EDA. If the Developer fails to re-convey the Development Property to the EDA, the EDA may elect to exercise its right of reentry by commencing an action in Carver County District Court to establish the breach of the condition subsequent. If the EDA establishes a breach of the condition subsequent, title to and the right to possession of the Development Property and title to all improvements located thereon reverts to the EDA, and the Developer is not entitled to any compensation from the EDA for the value of any improvements the Developer has made to the Development Property.

ARTICLE V EVENTS OF DEFAULT

Section 5.1. Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed with respect to the Development Property.

(2) Subject to Unavoidable Delays, failure by the Developer to proceed with due diligence to substantially complete the construction of the Project pursuant to the terms, conditions and limitations of this Agreement by April 30, 2020.

(3) Failure of the Developer to observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(4) Failure by the Developer to make a payment within 10 days after such payment is due under the Purchase Price Note or pursuant to Section 3.2.

(5) If, prior to the Completion Date, the Developer shall

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer, as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within 60 days after the filing thereof; or a receiver, trustee or liquidator of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within 60 days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Section 5.2. Remedies on Default. Whenever any Event of Default referred to in Section 5.1 occurs and is continuing, either the EDA or the City, as specified below, may take any one or more of the following actions after the giving of 30 days’ written notice to the Developer, but only if the Event of Default has not been cured within said 30 days; provided that if such Event of Default cannot be reasonably cured within the 30 day period, and the Developer has provided reasonable assurances to EDA and the City that it is proceeding with due diligence to cure such default, such 30-day cure period shall be extended for an additional period deemed reasonably necessary by the EDA and the City to effect the cure, but in any event not to exceed an additional 180 days:

(1) The EDA or the City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed reasonably adequate by the EDA and the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The EDA or the City may terminate this Agreement.

(3) The EDA may accelerate the payments of the Purchase Price Note and the obligations of the Developer under Section 3.2.

(4) If the Event of Default constitutes a breach of the condition subsequent set forth in the right of re-entry in Section 4.10 the EDA reserves in a deed conveying the Development Property to the Developer, the EDA may exercise its right of re-entry as set forth in the deed and Section 4.10 hereof.

(5) The EDA may seek specific performance of the obligations of the Developer pursuant to this Agreement and the Purchase Price Note or damages to the extent otherwise set forth herein as to any obligation, agreement, or covenant of the Developer under this Agreement or the Purchase Price Note.

(6) The EDA or the City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 5.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the EDA or the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 5.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 5.5. Indemnification of EDA and the City.

(1) The Developer releases from and covenants and agrees that the EDA and the City, and their governing bodies' members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (hereinafter, for purposes of this Section, collectively the "Indemnified Parties") shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project, except to the extent caused by any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the EDA or the City in this Agreement.

(3) All covenants, stipulations, promises, agreements and obligations of the EDA or the City, respectively, contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the EDA or the City, respectively, and not of any governing body member, officer, agent, servant or employee of the EDA or the City, respectively.

Section 5.6. Reimbursement of Attorneys' Fees. If the Developer shall default under any of the provisions of this Agreement, and the EDA and the City shall employ attorneys or incur other reasonable expenses for the collection of payments due hereunder, or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer contained in this Agreement, the Developer will on demand therefor reimburse the EDA and the City for the reasonable fees of such attorneys and such other reasonable expenses so incurred.

Section 5.7. Developer Remedies on Default. Whenever any Event of Default occurs by the EDA or the City, the Developer may, after 30 days' prior written notice to the City and the EDA, suspend its performance under this Agreement and/or take whatever action at law or in equity may appear necessary or desirable to the Developer to enforce performance and observance of any obligation, agreement, or covenant of the EDA or the City under this Agreement. Nothing in this Agreement shall entitle the Developer to make any claim against the EDA or the City for any damages whatsoever and the Developer's remedies are strictly limited to the foregoing. However, if the Developer prevails in an adjudicated proceeding to compel specific performance of any obligation, agreement, or covenant of the EDA or the City under this Agreement on which the City or the EDA is in default and the Developer shall employ attorneys or incur other reasonable expenses in connection with such proceeding, the City or the EDA will on demand therefor reimburse the Developer for the reasonable fees of such attorneys and such other reasonable expenses so incurred.

ARTICLE VI ADDITIONAL PROVISIONS

Section 6.1. Restrictions on Use. The Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that, throughout the term of this Agreement, the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a commercial/retail property in accordance with City zoning, which does not qualify for an exemption from property taxes. The conversion of any portion of the Project to any other use shall result in the termination of the use of the Tax Increments and require immediate payment in full of the outstanding balance of the Purchase Price Note and the Interfund Loan, unless the City first approves said change in use.

Section 6.2. Reports. The Developer shall provide the EDA and the City reports in a timely manner with such information about the Project as the EDA or the City may reasonably request for purposes of satisfying any reporting requirements imposed by law on the EDA and the City.

Section 6.3. Limitations on Transfer and Assignment.

(1) Except as provided in Section 3.9 or Section 6.3(4), the Developer will not sell, assign, convey, lease or transfer in any other mode or manner (collectively, "Transfer") this Agreement or the Development Property or the Project, or any interest therein, without the express written approval of the EDA and the City, which consent will not be unreasonably withheld, conditioned or delayed;

(2) The EDA and the City shall be entitled to require, as conditions to any approval of any Transfer of this Agreement, the Development Property, the Project, or applicable portion thereof, that:

(a) Any proposed transferee shall have the qualifications and financial responsibility, as reasonably determined by the EDA and the City, necessary and adequate to fulfill the obligations undertaken in this Agreement and the Purchase Price Note by the Developer;

(b) Any proposed transferee, by instrument in writing satisfactory to the EDA and the City shall, for itself and its successors and assigns, and expressly for the benefit of the EDA and the City have expressly assumed any of the remaining obligations of the Developer under this Agreement and the Purchase Price Note and agreed to be subject to all the conditions and restrictions to which the Developer is subject.

(c) There shall be submitted to the EDA and the City for review all instruments and other legal documents involved in effecting transfer, and if approved by EDA and the City, their approval shall be promptly indicated to the Developer in writing;

(d) The Developer and its transferees shall comply with such other conditions as the EDA may reasonably require in order to achieve and safeguard the purposes of the Act, the TIF Act, this Agreement, and the Purchase Price Note; and

(e) In the absence of a specific written agreement by the EDA and the City to the contrary, no such transfer or approval by the EDA and the City thereof shall be deemed to relieve the Developer or any other party bound in any way by this Agreement or otherwise with respect to the construction of the Project, from any of its obligations with respect thereto.

(3) The Developer agrees to pay all reasonable legal fees and expenses of the EDA and the City, including fees of the city attorney and outside counsel retained by the EDA or the City to review the documents submitted to the EDA in connection with any Transfer. The City will notify the Developer if at any point it has received invoices for such costs equal, in aggregate, to \$2,500 and review of the Transfer has not been completed. And if the Developer fails to notify the EDA within 5 Business Days of such notification from the EDA of its willingness to continue to incur additional review costs in an amount greater than \$2,500, the EDA will instruct all service providers to discontinue further work and the request for approval of the Transfer will be deemed withdrawn.

(4) Nothing contained in this Section shall prohibit the Developer from (i) entering into leases with tenants in the ordinary course of business, (ii) entering into easement or other agreements necessary for the operation of the Project, (iii) admitting or removing members in accordance with the applicable organizational documents, (iv) Transferring this Agreement or the Development Property or the Project to an Affiliate so long as the proposed transferee expressly assumes in writing provided to the City and the EDA the obligations of the Developer hereunder.

Section 6.4. Conflicts of Interest. No member of the governing body or other official of the EDA or the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the EDA or the City shall be personally liable to the EDA or the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 6.5. Titles of Articles and Sections. Any titles of the several parts, articles and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 6.6. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (a) in the case of the Developer is addressed to or delivered personally to:

MSP/850, LLC
1215 Town Centre Drive, Suite 130
Eagan, MN 55123
Attn: Alex Young

- (b) in the case of the EDA is addressed to or delivered personally to the EDA at:

Chaska Economic Development Authority
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318
Attn: Executive Director

- (c) in the case of the City is addressed to or delivered personally to the City at:

City of Chaska
Chaska City Hall
One City Hall Plaza
Chaska, MN 55318
Attn: City Administrator

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 6.7. No Additional Waiver Implied by One Waiver. If any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 6.8. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 6.9. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 6.10. Term; Termination. This Agreement shall terminate on the Termination Date. In addition, the Developer may elect to terminate this Agreement and the Assessment Agreement at any time by prepaying the outstanding principal balance of and accrued interest on the Purchase Price Note as of the date of such prepayment and termination. After the Termination Date, if requested by the Developer, the EDA and the City will provide a termination certificate as to the Developer's obligations hereunder.

Section 6.11. Provisions Surviving Rescission, Expiration or Termination. Sections 5.5 and 5.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 6.12. Superseding Effect. This Agreement reflects the entire agreement of the parties with respect to the development of the Development Property, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the development of the Development Property.

Section 6.13. Relationship of Parties. Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture among or between the parties hereto, and the rights and remedies of the parties hereto shall be strictly as set forth in this Agreement. All covenants, stipulations, promises, agreements and obligations of the EDA or the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the EDA and the City and not of any governing body member, officer, agent, servant or employee of the EDA or the City.

Section 6.14. Venue. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by and determined in accordance with the laws of the State of Minnesota, and the Developer agrees that all legal actions initiated by the Developer, the City or the EDA with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued exclusively in the State of Minnesota, Carver County, District Court and shall not be removed therefrom to any other federal or state court.

Section 6.15. Merger. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Development Property and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement. No waiver, consent, modification or change of terms of this Agreement shall bind any party unless in writing and signed by all parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement.

IN WITNESS WHEREOF, the EDA has caused this Agreement to be duly executed in its name and on its behalf, the City has caused this Agreement to be duly executed in its name and on its behalf, and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

**CHASKA ECONOMIC DEVELOPMENT
AUTHORITY**

By: _____
Mark Windschitl
Its: President

By: _____
Matt Podhradsky
Its: Executive Director

This is a signature page to the Amended and Restated Purchase and Development Agreement, dated as of the date first written above, by and between the Chaska Economic Development Authority, the City of Chaska, Minnesota, and MSP/850, LLC

CITY OF CHASKA, MINNESOTA

By: _____
Mark Windschitl
Its: Mayor

By: _____
Matt Podhradsky
Its: City Administrator

This is a signature page to the Amended and Restated Purchase and Development Agreement, dated as of the date first written above, by and between the Chaska Economic Development Authority, the City of Chaska, Minnesota, and MSP/850, LLC

MSP/850, LLC

By: _____

Its: _____

This is a signature page to the Amended and Restated Purchase and Development Agreement, dated as of the date first written above, by and between the Chaska Economic Development Authority, the City of Chaska, Minnesota, and MSP/850, LLC

EXHIBIT A

DESCRIPTION OF TIF DISTRICT

The real property situated in the City of Chaska, County of Carver, State of Minnesota, described as follows:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.
(Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating.
(Abstract Property)

EXHIBIT B

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

The real property situated in the City of Chaska, County of Carver, State of Minnesota, described as follows:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.
(Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating.
(Abstract Property)

EXHIBIT C

PURCHASE PRICE NOTE

MSP/850, LLC (the “Developer”), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay to the Chaska Economic Development Authority (the “EDA”) or its registered assigns (the registered owner of this Note is referred to herein as the “Registered Owner”), the principal sum of Two Hundred and Fifty Thousand Dollars (\$250,000).

The principal amount of this Note shall equal, from time to time, the principal amount stated above, as reduced to the extent that such principal shall have been paid in whole or in part pursuant to the terms hereof. This Note is issued pursuant to that certain Amended and Restated Purchase and Development Agreement, dated as of July ___, 2018, as the same may be amended from time to time (the “Purchase and Development Agreement”), by and between the EDA and the Developer.

The amounts due under this Note shall be payable in 52 semiannual installments, commencing August 1, 2020, and on each February 1 and August 1 thereafter to and including February 1, 2046, or, if the first day of either February 1 or August 1 should not be a Business Day (as defined in the Purchase and Development Agreement), the next succeeding Business Day (the “Payment Dates”) in the amounts shown in the schedule below (each a “Payment Installment”). On each Payment Date the EDA will credit against the Payment Installment then due, an amount equal to 90% of the Tax Increments (as defined in the Purchase and Development Agreement) received by the EDA in the 6-month period preceding such Payment Date. If, on any Payment Date, 90% of the Tax Increments received by the EDA in the 6-month period preceding such Payment Date is less than the amount shown in the schedule below, the Developer shall pay, by check or draft mailed to the EDA, an amount equal to the deficiency.

Date	Amount	Date	Amount	Date	Amount	Date	Amount
8/1/20	\$2,024.50	2/1/27	\$3,336.50	8/1/33	\$5,192.50	2/1/40	\$7,120.00
2/1/21	\$2,024.50	8/1/27	\$3,579.00	2/1/34	\$5,192.50	8/1/40	\$7,475.50
8/1/21	\$2,227.50	2/1/28	\$3,579.00	8/1/34	\$5,490.50	2/1/41	\$7,475.50
2/1/22	\$2,227.50	8/1/28	\$3,828.00	2/1/35	\$5,490.50	8/1/41	\$7,841.50
8/1/22	\$2,436.50	2/1/29	\$3,828.00	8/1/35	\$5,797.50	2/1/42	\$7,841.50
2/1/23	\$2,436.50	8/1/29	\$4,085.00	2/1/36	\$5,797.50	8/1/42	\$8,219.00
8/1/23	\$2,651.50	2/1/30	\$4,085.00	8/1/36	\$6,113.50	2/1/43	\$8,219.00
2/1/24	\$2,651.50	8/1/30	\$4,350.00	2/1/37	\$6,113.50	8/1/43	\$8,608.00
8/1/24	\$2,873.00	2/1/31	\$4,350.00	8/1/37	\$6,439.00	2/1/44	\$8,608.00
2/1/25	\$2,873.00	8/1/31	\$4,623.00	2/1/38	\$6,439.00	8/1/44	\$9,008.00
8/1/25	\$3,101.50	2/1/32	\$4,623.00	8/1/38	\$6,774.50	2/1/45	\$9,008.00
2/1/26	\$3,101.50	8/1/32	\$4,903.50	2/1/39	\$6,774.50	8/1/45	\$9,421.00
8/1/26	\$3,336.50	2/1/33	\$4,903.50	8/1/39	\$7,120.00	2/1/46	\$9,421.00

This Note is prepayable at any time without penalty.

If, as of the termination date of the TIF District (as defined in the Purchase and Development Agreement), the EDA has received Tax Increments in an amount less than \$250,000, the EDA will, if the Tax Increments have been received by the EDA in an amount at least equal to the amounts set forth above or the Developer has paid all deficiency amounts in accordance with this Section 3.2 of the Purchase and Development Agreement and this Note, forgive the remaining principal amount of this Note.

IN WITNESS WHEREOF, MSP/850, LLC, has caused this Note to be executed and delivered as of _____, 2018.

MSP/850, LLC

By: _____
Its: _____

EXHIBIT D

SOURCES AND USES

[To be inserted at Closing]

EXHIBIT E

CERTIFICATE OF COMPLETION OF PROJECT

THIS CERTIFICATE, made this ____ day of _____, 201__ from the CHASKA ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic organized and existing under the laws of the State of Minnesota (the “EDA”), the CITY OF CHASKA, MINNESOTA, a municipal corporation existing under the Constitution and laws of the State of Minnesota (the “City”), for the benefit MSP/850, LLC, a Minnesota limited liability company (the “Developer”).

WHEREAS, the EDA and the City entered into an Amended and Restated Purchase and Development Agreement (the “Agreement”), dated July ___, 2018, with the Developer which requires the Developer to rehabilitate and existing facility for use as a brewery, taproom and related facilities (the “Project”) on the property situated in the City of Chaska, County of Carver, State of Minnesota legally described as follows (the “Development Property”):

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.
(Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00’00” with said North and South Quarter Line for 1000 feet and there terminating.
(Abstract Property)

WHEREAS, the Developer has constructed the Project in a manner deemed sufficient by the EDA and the City to permit the execution of this certification;

NOW THEREFORE, the EDA and the City do hereby certify that the Developer has satisfactorily completed the Project and terms and conditions as recited in the Agreement. The Developer is released and forever discharged from its obligations with respect to construction of the Project under Article III of the Agreement. Any remaining obligations under the Agreement shall be solely contractual obligations of the Developer and parties to whom the Developer expressly assigns, and who expressly assume, the Developer’s obligations under the Agreement. The remaining covenants of the Developer under the Agreement are not intended to run with title to the Development Property or bind successors in title to the Development Property.

The EDA has, as of the date and year first above written, set its hand hereon.

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

By _____
Its Executive Director

STATE OF MINNESOTA)
) ss
COUNTY OF CARVER)

On this ____ day of _____, 201____, before me a Notary Public within and for said County, personally appeared _____, to me personally known, who, being by me duly sworn, did say that she/he is the Executive Director of the Chaska Economic Development Authority, the corporation named in the foregoing instrument, and said instrument was signed in behalf of said political subdivision by authority of its Board of Commissioners, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

The City has, as of the date and year first above written, set its hand hereon.

CITY OF CHASKA, MINNESOTA

By: _____
Its: City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF CARVER)

On this ____ day of _____, 201____, before me a Notary Public within and for said County, personally appeared _____, to me personally known, who, being by me duly sworn, did say that she/he is the City Administrator of the City of Chaska, Minnesota, the municipal corporation named in the foregoing instrument, and said instrument was signed in behalf of said municipal corporation by authority of its City Council, and said _____ acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
KENNEDY & GRAVEN, CHARTERED (JSB)
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402

EXHIBIT F
FORM OF QUIT CLAIM DEED

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

DEED TAX DUE: \$ _____
ECRV: _____

DATE: _____
(month/day/year)

FOR VALUABLE CONSIDERATION, _____ Chaska Economic Development Authority
(insert name of Grantor)

a _____ body corporate and politic under the laws of _____ Minnesota, ("Grantor"),
hereby conveys and quitclaims to _____
(insert name of Grantee)

MSP/850, LLC

a _____ Minnesota limited liability company under the laws of _____ Minnesota, ("Grantee"),
real property in _____ Carver County, Minnesota, legally described as follows:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled. (Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating. (Abstract Property)

Check here if all or part of the described real property is Registered (Torrens) ☒

together with all hereditaments and appurtenances and subject to the Right of Re-Entry for Breach of Condition Subsequent in favor of Grantor which is described on **Exhibit A**.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described property.
- ☐ A well disclosure certificate accompanies this document (If electronically filed, insert WDC number: _____).
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Chaska Economic Development Authority

By: _____
Mark Windschitl

Its: _____ President

By: _____
Matt Podhradsky

Its: _____ Executive Director

State of Minnesota, County of CARVER

This instrument was acknowledged before me on _____, 2018 by Mark Windschitl, as President and by Matt Podhradsky, as Executive Director of the Chaska Economic Development Authority, a body corporate and politic organized and existing under the laws of the State of Minnesota under the laws of the State of Minnesota, on behalf of the body corporate and politic.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Kennedy & Graven, Chartered (JSB)
470 U.S. Bank Plaza
200 South 6th Street
Minneapolis, MN 55402

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT
TO:

*(insert name and address of Grantee to whom tax
statements should be sent)*

MSP/850, LLC
Attn: Alex Young
1215 Town Centre Drive, Suite 130
Eagan, MN 55123

EXHIBIT A
TO QUIT CLAIM DEED
EXECUTED BY
THE CHASKA ECONOMIC DEVELOPMENT AUTHORITY, GRANTOR,
IN FAVOR OF MSP/850, LLC, GRANTEE.

The Chaska Economic Development Authority, Grantor, is conveying the property described in the attached Quit Claim Deed (the “Development Property”) to MSP/850, LLC, Grantee, subject to a right of re-entry for breach of conditions subsequent in favor of Grantor. The condition subsequent is that, barring any Unavoidable Delays, Grantee shall have completed interior demolition of the existing building on the Development Property in accordance with permits issued by the City not later than January 31, 2019 as set forth in Section 4.10 of that certain Amended and Restated Purchase and Development Agreement between the Grantor and Grantee dated as of July __, 2018 (the “Purchase and Development Agreement”). If Grantee breaches the condition subsequent, Grantee shall re-convey the Development Property back to Grantor. If Grantee fails to re-convey the Development Property to the Grantor, Grantor may elect to exercise its right of reentry by commencing an action in Carver County District Court to establish the breach of the condition subsequent. If Grantor establishes a breach of the condition subsequent, title to and the right to possession the Development Property, and title to all improvements located thereon reverts to Grantor, and Grantee is not entitled to any compensation from Grantor for the value of any improvements Grantee has made to the Development Property.

The Certificate of Completion issued under the Purchase and Development Agreement shall conclusively satisfy and terminate the right of re-entry of the Grantor in this Quit Claim Deed or pursuant to the Purchase and Development Agreement.

EXHIBIT G

PERMITTED ENCUMBRANCES TO FEE TITLE

1. Permitted Encumbrances, as defined in this Agreement, are those items listed in **[Schedule B-I and B-II]** in the Loan Policy File No. _____ issued by Title Mark, LLC, of even date herewith.

2. In accordance with Minn. Stat. § 373.01, subd. 1(h), all iron ore and other valuable minerals in and upon the Property shall be reserved to the County of Carver, Minnesota, and the County of Carver, Minnesota shall retain the right to explore for, mine, and remove the iron ore and other valuable minerals in and upon the Property.

3. The restrictions set forth in the Deed.

EXHIBIT H

ASSESSMENT AGREEMENT

THIS AGREEMENT, dated as of this ___ day of _____, 2018, is between Chaska Economic Development Authority (the “EDA”), and MSP/850, LLC (the “Developer”).

WITNESSETH

WHEREAS, on or before the date hereof the EDA and the Developer have entered into an Amended and Restated Purchase and Development Agreement dated as of July ___, 2018 (the “Purchase and Development Agreement”) regarding certain real property located in the EDA including the property legally described in **Exhibit A** (the “Developer Property”).

WHEREAS, it is contemplated that pursuant to said Purchase and Development Agreement, the Developer will rehabilitate an existing building for use as a brewery, taproom and related facility (the “Project”) on the Developer Property in accordance with construction plans approved by the EDA.

WHEREAS, the EDA and the Developer desire to establish a minimum market value for the Developer Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177.

WHEREAS, the Developer has acquired the land included in the Developer Property legally described in **Exhibit A** attached hereto.

WHEREAS, the EDA and the Assessor have reviewed Construction Plans for the Project.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2019, the minimum market value, which shall be assessed for the Developer Property, shall be \$681,980.
2. The minimum market values herein established shall be of no further force and effect after assessment on January 2, 2044 for taxes payable in 2045 and this Agreement shall terminate automatically on January 31, 2044; provided, however, this Agreement shall terminate on such earlier date as the TIF District (as defined in the Purchase and Development Agreement) is decertified, defeased or terminated in accordance with its terms (the

“Termination Date”). If the Termination Date is earlier than January 31, 2044 for taxes payable in 2045, the EDA shall duly execute and record a release of this Agreement upon the written request and sole expense of the then holder of fee title to the Developer Property.

3. This Agreement shall be recorded by the EDA with the County Recorder of Carver County, Minnesota. The Developer shall pay all costs of recording.

4. Upon any subdivision or lot split of the Developer Property, this Agreement, reflecting a minimum market value of \$681,980, shall remain an encumbrance with respect to the portion of the Developer Property which contains the Project building.

5. Neither the preambles nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the Purchase and Development Agreement among the EDA and the Developer.

6. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

This instrument was drafted by:
Kennedy & Graven, Chartered (JSB)
470 U.S. Bank Plaza
200 South 6th Street
Minneapolis, MN 55402

IN WITNESS WHEREOF, the EDA and the Developer have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

CHASKA ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Its President

By _____
Its Executive Director

STATE OF MINNESOTA)
): ss
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the President of the Chaska Economic Development Authority on behalf of said Authority.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the Executive Director of the Chaska Economic Development Authority, on behalf of said Authority.

Notary Public

Signature page for Assessment Agreement by and among Chaska Economic Development Authority and MSP/850, LLC

MSP/850, LLC, a Minnesota
corporation

By _____
Name: _____
Its: _____

STATE OF MINNESOTA)
): ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by Alex Young, the Chief Manager of MSP/850, LLC, a Minnesota limited liability company,
on behalf of said corporation.

Notary Public

Signature page for Assessment Agreement by and among the Chaska Economic Development
Authority and MSP/850, LLC

CERTIFICATION BY COUNTY ASSESSOR

The undersigned, having reviewed the Assessment Agreement dated as of _____, 2018 by and between Chaska Economic Development Authority and MSP/850, LLC, the plans and specifications for the Project, as defined in the foregoing Assessment Agreement, and the market value currently assigned to land upon which the improvements are to be constructed and being of the opinion that the minimum market value contained in the Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property, hereby certifies that the minimum market value as of January 2, 2019 of \$681,980 assigned to such land and improvements is reasonable.

County Assessor for Carver County

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

 This instrument was acknowledged before me on _____, 2018, by
_____, the County Assessor of Carver County.

Notary Public

EXHIBIT A TO MINIMUM ASSESSMENT AGREEMENT

Legal Description of Developer Property

The real property situated in the City of Chaska, County of Carver, State of Minnesota, described as follows:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.
(Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating.

(Abstract Property)

EXHIBIT I
CITY ELECTRIC UTILITY REBATE APPLICATIONS

EXHIBIT J

ACCESS EASEMENT

THIS INSTRUMENT is made by MSP/850, LLC, a Minnesota limited liability company, Grantor, in favor of the City of Chaska (the “City”), a Minnesota municipal corporation, and the Chaska Economic Development Authority (the “EDA”), a Minnesota body corporate and politic, and the County of Carver, Minnesota, a Minnesota body corporate and politic (the “County”), Grantees.

Recitals

- A. Grantor is the fee owner of the property located in Carver County Minnesota (the “Property”) and legally described on Exhibit A attached hereto;
- B. The City and the County have previously operated a gun range on property that is adjacent to the Property (the “Range Parcel”), which adjacent property is identified by Parcel No. 300085900; and
- C. The City and the County have agreed to clean up said Range Parcel pursuant to that certain Remediation Agreement for Firing Range Property in Chaska, dated _____, 2018 (collectively, the “Clean Up Work”); and
- D. The City has requested an easement over the Property so that the Grantees may access the Range Parcel; and
- E. Grantor desires to grant to the Grantees an easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantees a limited, exclusive access easement over, under, and across the portion of the Property described on Exhibit B and depicted on Exhibit C attached hereto (the “Easement Area”).
2. Scope of Easement. The limited, exclusive access easement granted herein includes the right of the Grantees, its contractors, agents, and employees and their vehicles and equipment to enter the Easement Area at all reasonable times for the purpose of accessing the Range Parcel to complete the Clean Up Work. At least 30 days prior to exercising its rights hereunder, Grantees

shall give written notice to Grantor, and meet with Grantor to provide details as to the scope and timing of the Clean Up Work. Once the Clean Up Work is commenced, it shall proceed with due diligence until completed. Grantees shall repair any damage to the Property caused Grantees or its contractors, agents, and employees and their vehicles and equipment in connection with the Clean Up Work. The Clean-Up Work shall not materially interfere with access to or the operation of Grantor's business on the Property.

The easement granted herein will expire on the earlier of (i) the completion of the Clean Up Work, or (ii) July 21, 2025.

3. Warranty of Title. Grantor warrants that it is the owner of the Property and has the right, title and capacity to convey to Grantees the easement herein.

4. Environmental Matters. The Grantees shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the easement area or the Property prior to the date of this instrument. Grantees shall be responsible for and shall indemnify Grantor for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants (i) from the Range Parcel or (ii) resulting from the Clean Up Work.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantor, its heirs, successors and assigns.

Dated this ____ day of _____, 2018.

MSP/850, LLC

By: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,
2018 by _____, the _____ of MSP/850, LLC, Grantor.

Notary Public

NOTARY STAMP OR SEAL

CHASKA ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Its President

By _____
Its Executive Director

STATE OF MINNESOTA)
): ss
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the President of the Chaska Economic Development Authority on behalf of said Authority.

Notary Public

NOTARY STAMP OR SEAL

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the Executive Director of the Chaska Economic Development Authority, on behalf of said Authority.

Notary Public

NOTARY STAMP OR SEAL

CITY OF CHASKA, MINNESOTA

By: _____

Mark Windschitl

Its: Mayor

By: _____

Matt Podhradsky

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Mark Windschitl, the Mayor of the City of Chaska and Matt Podhradsky, the City Administrator of the City of Chaska, on behalf of the City.

Notary Public

NOTARY STAMP OR SEAL

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of the City of Chaska and _____, the _____ of the County of Carver, on behalf of the County.

NOTARY STAMP OR SEAL

Kennedy & Graven, Chartered
470 US Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402
(612) 337-930

**EXHIBIT A TO
ACCESS EASEMENT**

Legal Description of the Property

The real property situated in the City of Chaska, County of Carver, State of Minnesota, described as follows:

That part of the South 340.16 feet of the Southwest Quarter of the Northeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, which lies northwesterly of the northwesterly right-of-way line of State Trunk Highway No. 212 as now laid out and traveled.
(Torrens Property)

AND

That part of the northerly 281 feet of the Northwest Quarter of the Southeast Quarter of Section 8, Township 115 North, Range 23 West of the 5th Principal Meridian, lying westerly of the right-of-way of the Chicago, Milwaukee and St. Paul Railroad Company, and which lies northwesterly of a line run parallel with and distant 105 feet northwesterly of the following described line: Beginning at a point on the North and South Quarter line of said Section 8, distant 698 feet south of the center of said Section 8; thence run northeasterly at an angle of 32°00'00" with said North and South Quarter Line for 1000 feet and there terminating. (Abstract Property)

**EXHIBIT B TO
ACCESS EASEMENT**

Description of the Easement Area

That portion of the private access road from the public right-of-way to and across the Property (the “Driveway”), as presently laid out and traveled, which runs from said right-of-way to the north line extended of an existing road accessing the Range Parcel, as depicted in the attached **Exhibit C**.

**EXHIBIT C TO
ACCESS EASEMENT**

Depiction of Access Easement Area



REQUEST FOR ACTION CHASKA CITY COUNCIL 7/16/18

Subject: **The Harvest West – Preliminary Plat & Rezoning in the SW Chaska Growth Area**

Applicant: Tradition Development

Location: North of County Road 44/Big Woods Blvd, west of Savanna Way

Case No.: 2018-20

Synopsis: Applicant seeks to obtain approval of a 129 lot (49 cottage lots, 80 village lots) development on 57 acres of land in the SW Chaska Growth Area

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution approving the project

BACKGROUND

Club West Partners, LLC/Tradition Development hopes to continue their major role in the implementation of the SW Chaska Growth and Development Plan. Since 2004, they have assembled approximately 322 acres in this area lying north of CR 44 and east of Savanna Way.

Tonight we are looking at a development that will initiate the development on the west side of Savanna Way up to the extent of its western edge along Highway 212.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's mission statement and core strategies. The five development goals include: connecting to the greater community, preserving existing vegetation, utilizing site topography, creating public and community space, and providing quality architecture.

Connecting to the greater Community

One overarching goal of the project is to connect the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 140 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike downtown Chaska for services and entertainment.

Preserve Existing Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north portions of the property. These areas will remain as preserved open space or at the back of the proposed lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands centered in the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bio-retention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a 12+ acre park area that will include the existing natural wetlands, woods, and ponds, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stand and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks, and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees, and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a complimentary mix of varied home styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

SW CHASKA GROWTH AREA

Located immediately west of downtown Chaska, the SW Chaska Growth Area encompasses approximately 1,800 acres (2.8 square miles) of land within the City of Chaska's boundaries that is predominately used for agricultural purposes today. This land, which was formerly Chaska Township, was annexed into Chaska in 2005. Additionally, the growth study area addresses approximately 200 acres of land, which is currently part of Dahlgren Township, which is wedged between the City's current western boundary and new Jonathan Carver Parkway (CR 11).

Beginning with the City's 2000 Comprehensive Plan Update, the City has adopted land use policies supporting annexation of the SW growth area for future urban development. Some of the major reasons identified for annexing this significant growth area were:

- controlling development along future Hwy 212 and its interchanges,
- strengthening downtown Chaska as a vibrant trade center by increasing the potential customer base near downtown,
- creating and maintaining a greenbelt around the City,

- encouraging residential development in close proximity to the City's commercial and public facilities, and
- increasing the supply of potential residential land in order to lower prices of undeveloped land needed to build more affordable housing in the community.

As a prime example of the City's tradition of well-planned, orderly growth, these reasons still hold true today in 2018.

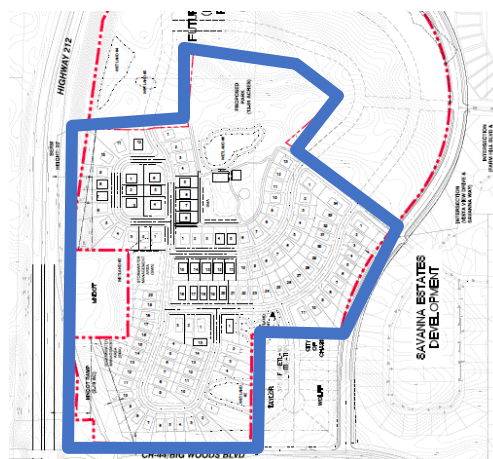
CONSISTENCY WITH THE SW CHASKA GROWTH & DEVELOPMENT PLAN

Overall, staff finds the proposed 129-lot neighborhood is generally consistent with the SW Chaska Growth & Development Plan ("the Plan"). Specifically:

- The Concept Plan provides for land uses that are consistent with the Plan.
- The Concept Plan provides for general housing design that is consistent with the Plan.
- The Concept Plan provides for a layout of the single-family lots consistent with the Plan.
- The Concept Plan provides for internal local streets and collector roadways, with connectivity to the arterial system, consistent with the approved Plan.
- The Concept Plan provides for utility connections and improvements consistent with approved Plan.
- The Concept Plan provides for open space and trails consistent with the approved Plan.
- The Concept Plan provides for road connections to adjacent properties, which will facilitate future development, consistent with the approved Plan.

CURRENT PROPOSAL

The 129-lot (49 cottage lots, 80 village lots) proposal on approximately 57-acres of property is located north of County Road 44 and west of Savanna Way. This new addition will essentially be an extension of the existing Harvest neighborhood, which is currently situated on the east side of Savanna Way. Please note we are only looking at the park area and residential area outlined in blue on the below plan. The area to the north of this will be looked at for Concept Plan and subsequent approvals later.



Adjacent properties

The site is bound on the north by land owned by Club West Partners, Creek Road and a couple single family residences, to the west by Highway 212, the south by County Road 44 and a

couple single family residences, and the east by Savanna Way, Savanna Estates and The Harvest.

Existing Conditions

The project area is approximately 57 acres and located north of County Road 44 (fka Co. Rd. 140) and directly west of proposed Savanna Way – a City collector road. The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development area that have been delineated and surveyed. There is a stand of mature trees that exist through the center of the development. In the north central area of the development there exists a large wooded area encompassing a wetland area.

Topography of the site currently varies from a peak elevation of 950 feet near the most northern boundary to the lower elevations of wetlands and the existing ponds along Highway 212 at approximately elevation 910. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains west with the most easterly portion draining east to Savanna Way.

The site currently has an eight inch watermain and an eight inch sanitary sewer line extended to the eastern property line off of Savanna Way at the intersection with Vista View Drive. These two lines will be extended through the site.

There is also a City-owned parcel approximately 3.5 acres in size near the south side of this site. It is the intention to absorb this land into the development. The City will have to work with the applicant on the transferring of this parcel.

Land Use

The applicant is proposing 129 lots; 49 cottage lots at 53 feet in width, and 80 village lots (typical single family lots) at 64 feet in width. This is slightly similar in dimensions to the existing neighborhood to the east and consistent with the SW Chaska Growth & Development Plan, as this area was shown as "Mixed Residential" and "Residential".

The "Mixed Residential" area is described in the Plan as follows:

"The neighborhood center located east of the CR 140 interchange with Hwy 212 is guided for a broader mix of housing types, as well as uses non-residential, appropriate for a neighborhood center. This area is guided for the Mixed Residential designation, which allows a mix of residential land uses from low to high density plus limited commercial, office, civic, park and open space."

The parcels of land that this development encompasses are currently zoned Open (O), which acts as a 'holding zone' until it is developed. The area in question will be rezoned to a more appropriate zoning district, such as Planned Residential Development (PRD).

Layout

The initial access to the property will be from Vista View Drive to the east from the adjacent collector road, Savanna Way. This entrance will line up with Savanna Estates' entrance to the east. Additional access will also be provided to the north of the site when that area is

developed in the future. The layout of the local streets would then continue throughout the development to access the 129 lots.

The village lots will be situated on the south side of the site abutting Highway 212, County Road 44, and Savanna Way. The cottage lots are situated in the interior on the north side of the development area, and will only abut Highway 212.

The plan shows three wetlands on this subject site. The layout appears to incorporate a majority of the wetlands into the overall development. All wetlands proposed to be impacted must provide a mitigation plan. 30 foot buffers/setbacks are required from these elements.

A public park is situated in the center of the site, mainly abutting the cottage lots.

Transportation/ROW

The Preliminary Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways consistent with the SW Chaska plan. In particular, access to the north-south collector road, Savanna Way, on the east is proposed and will be the primary access to the neighborhood.

The current plan is proposing road right-of-way widths that are consistent with the designs in the existing Club West/Harvest neighborhood.

It should be noted that there is an interchange planned for the intersection of Highway 212 and Co Rd 44/Big Woods Blvd. The design is currently in progress, and construction is anticipated to begin in 2019. Co Rd 44 will also be improved in this area starting in 2019/2020. The project improvement area will encompass the county road from Highway 212 into downtown.

Turnarounds or barricades may be required at stub streets as required by the Fire Department. The Fire Department will need to review and approve the turnarounds and barricades at each stub street. The turnaround proposed on the north side will need to provide for an access easement over it so that the City has access over it indefinitely until the land to the north develops.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood. Utility connections will also be available from the collector road to the east.

It should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line. There is a permanent 30 foot easement on top of that line. The applicant will need to make sure their plans do not encroach into this area or its easement, and it should be shown on the civil plans when they submit for final. It should be noted that no encroachments of any kind can happen in this easement area and thus it would be best for the lots to remain outside of it.

Phasing

It is the anticipation to start site excavation in mid-summer of this year. The phasing of the project has not been determined yet, but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 23 feet, with the front porch being allowed to encroach into the setback up to 8 feet. This essentially renders the front yard setback for the porch to 15 feet. The rear yard setback should be 30 feet. The side yard setback of 7.5 feet for the traditional single-family homes and 6 feet for the villa style homes. Corner lots should have a side yard setback of 23 feet.

In addition to these setbacks, there are other setbacks that apply to this site. See below:

SETBACKS	
Direction	Setback
Highway 212	225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
Savanna Way	100 feet from centerline
Co Rd 44	125 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	30 feet
Public Park	40 feet

The lots next to the public park would need to adhere to the 40 foot setback in their rear properties that abut the park.

All other setbacks will be required to be shown and adhered to on all plans moving forward.

Architecture

Robert Thomas Homes will be the primary builder in this neighborhood for both the cottage and village homes proposed. One of the design principles of the SW Chaska Plan is that the area needs to "contain diversity in land uses, building types, building sizes, building prices, and styles of ownership". Although this portion of the concept is not rich in diversity, it is hoped that with future phases of this project that more high-value homes are provided along the edge of wooded slopes areas. The developer has provided several elevations of the product they are proposing here. This product will be a little different than what is seen in the current Club West/Harvest neighborhoods, which staff believes will be a favorable change in providing more variety.

The developer will have to meet the new Anti-Monotony ordinance that was adopted earlier this year.

Parkland

The preliminary plan is proposing a 12-acre park area within the center of it. The Southwest Chaska Plan has guided this specific area for a public park.

Please note the exhibits showing the layout and program of the park are purely illustrative at this point and thus will be finalized once a majority of the residents move in. The preference will be to include public engagement to determine the needs and desires of the park. The City and Parks Department will determine specifics for the park, including but not limited to the landscaping, equipment, and trails at that time.

The Parks Director envisions that the park will provide both passive and active functions. Again, these functions will be further analyzed out once park planning commences on this site.

Exposure into the Park

Because this is a public park it will be important to provide proper exposure into this park so that people can find it easily. The park is nestled in the center of this neighborhood so it's exposure is not as apparent as it would be on a busy street. Currently the plan shows homes around the perimeter of this park.

It was noted during the concept plan that it will be important to provide an adequate opening where Vista View Drive terminates on the park's east edge. This thoroughfare will be providing a pedestrian connection into the park from Savanna Way, and because of this, the opening should be apparent and significant so that potential users know where they can access the park. The applicant has provided several photo simulations showing the zoomed out and zoomed in perspectives of someone approaching the park. It was determined that the exposure on the east side of the park is acceptable and apparent for future users.

Parkland Credit

Parkland credit will be given for the areas of the park that are usable. It should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given. The developer will have to determine the amount of usable space being donated for staff to determine if there is additional parkland credit required.

Trails & Sidewalks

The preliminary plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development. The sidewalks shall also provide connection to the trail proposed along Savanna Way.

There is a public trail that is planned on the east side of Savanna Way, plus a typical sidewalk on the west side. It will be important to provide an adequate and clear pedestrian connection from Savanna Way into the development off of Vista View Drive to connect people with the public park. There should also be a safe connection across Savanna Way by way of a cross walk or other suitable alternative as determined by the Engineering and Public Works Departments.

The regional trail that runs along the north side of County Road 44 today will be extended and provided at the time the road construction on the County Road will occur in 2019/2020. This extension will essentially start at the Guardian Angels Cemetery and move westerly to the edge of Highway 212. This will complete a significant piece that is missing in the regional trail system, and provide a wonderful amenity to the residents. The applicant will be required to show this regional trail delineation on their plans as they submit for final.

Screening, Landscaping & Tree Preservation

Because this development abuts three major roadways (ie. Savanna Way, Co. Rd. 44, and Highway 212) it is important to provide adequate screening. The sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes.

The screening provided on Savanna Way and County Road 44 appears to be consistent with the same screening done on the east side of Savanna Way. There are different grades along Savanna Way, and thus the screening and berming will differ throughout.

The screening provided along Highway 212 differs throughout. There is currently a significant berm on the northern portion of the site on the west side abutting the homes on Mortise Path. The applicant has revised their landscape plan since their Planning Commission approval in June to show additional plantings on the west edge.

In addition to that, the developer will be responsible to conduct a noise study for the development. State standards require the developer to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. The applicant was able to conduct a noise study in time for Council action. It has been included as a supplement in your packet. In general, the noise study determined that certain homes directly abutting Highway 212 and in the second tier next to Highway 212 will have to install STC30 windows in sleeping rooms, which help with noise reduction. An additional supplement is also provided in your packet to show which lots will have to install those windows.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. Landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development.

Tree Preservation will be an important piece of this development, specifically in the public park area and south of the designated park area where significant trees and clusters are present. The applicant will be saving a majority of the trees in the donated parkland space, but will also be preserving some oak trees near wetland #1. Staff is happy to see that preservation efforts are being exerted.

Development Costs (Infrastructure Improvements)

The Heights of Chaska has a number of area-wide development cost such as:

- Arterial Road Network
- Collector Roads
- Storm Sewer

- Parks
- Interchange (Zone of Influence)
- Work Force Housing

Prior to final platting, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be.

Preliminary Plat

The request is for a 129-lot preliminary plat. The outlot disposition is as follows:

- Outlot A: monument sign to be owned by the developer
- Outlot B: City-owned parcel
- Outlot C: Wetland to be owned by the developer
- Outlot D: Wetland to be owned by the developer
- Outlot E: State Highway 212 on ramp ROW to be owned by MnDOT
- Outlot F: Stormwater pond to be deeded to the City of Chaska
- Outlot G: State Highway 212 additional ROW to be owned by MnDOT
- Outlot H: land for future development to be owned by the developer
- Outlot I: land for future development to be owned by the developer
- Outlot J: public park to be deeded to the City of Chaska

Rezoning

The applicant is requesting to rezone the property from the Open (O) zoning district to a more appropriate zoning district which is a Planned Residential District (PRD-72).

Conclusion

Staff is happy to see another development concept move forward in the SW Chaska growth area. This will be a significant addition to the area and thus its overall design and accommodations will be important as it moves forward in the planning process.

PLANNING COMMISSION ACTION TAKEN 6/13/18:

Motion to recommend to City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated April 30, 2018
 - b. Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018
 - c. Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018
 - d. Tree Preservation Plan, submitted by Alliant Engineering, dated May 1, 2018
 - e. Preliminary Plat (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - f. Site Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - g. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018.
 - h. Grading Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - i. Grading Profiles, submitted by Alliant Engineering, dated May 1, 2018

- j. Storm Sewer Plans (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - k. Sanitary and Watermain Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - l. Utility Schedules, submitted by Alliant Engineering, dated May 1, 2018
 - m. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - n. Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - o. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - p. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30, 2018
 - q. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
2. Adherence with the City Engineer's Memo dated June 6, 2018.
 3. Adherence with the Park & Recreation Director's Memo, dated June 7, 2018.
 4. Provision of a 60 feet Right of Way width for all local streets.
 5. Adherence to the City's Boulevard Tree Policy and local street section design.
 6. Provision of adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Final submittal.
 7. Provision of sidewalks on both sides of all local streets.
 8. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet (only applicable to rear setbacks)
 9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 11. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
 12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 13. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of

Savanna Way.

14. Provision that adequate screening is provided along the edges of Highway 212 via berming, landscaping, and a perhaps a noise wall.
15. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision of photo simulations showing the viewsheds from Edgewood Drive looking east into the Public Park to be submitted at final submittal.
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Provision that the City watermain line and its private easement on the west edge of the property is delineated and shown on the civil plans at time of final submittal.
19. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
20. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
21. Provision that an access easement is granted to the City on the northern turnaround off of Edgewood Drive, to be recorded with the Final Plat.
22. Provision of a visual simulation of the western park entrance during final submittal.
23. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
24. Provision of the regional trail on the north side of Co Rd 44 be shown on all plans during the final submittal.
25. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to approving the final plat.
26. Provision of a noise study to be completed for the development and to be submitted prior to Council approval.
27. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
28. Coordination with MnDOT on noise wall analysis.
29. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
30. Provision of wetland mitigation to be coordinated with the City Engineer.
31. Provision of review and approval of street names prior to recording of final plat.
32. Provision of a more detailed study of adjacent parcels and historic condition of the wetlands to be completed and accepted by the City Engineer prior to final plat approval.

Motion to recommend approval of the rezoning from Open (O) to Planned Residential District (PRD-72).

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area (PC #2018-20).

Motion to adopt Ordinance approving the rezoning from Open (O) to Planned Residential District (PRD-72).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 07/16/2018 **RESOLUTION NO.** 2018-97

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

**Resolution approving The Harvest West Preliminary Plat for a 129-lot subdivision on
57 acres of land in the SW Chaska Growth Area /Tradition Development/P.C. No.
2018-20**

WHEREAS, the applicant is proposing 129 lots; 49 cottage lots at 53 feet in width, and 80 village lots (typical single family lots) at 64 feet in width; and

WHEREAS, a public park is situated in the center of the site, mainly abutting the cottage lots; and

WHEREAS, it should be noted that there is an interchange planned for the intersection of Highway 212 and Co Rd 44/Big Woods Blvd; and

WHEREAS, turnarounds or barricades may be required at stub streets as required by the Fire Department; and

WHEREAS, the Fire Department will need to review and approve the turnarounds and barricades at each stub street; and

WHEREAS, the turnaround proposed on the north side will need to provide for an access easement over it so that the City has access over it indefinitely until the land to the north develops; and

WHEREAS, it should be noted that there is a large diameter (16") water main running on the MN DOT Right of Way line; and

WHEREAS, there is a permanent 30 foot easement on top of that line; and

WHEREAS, the applicant will need to make sure their plans do not encroach into this area or its easement, and it should be shown on the civil plans when they submit for final; and

WHEREAS, the preliminary plan is proposing a 12-acre park area within the center of it; and

WHEREAS, please note the exhibits showing the layout and program of the park are purely illustrative at this point and thus will be finalized once a majority of the residents move in; and

WHEREAS, parkland credit will be given for the areas of the park that are usable; and

WHEREAS, it should be noted that the stormwater pond, wooded steep slopes, and wetland will not factor into the parkland credit given; and

WHEREAS, because this development abuts three major roadways (ie. Savanna Way, Co. Rd. 44, and Highway 212) it is important to provide adequate screening; and

WHEREAS, the sides facing these roadways will be required to implement landscaping, and/or berming, to ensure adequate screening and separation is provided between the homes; and

WHEREAS, the screening provided on Savanna Way and County Road 44 appears to be consistent with the same screening done on the east side of Savanna Way; and

WHEREAS, there is currently a significant berm on the northern portion of the site on the west side abutting the homes on Mortise Path; and

WHEREAS, the applicant has revised their landscape plan since their Planning Commission approval in June to show additional plantings on the west edge; and

WHEREAS, the noise study determined that certain homes directly abutting Highway 212 and in the second tier next to Highway 212 will have to install STC30 windows in sleeping rooms, which help with noise reduction; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy; and

WHEREAS, landscaping will be required to enhance the development entrances, consistent with the adjacent Harvest development; and

WHEREAS, the applicant will be saving a majority of the trees in the donated parkland space, but will also be preserving some oak trees near wetland #1; and

WHEREAS, the request is for a 129-lot preliminary plat; and

WHEREAS, the outlot disposition is as follows:

- Outlot A: monument sign to be owned by the developer
- Outlot B: City-owned parcel
- Outlot C: Wetland to be owned by the developer
- Outlot D: Wetland to be owned by the developer
- Outlot E: State Highway 212 on ramp ROW to be owned by MnDOT
- Outlot F: Stormwater pond to be deeded to the City of Chaska
- Outlot G: State Highway 212 additional ROW to be owned by MnDOT
- Outlot H: land for future development to be owned by the developer
- Outlot I: land for future development to be owned by the developer
- Outlot J: public park to be deeded to the City of Chaska; and

WHEREAS, on July 11, 2018 the Planning Commission recommended approval to the City Council of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area (PC #2018-20); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area (PC #2018-20), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated April 30, 2018
 - b. Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018
 - c. Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018
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 - l. Utility Schedules, submitted by Alliant Engineering, dated May 1, 2018
 - m. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated July 12, 2018
 - n. Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - o. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - p. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30, 2018
 - q. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
 - r. Harvest West – Traffic Noise Assessment (pgs 1-17), submitted by David Braslau Associates, Inc., dated June 27, 2018
 - s. Lots Impacted By TH212 and CSAH 44 Noise, submitted by Alliant Engineering, dated July 6, 2018
2. Adherence with the City Engineer's Memo dated June 6, 2018.
3. Adherence with the Park & Recreation Director's Memo, dated June 7, 2018.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Final submittal.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):

- i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet (only applicable to rear setbacks)
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
 10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope.
 11. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
 12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
 13. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
 14. Provision that adequate screening is provided along the edges of Highway 212 via berming, landscaping, and a perhaps a noise wall.
 15. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
 16. Provision of photo simulations showing the viewsheds from Edgewood Drive looking east into the Public Park to be submitted at final submittal.
 17. Provision of a storm water management plan meeting City and Carver County WMO standards.
 18. Provision that the City watermain line and its private easement on the west edge of the property is delineated and shown on the civil plans at time of final submittal.
 19. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.
 20. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
 21. Provision that an access easement is granted to the City on the northern turnaround off of Edgewood Drive, to be recorded with the Final Plat.
 22. Provision of a visual simulation of the western park entrance during final submittal.
 23. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
 24. Provision of the regional trail on the north side of Co Rd 44 be shown on all plans during the final submittal.
 25. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to approving the final plat.
 26. Provision of a noise study to be completed for the development and to be submitted prior to Council approval.

27. Provision to adhere to MnDOT's memo (pgs 1-7) dated June 6, 2018.
28. Coordination with MnDOT on noise wall analysis.
29. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
30. Provision of wetland mitigation to be coordinated with the City Engineer.
31. Provision of review and approval of street names prior to recording of final plat.
32. Provision of a more detailed study of adjacent parcels and historic condition of the wetlands to be completed and accepted by the City Engineer prior to final plat approval.
33. Provision that sleeping rooms in homes adjacent to and facing TH 212 and CSAH 44 sleeping rooms and sleeping rooms in the second row of homes facing these highways shall be provided with STC 30 windows, as depicted in the 'Lots Impacted By TH212 and CSAH 44 Noise' exhibit submitted by Alliant Engineering.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 951

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the Open (O) zoning district and rezoned to Planned Residential District No. 72 (PRD-72) for all of Blocks 1-9 of the recorded plat of the Harvest West.

The following graphic exhibits shall serve as the general guide for development of The Harvest West area:

- a.** Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018
- b.** Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018
- c.** Tree Preservation Plan, submitted by Alliant Engineering, dated May 1, 2018
- d.** Preliminary Plat (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
- e.** Site Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
- f.** Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018.
- g.** Grading Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
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- m.** Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018

- n. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
- o. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30, 2018
- p. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
- q. Harvest West – Traffic Noise Assessment (pgs 1-17), submitted by David Braslau Associates, Inc., dated June 27, 2018
- r. Lots Impacted By TH212 and CSAH 44 Noise, submitted by Alliant Engineering, dated July 6, 2018

Section II. **PRD-72 District regulations.** Permitted uses and regulations applicable to the PRD-72 District shall be as follows:

A. Intent

The intent of PRD-72 is to create a Low Density and Mixed Residential neighborhood with the following Key Elements, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices and ownership styles provided within the two neighborhoods.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Overall residential net density is 3-5 dwelling units per acre.
- Streets designed to balance walking, biking and driving needs.

B. Guiding Principles

The Guiding Principles for Neighborhoods in the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.

- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.
- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. SW Chaska Growth & Development Plan

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. Homeowner's Association

To create a sense of place within the Club West Partners neighborhood, a common open space, a landscaped median, monument signage and additional trails have been created. These additional elements occur in either public or semi-public areas within the development. The general public is not responsible for this amount of additional elements in other neighborhoods within the City. If the additional elements of this neighborhood were the responsibility of the general public, it would place an undue and unfair burden on the taxpayers of the City. Therefore, it is a requirement of this district that all properties contained within this district shall belong to a Homeowner's Association (HOA).

E. Detached Single Family

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-9, all in the plat of Harvest West, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R1-Low Density Residence, zoning ordinance Section 3.1.2.2, Special uses shall be those as found in the zoning ordinance Section 3.1.2.3, and Accessory uses shall be as found in the zoning ordinance Section 3.1.2.4.
2. The principle building setbacks for the development shall be:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Rears abutting Public Park: 40 feet
 - iv. Side: 5 feet
 - v. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Rear: 30 feet
 - iv. Rears abutting Public Park: 40 feet
 - v. Side: 5 feet

- vi. Side (corner): 23 feet
3. The accessory structure setbacks for the development shall be:
 - a. Front: 23 feet
 - b. Rear: 10 feet
 - c. Side, corner: 23 feet
 - d. Side, interior: 5 feet
 - e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Provision that sleeping rooms in homes adjacent to and facing TH 212 and CSAH 44 sleeping rooms and sleeping rooms in the second row of homes facing these highways shall be provided with STC 30 windows, as depicted in the 'Lots Impacted By TH212 and CSAH 44 Noise' exhibit submitted by Alliant Engineering.

F. Outlots

The following described real estate shall be limited in its use to the following:

- **Outlot A:** monument sign to be owned by the developer;
- **Outlot B:** City-owned parcel;
- **Outlot C:** Wetland to be owned by the developer;
- **Outlot D:** Wetland to be owned by the developer;
- **Outlot E:** State Highway 212 on ramp ROW to be owned by MnDOT;
- **Outlot F:** Stormwater pond to be deed to the City of Chaska;
- **Outlot G:** State Highway 212 additional ROW to be owned by MnDOT;
- **Outlot H:** land for future development to be owned by the developer;
- **Outlot I:** land for future development to be owned by the developer;
- **Outlot J:** public park to be deeded to the City of Chaska,

all in the plat of Harvest West, Carver County, Minnesota.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 16th day of July, 2018.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk

April 30, 2018

Mr. Kevin Ringwald
Director of Planning & Development
City of Chaska
One City Hall Place
Chaska, MN 55318

RE: Preliminary Plat Narrative - Harvest West

Dear Mr. Ringwald,

On behalf of Club West Partners, LLC, Tradition Development is providing the City of Chaska with a Preliminary Plat Submittal for a proposed single family residential development. The potential project area includes multiple land owners and amounts to approximately 57 acres. The site is located to the south west of our Harvest neighborhood and bounded along the west by U.S. Highway 212 and on the east by the newly constructed Savannah Way. This area is within the Southwest Chaska Growth and Development Plan area.

Project History

Club West Partners, LLC/Tradition Development is excited to submit for consideration by the City of Chaska our application for Concept Plan approval for a 57 acre single family residential development in the Southwest Chaska Growth and Development Area. Tradition Development hopes to continue our major role in the implementation of the Southwest Area Master Plan approved by the city. We believe this plan is consistent with the Southwest Area Master Plan in addition to the existing Comprehensive Plan which incorporated by reference the Heights of Chaska Plan. This application represents a logical next step for us and the City in this area by maximizing the use of existing infrastructure and roadways.

Since 2004, Club West Partners, LLC/Tradition Development has assembled approximately 322 acres in this area generally lying North of CR 44 and East of 212. We have developed revised plan with Robert Thomas Homes, Inc. will allow for Tradition to lead the development of Harvest West with the construction of individual homes by Robert Thomas Homes. This is a continuation of a long term development relationship with the City of Chaska.

Land Use

The project area has an existing Land Use designation of Low Density Residential per the 2030 Comprehensive Plan. The City of Chaska has since updated their Comprehensive Plan for this area and surrounding properties. The Comp Plan Amendment or Southwest Chaska Growth and Development Plan proposes a land use designation of Low Density Residential and Neighborhood Mixed Use specific to this area.

The proposed Concept Plan of various sized single family residential is a permitted use and consistent with the current and proposed Land Use designations. Refer to Appendix A for the site location relative to the Southwest Chaska Growth and Development Plan.

Existing Conditions

The potential project area is approximately 57 acres and located south west of our Harvest neighborhood between Highway 212 to the west and Savannah Way to the east. The project is confined to the south by County Road 44. To the north will be future single family residential development. The land is comprised of parcels owned by Club West Partners, LLC and Tradition Chaska I, LLC and also the City of Chaska.

The majority of the property is currently open farmland and consistent with surrounding land uses. There are a number of wetlands in the proposed development that have been delineated and surveyed. There is a stand of mature trees that exist through the center of the development. In the north central area of the development there exists a large wooded area encompassing a wetland area.

Topography of the site currently varies from a peak elevation of 950 feet msl near the most northern boundary to the lower elevations of wetlands and the existing ponds along Highway 212 at approximately elevation 910. The majority of the project area ranges from elevations of 930-940. Topography of the site is generally rolling and consistent with an agricultural land use. Stormwater runoff generally drains west with the most easterly portion draining east to Savannah Way.

The site currently has an eight inch watermain and an eight inch sanitary sewer line extended to the eastern property line off of Savannah Way at the intersection with Vista View Drive. These two lines will be extended through the site.

Concept Site Plan

General Description

The current concept plan proposes to provide for 129 single family homes that encompass a central open or green area that is connected to the community by sidewalks and trails. The entrance to the neighborhood will be from Savannah Way aligning with Vista View Drive. It's our intent to install monuments and landscaping similar to those that were installed at The Harvest's main entrance off of CR 140 and Farm Hill Boulevard.

Dimensional Standards

Tradition Development is respectfully requesting consideration of the following dimensional standards associated the current Conceptual Plan:

Cottage Lots (Detached Townhomes)

Lot Width	53' (minimum) Front Load and 57' (minimum) Side Load
Lot depth	126' (minimum) Front Load and 142' (minimum) Side Load
Pad Width	40' Front Load and 44' Side Load
Pad Depth	74' Front Load and 90' Side Load
Setbacks	
Front – building	20' Front Load and 20' Side Load
Side – building	5' Front Load and 5' Side Load
Rear – building	30' Front Load and 30' Side Load

Village Lots (Typical Single Family)

Lot Width	64' (minimum)
Lot depth	114' (minimum)
Pad Width	50'
Pad Depth	60'

Setbacks

Front – building	23'
Side – building	5'
Rear – building	30'

Park and Open Space

The current conceptual plan proposes to provide a central open or common green area of approximately 12 acres that is connected internally by trails and sidewalks. This central green area will include ponds, wetlands and wooded areas. The central green area is planned to include a basketball court, tot lot and open play areas.

Walks and Trails

The current Concept Plan proposes for a network of trails and sidewalks connected to the sites internal central open area. All streets within the project are proposed to be providing dual sidewalks in order to accommodate pedestrians or residents of the community traversing throughout the area.

Transportation

The current Concept Plan proposes to provide for a network of internal residential roadways with connectivity to arterial roadways via Savannah Way. The current Concept Plan is proposing for roadway right-of-ways consistent with the past designs within The Harvest neighborhood. We are aware that a joint project between MnDOT, Carver County and the City of Chaska is underway to add entrance ramps to US Highway 212 and improve County Road 44. Tradition Development is working with the designers for this project to accommodate the additional Right of Way required for the project.

Architecture

The following are key planning & design expectations that each home or building within this neighborhood is intended to respond to and reflect. See the Planned Unit Development dimensional standards for setback and height requirements. The builder will be Robert Thomas Homes, Inc. and they will incorporate the following design standards.

INTEGRAL HOME/GARAGE DESIGNS: Homes offered which have three car garages will mitigate the perceived prominence by varying garage door depth, detailing, integration of room massing above garages, or roof dormers, so as to obscure the familiar size and roof shape of three car garages. Garages shall be setback a minimum of 20' from the front property line. Three car garages shall be broken into a two car section and a one car section with the one car being recessed a minimum of 2' feet or shall have a tandem third stall.

EXPRESSIVE FRONT ENTRY AND HOME ORIENTATION TO STREETSCAPE: Beautification of streetscapes settings and corridors is a key differentiating factor that defines and expresses the characteristics of the neighborhood for all who live or visit there. Streets have purposefully been designed from suburban norms to incorporate boulevards and landscape, welcome and facilitate pedestrian and bicycle use of sidewalks and trail-ways, and to calm traffic speeds and movements while accommodating sufficient vehicular volumes.

The incorporation of 60' wide public rights of way and 32' wide streets within the plan is in keeping with these objectives. To support these goals, homes will be positioned close to or at setbacks, so to help create desired spatial streetscape enclosure.

FOUR-SIDED DESIGNS: The neighborhoods road patterns, parkway entry and common central park intentionally create home sites where an individual home is visible from more than the front yard vantage point. We are working with the builder to prepare standards addressing architectural detailing of side and rear elevations. In circumstances where a building's sides or rear will be obscured from neighbor/neighborhood view, reduction in detailing consistency may be considered.

IDENTIFIABLE STYLE or BLEND OF STYLES: Homes and structures are strongly encouraged to project or emphasize a selected historic style, or tasteful, well proportioned, consistently detailed blend of compatible architectural styles. "In theme" materials, trim, windows, roof cornices, massing and color treatments convey this style.

MATERIALS: Naturally occurring materials are approved, as are fiber-cement or engineered wood products such as Smart Side products or equivalent shall be used for siding and exterior trim on all front elevations. Synthetic materials, aluminum or vinyl products may be used for soffit, fascia, specialty architectural treatments and frieze applications and siding on rear and side elevations.

COLORS: Bland shades of beige, tan or grey alone, with matching, minimal trim will not be preferred.

STREETSCAPE VARIETY: The same home floor plan and exterior/style may not be built on adjacent lots or the lot across the street. Variations in one-story and two-story elevations will be offered.

FENCING: Use of low fencing in lot fronts, sides and rear will be acceptable. Vinyl or aluminum fencing of an approved manufacturer and style will be incorporated into the Homeowners Association. Wood privacy fences will not be permitted by the Association documents except in locations where screening of county or state highways is needed.

LANDSCAPE, PLANTING AND ELEMENTS: All homes are subject to minimum landscape criteria with sod and irrigation as a requirement. All owners or their builders must provide detail landscape plans, prepared by a qualified design professional, obtain HOA/Developer prior approval and included in the home construction budget. To ensure quality materials, product warranty and proper and timely installation, all owners and their builders shall be required to utilize a professional landscape contractor for installation of minimum landscape requirements which must be installed with the initial construction of the home.

Topography & Grading

The current Concept plan anticipates utilizing the sites existing wetlands, and woodlands, as natural amenities for the neighborhood. Several home site will back up to these amenities providing expansive nature view fields. The wetland areas will be directly adjacent to the provided sidewalks and provide opportunities for pedestrians to get close up views of the natural wetland areas. The large green area at the center of the project will be accessed with trails at multiple locations, leading walkers through the natural wooded and wetland areas.

Utilities

As previously stated, the site is served with an eight inch watermain and an eight inch sanitary sewer trunk line extended into the property from Savannah Way at the intersection of Vista View Drive. Both of these city services will be extended throughout the site A trunk 16" watermain is located on the west side of the property, following the U.S. Highway 212 Right of Way.

Project Goals

The proposed development will provide the City of Chaska with a neighborhood whose goals are consistent with the City's Mission Statement and Core Strategies. The five development goals include: connecting to the greater community; preserving existing vegetation; utilizing site topography; creating public and community space; and providing quality architecture.

Connecting to the Greater Community

One overarching goal of the project is to connect with the greater community of Chaska. The potential residential development is close to downtown Chaska, ensuring that residents have convenient access to services they need. Pedestrian trails and sidewalks will ultimately connect to the existing 90+ mile network of community trails in the city. The future city trail along County Road 140 and possibly Creek Road will allow residents of surrounding developments and neighborhoods to bike to downtown Chaska for services and entertainment.

Preserve Vegetation

The majority of the property is open farmland/field. Woodland areas occur in the north portions of the property. These areas will remain as preserved open space or at the back of lots. Stormwater ponds and bioretention basins will collect and filter water from upstream in the development and will enhance the existing wetlands. Native or naturalized vegetation will be used in entry features and public common areas in order to reflect the character of the surrounding environment and provide food for wildlife in the area.

Utilize Site Topography

The proposed development will utilize existing topography to protect and enhance the existing wetlands centered in the site as well as preserve the wooded areas in the north central portion of the project. It is also intended that the project direct stormwater towards bioretention basins and sedimentation ponds in consideration of historic drainage patterns for this area.

Creating Community Space

The project proposes creating a 12+ acre park area that will include the existing natural wetlands, woods and ponds, accessed with sidewalks and trail corridors leading through this large open area. The open area is characterized by dense tree stands and some steep slopes creating a very quaint setting that will enhance the neighborhood's unique environment. Providing a common area in the middle of the neighborhood allows equal access from homes to the common area. The maximum distance from a single family residence is less than a ¼ mile, approximately 5 minute walk. This is an ideal distance to the core of the neighborhood. A common area strengthens the neighborhood identity and promotes interaction between residents. The common area and preserved open space will also serve future development to the north of the project site. The proposed trails, sidewalks and open space encourage neighbors to interact with one another – thereby reducing crime and strengthening the greater community.

Quality Architecture and Home Designs

Home designs will embrace and compliment the unique site design. Characteristics include reduced street setbacks, active and pleasant streetscape environments featuring sidewalks, boulevard trees and landscape, and the proximity to and views of parks, greens, and open space. While no specific architectural style is required, the design of each home is required to base upon specified architectural design influences and each home shall contain appropriate massing, roof lines, and architectural detailing consistent with its selected style on all four sides of the home. The goals for the home design is intended to ensure construction of a

complimentary mix of varied housing styles, architectural treatments, quality materials, professionally installed landscaping and variety of color. This will be a direct extension of what has been built in the first phases of The Harvest.

Schedule

It is the applicant's desire to be able to begin site excavation by mid-summer of 2018. The phasing has not been determined yet but the site will be developed in multiple phases depending on a number of factors such as market demands and local lot absorption.

Conclusion

Club West Partners, LLC and Tradition Development sincerely appreciate the opportunity to present the current concept site plan and to receive any input the Planning Commission is able to provide at this time. It is our wish to work closely with city staff in the development of a plan that contributes to the City's Mission Statement and reinforces its Core Strategies.

We strongly believe that by working cooperatively, we can create a neighborhood which protects community's interests, preserves natural amenities and achieves the goals established by City of Chaska.

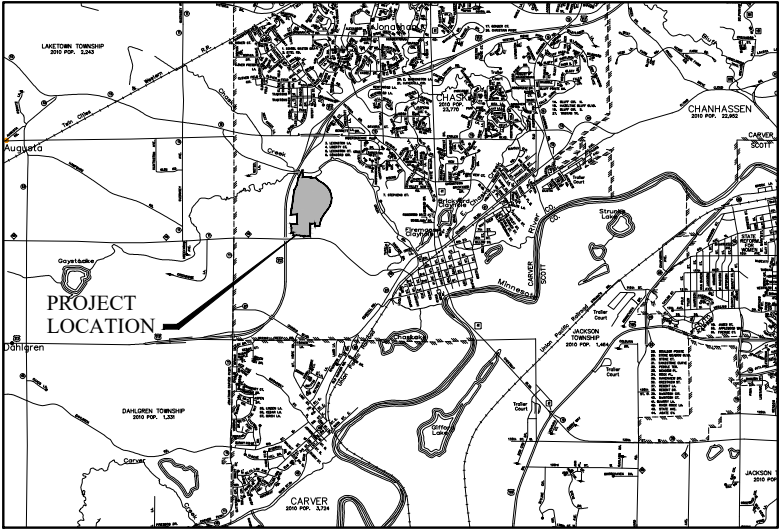
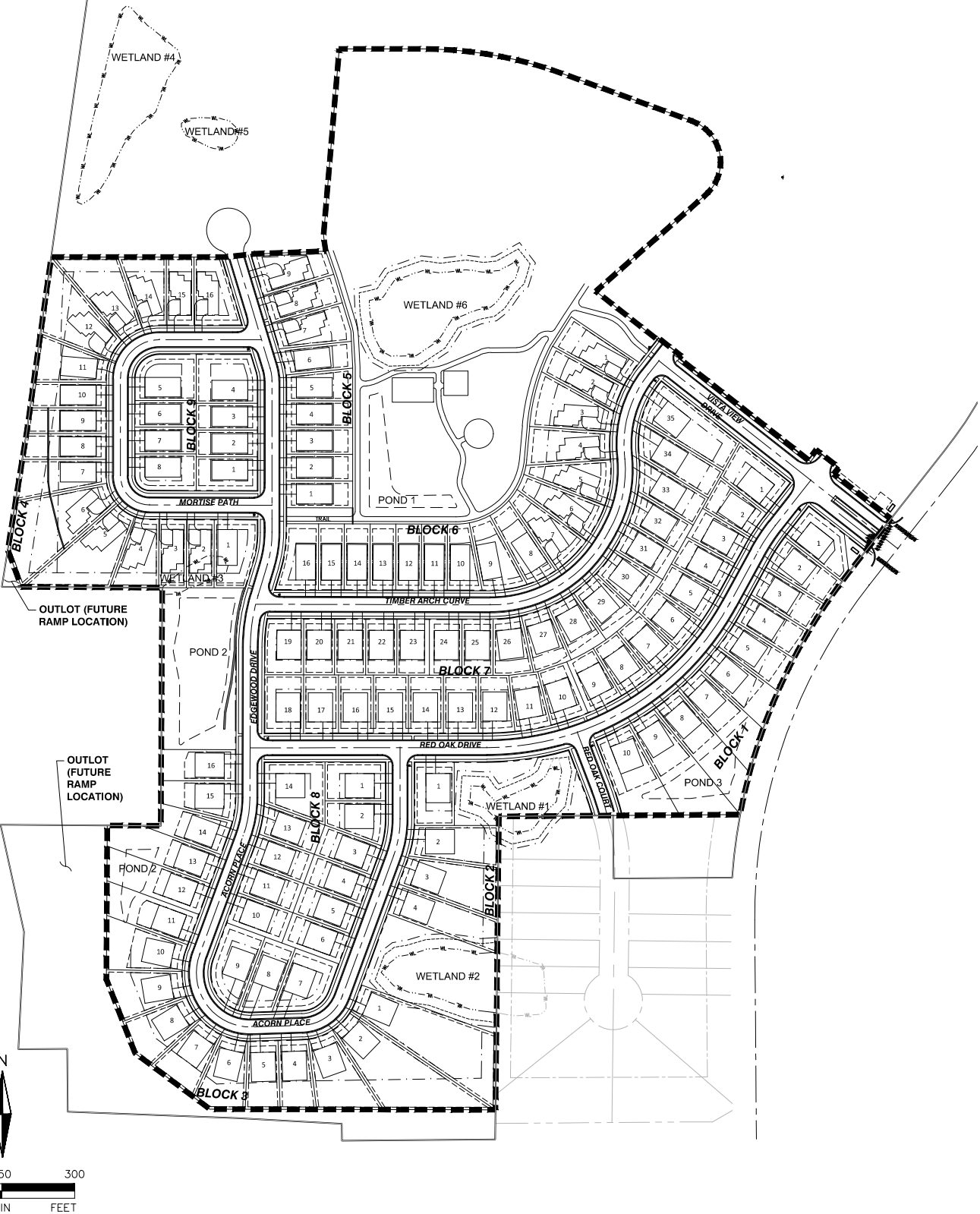
Sincerely,

Tradition Development/Club West Partners, LLC

Patrick Wrase

HARVEST WEST

CHASKA, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
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SANITARY SEWER AND WATERMAIN PLAN	28-31
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DEVELOPER

TRADITION DEVELOPMENT
16972 BRANDTJEN FARM DRIVE
LAKEVILLE, MN 55044
PAT WRASE
PH: 952-322-8704

CONSULTANT

ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER

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SURVEYOR

DENNIS B. OLMSTEAD
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LANDSCAPE ARCHITECT

MALEAH MILLER
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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

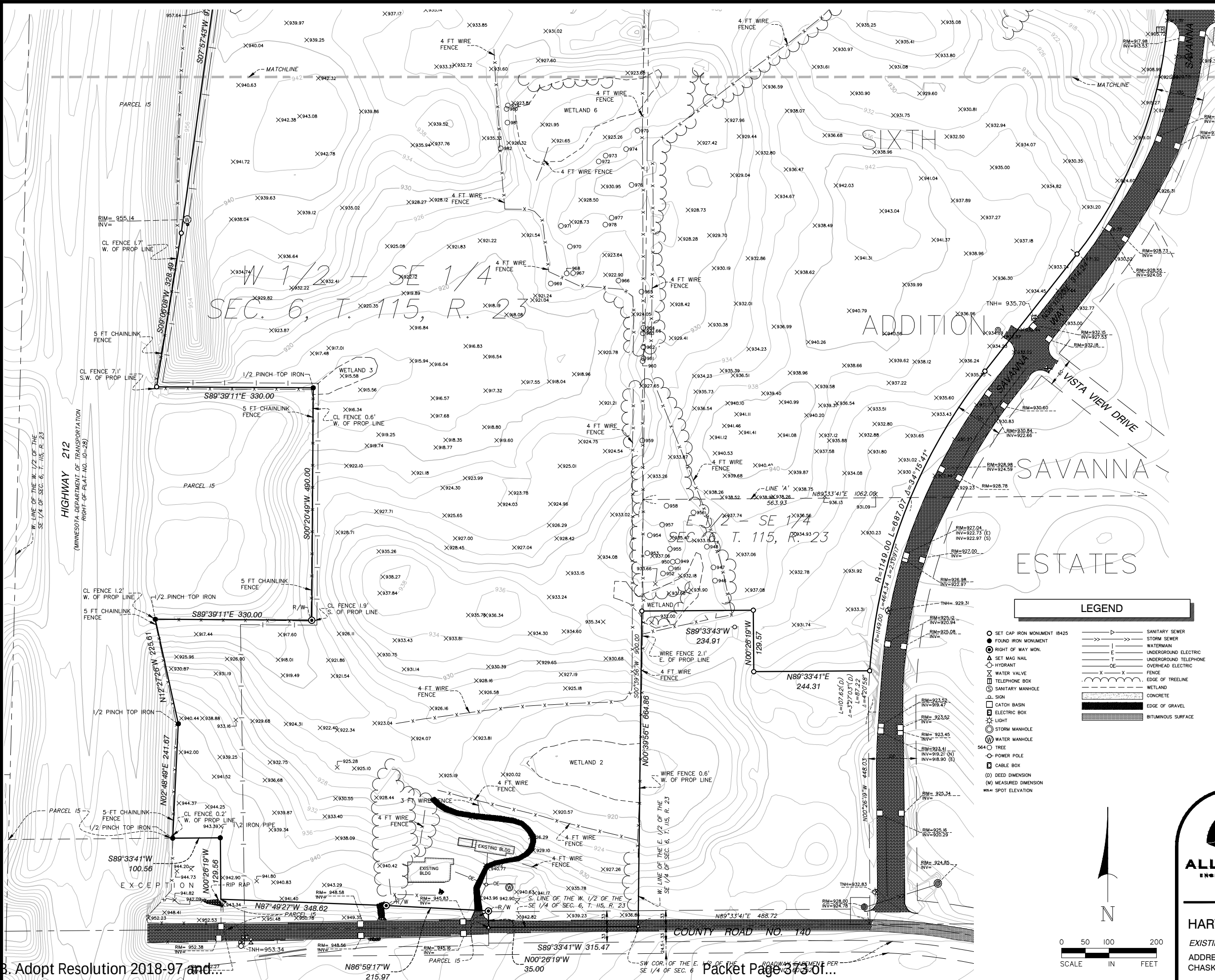
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2



LEGAL DESCRIPTION

PARCEL A (vesting deed Doc. No. 396038)

The West Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota excepting therefrom the following three tracts of land, to wit:

Commencing at the Southwest corner of Section 6, Township 115, Range 23 and running thence East along the South line of said Section 6, a distance of 2515.36 feet to a point, said point being the place of beginning of the parcel hereby excepted; thence continuing East along said South line of said Section 6, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running North a distance of 193.40 feet to a point; thence deflecting left 90 degrees 00 minutes and running West along a line parallel to said South section line, a distance of 450.32 feet to a point; thence deflecting left 90 degrees 00 minutes and running South to the place of beginning.

AND

The North 570.00 feet of the Northwest Quarter of the Southeast Quarter of said Section 6.

AND

Parcel No. 15, Minnesota Department of Transportation Right of Way Plat No. 10-28 (filed as Doc. No. 407172), Carver County, Minnesota.

PARCEL B (vesting deed Doc. No. 396042)

That part of the West half of the Northeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying Southerly of the centerline of County State Aid Road No. 110 and lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-27 (filed as Doc. No. 405657), except therefrom the following tract of land, to wit:

That part of the East 429.11 feet of said West half of the Northeast Quarter of Section 6 lying north of the south 415.62 feet of said West half of the Northeast Quarter.

PARCEL C (vesting deed Doc. No. 396042)

That part of the North 570.00 feet of the Northwest Quarter of the Southeast Quarter, Section 6, Township 115, Range 23, Carver County, Minnesota lying easterly of Parcel No. 16, Minnesota Department of Transportation Right of Way Plat No. 10-28, filed as Doc. No. 407172.

PARCEL D (vesting deed Doc. No. 642700)

That part of the East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, lying westerly and southerly of the following described line:

Commencing at the southwest corner of said East Half, thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet to the point of beginning; thence deflecting left 90 degrees on a bearing of North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly and northeasterly 464.34 feet along a tangential curve concave to the southeast having a radius of 1149.00 feet and a central angle of 23 degrees 09 minutes 17 seconds to a line hereinafter referred to as Line 'A'; thence westerly 563.93 feet along said Line 'A' to the west line of said East Half and said line there terminating.

EXCEPTING THE FOLLOWING:

Beginning at the southwest corner of said East Half, thence North 89 degrees 33 minutes 41 seconds East, assumed bearing along the south line of said East Half, a distance of 488.72 feet; thence North 00 degrees 26 minutes 19 seconds West, 448.03 feet; thence northerly 107.62 feet along a tangential curve concave to the east having a radius of 1149.00 feet and a central angle of 3 degrees 27 minutes 03 seconds; thence South 89 degrees 33 minutes 41 seconds West not tangent to last described curve, 244.31 feet; thence North 00 degrees 26 minutes 19 seconds West, 129.57 feet; thence South 89 degrees 33 minutes 41 seconds West, 234.91 feet to the west line of said East Half of the Southeast Quarter; thence southerly 664.86 feet along said west line to the point of beginning.

AFOREMENTIONED Line 'A' described as follows: Beginning at a point on the west line of said East Half of the Southeast Quarter of Section 6, Township 115, Range 23, Carver County, Minnesota, distant 900.00 feet north of the southwest corner of said East Half, thence easterly parallel with the south line of said East Half, a distance of 1062.00 feet and said line there terminating.

PARCEL E

Outlot M, CLUB WEST FOURTH ADDITION, filed as Doc. No. 635603, Carver County, Minnesota.

PARCEL F

Outlot F, CLUB WEST SIXTH ADDITION, filed as Doc. No. 648848, Carver County, Minnesota.

- Notes:
- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
 - The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.
 - The orientation of this bearing system is based on the Carver County Coordinate System NAD83 (86).
 - All distances are in feet.
 - The area of the above described property is 4,644,578 square feet or 106.625 acres.
 - Bench Mark 1: Top Nut of Hydrant located at the northwest quadrant of Savanna Way and Co. Rd. No. 140 has an elevation of 932.63 feet NGVD 29.
 - Bench Mark 2: Top Nut of Hydrant located northwest of Savanna Way across from Vista View Drive has an elevation of 935.70 feet NGVD 29.
 - Contours are depicted per field work and LIDAR data provided by the Minnesota Department of Natural Resources.
 - Wetland delineation completed by Kjolhaug Environmental Services, report dated 3/2/18.



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD
Print Name
Signature
Date License Number

HARVEST WEST

EXISTING CONDITIONS SURVEY
ADDRESS UNASSIGNED
CHASKA, MINNESOTA

DRAWN BY	TJ, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	5/2/18
SCALE	1"=100'
JOB NO.	16-0028.2
FIELD CREW	ELDD

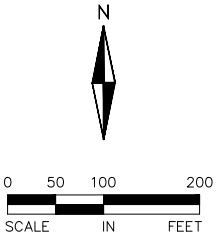


SIGNIFICANT TREES TO BE SAVED		
Tree #	Diameter / Species	
946	27 in. OAK	
947	29 in. OAK	
949	20 in. OAK	
950	17 in. OAK	
951	29 in. OAK	
952	24 in. OAK	
963	26 in. OAK	
964	31 in. OAK	
965	40 in. OAK	
966	43 in. OAK	
967	38 in. OAK	
968	25 in. OAK	
969	36 in. OAK	
970	35 in. OAK	
971	38 in. OAK	
972	25 in. OAK	
973	26 in. OAK	
974	31 in. OAK	
975	41 in. OAK	
976	34 in. OAK	
977	22 in. OAK	
978	29 in. OAK	
979	38 in. ASH	
980	31 in. ASH	
981	32 in. ASH	

SIGNIFICANT TREES TO BE REMOVED		
Tree #	Diameter / Species	
948	12 in. ELM	
953	28 in. OAK	
954	30 in. OAK	
955	20 in. OAK	
956	31 in. OAK	
957	22 in. OAK	
958	72 in. OAK	
959	16 in. ASH	
960	43 in. ELM	
961	12 in. ELM	
962	32 in. OAK	
982	29 in. ASH	

- LEGEND:**
- EXISTING SIGNIFICANT TREE
 - ✕ EXISTING SIGNIFICANT TREE TO BE REMOVED
 - EXISTING TREE/SHRUB LINE
 - XXXX EXISTING TREE/SHRUBS TO BE CLEARED

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
TREE PRESERVATION PLAN

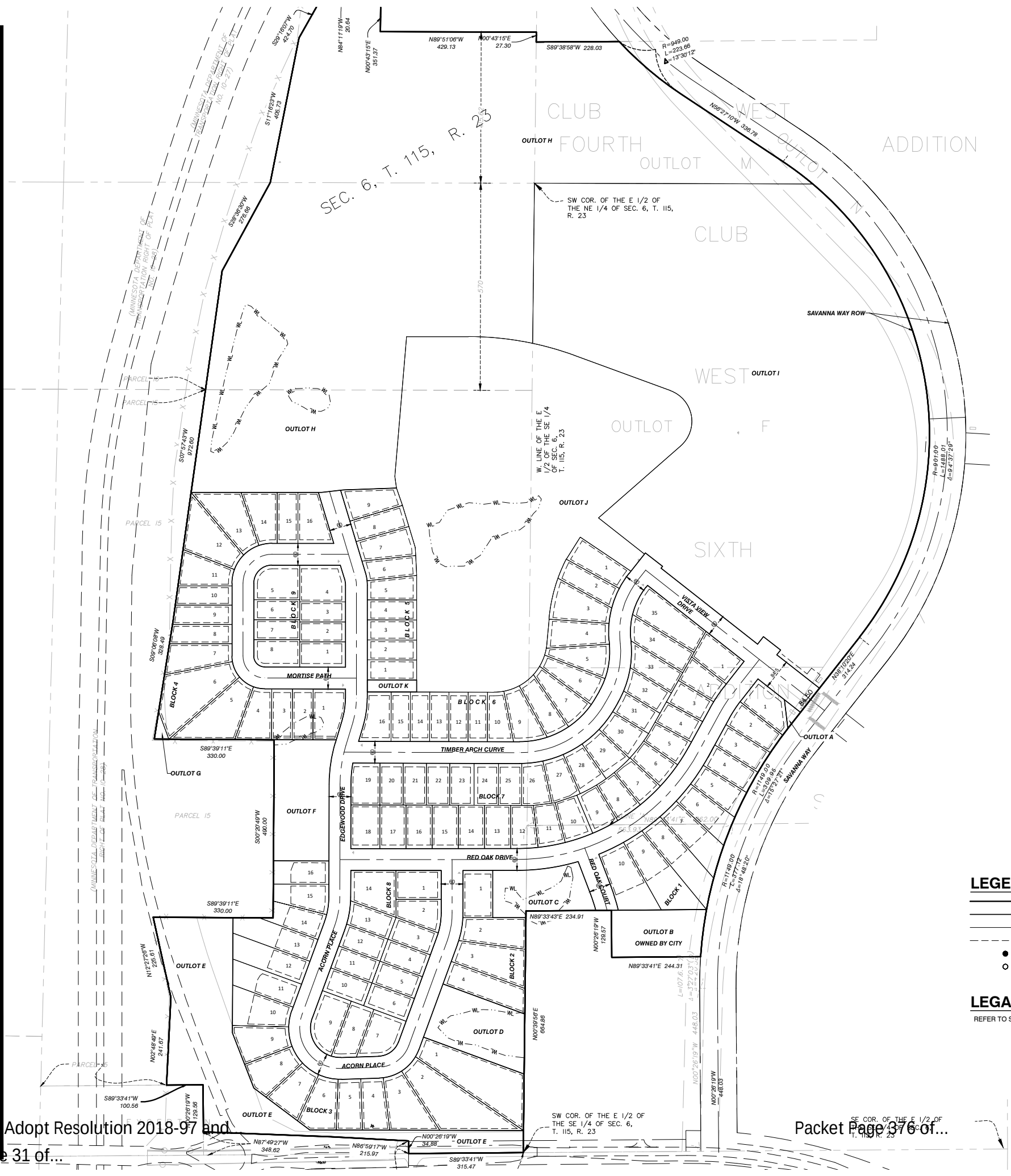
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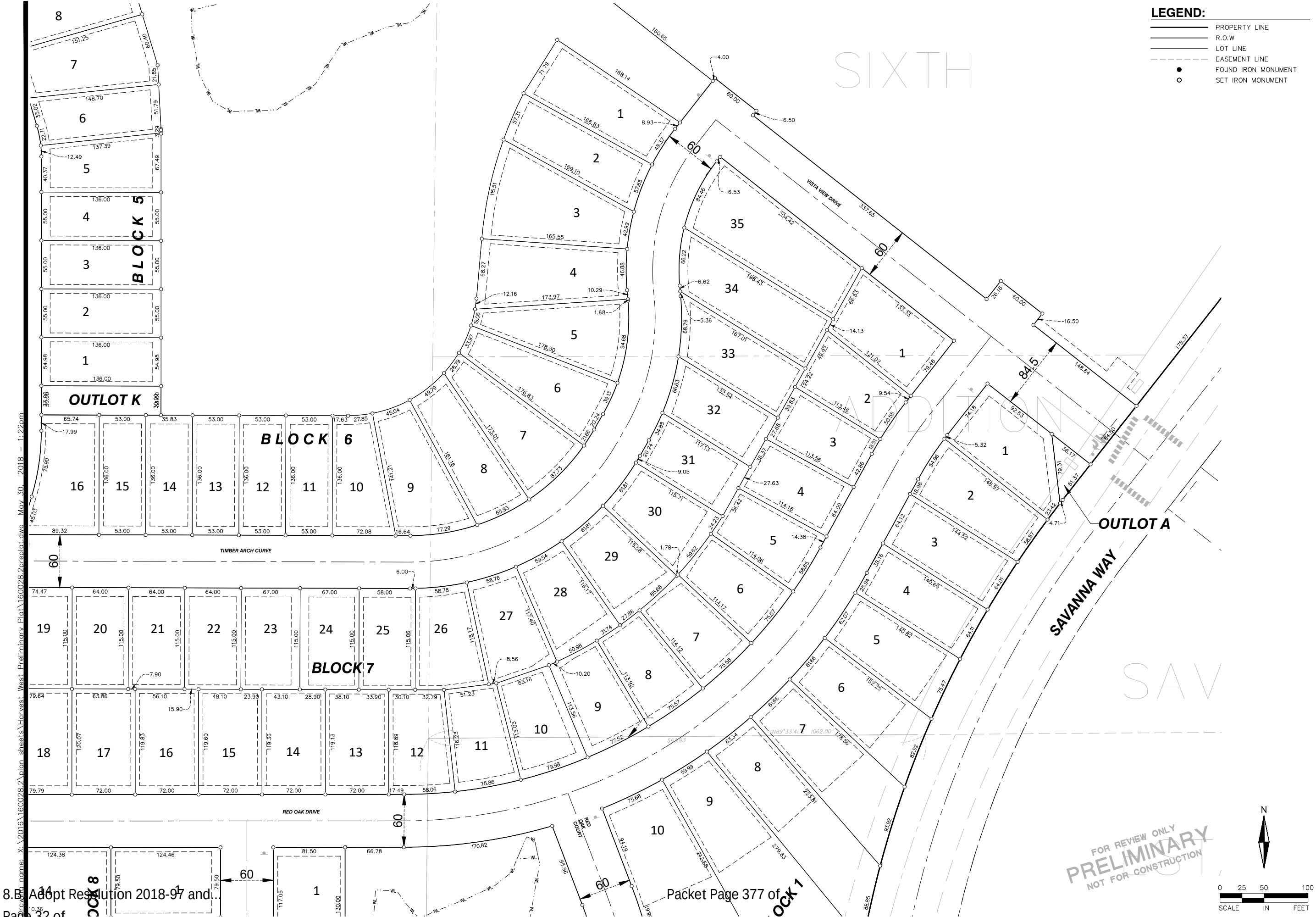
DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: DS
PROJECT NO: 216-0028.2





LEGEND:

- PROPERTY LINE
- R.O.W
- LOT LINE
- EASEMENT LINE
- FOUND IRON MONUMENT
- SET IRON MONUMENT

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW A

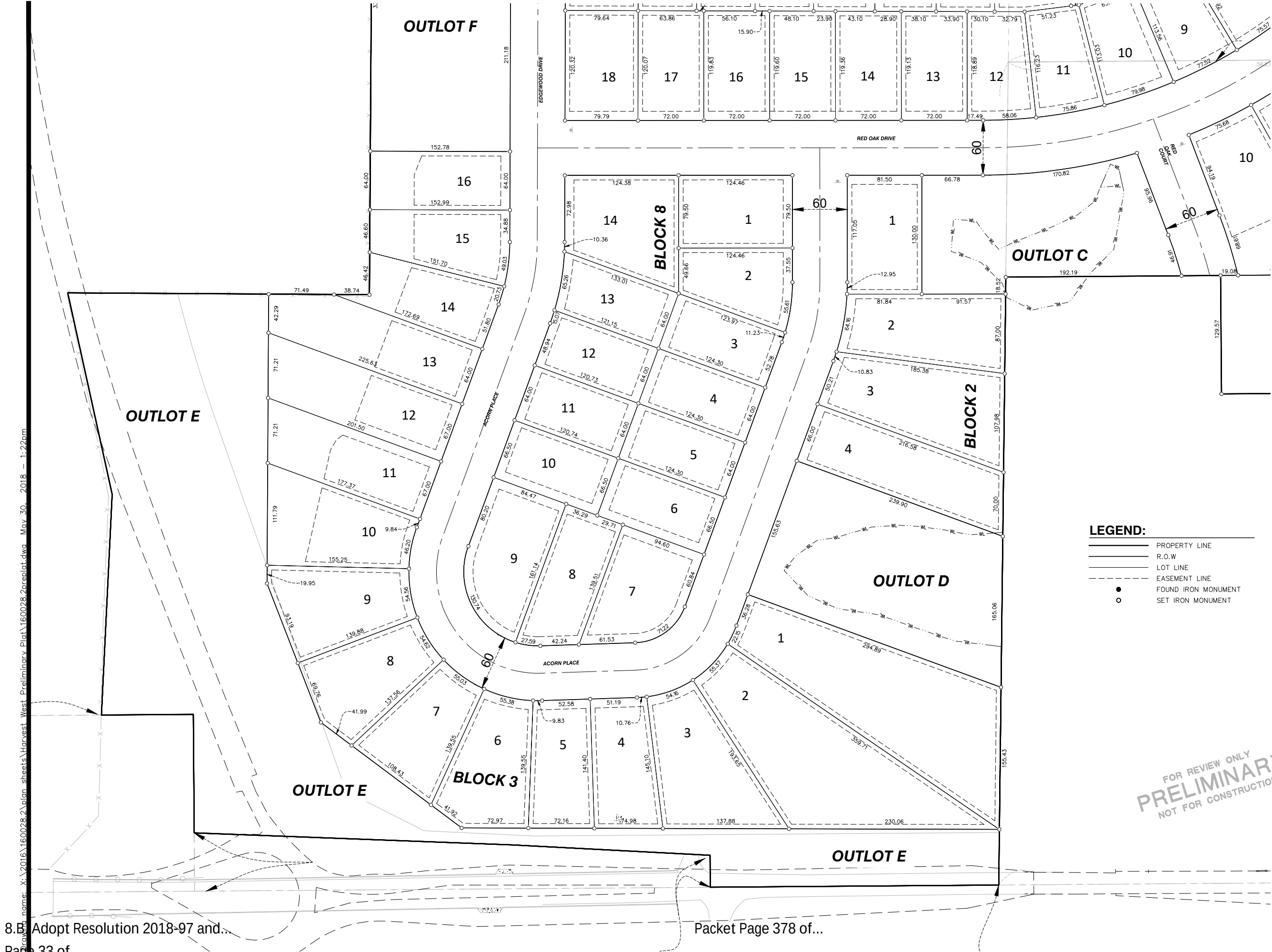
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PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	DS
PROJECT NO:	216-0028.2



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW B

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DESIGNED:	DN
DRAWN:	DS
PROJECT NO:	216-0028.2

HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
PRELIMINARY PLAT - VIEW C

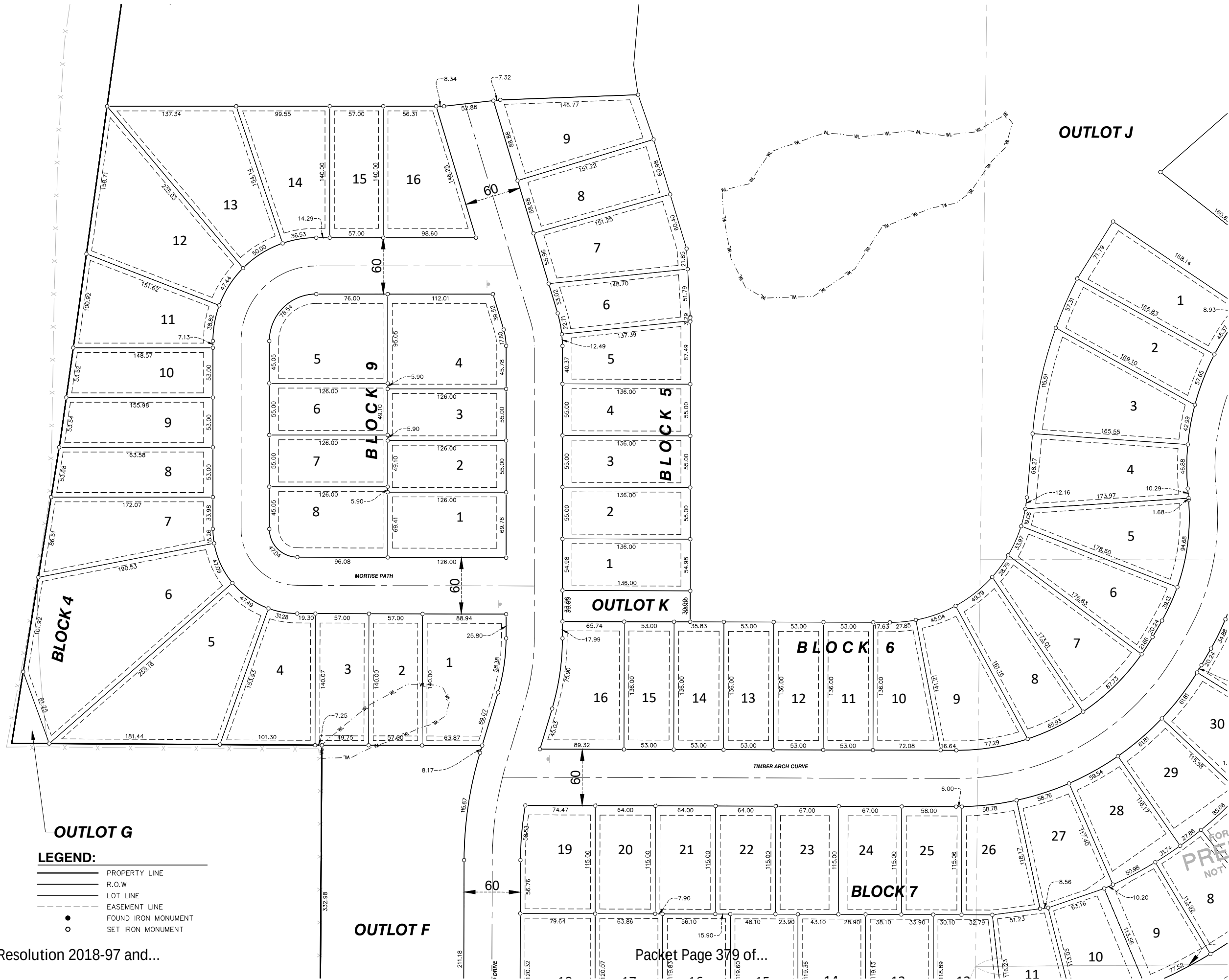
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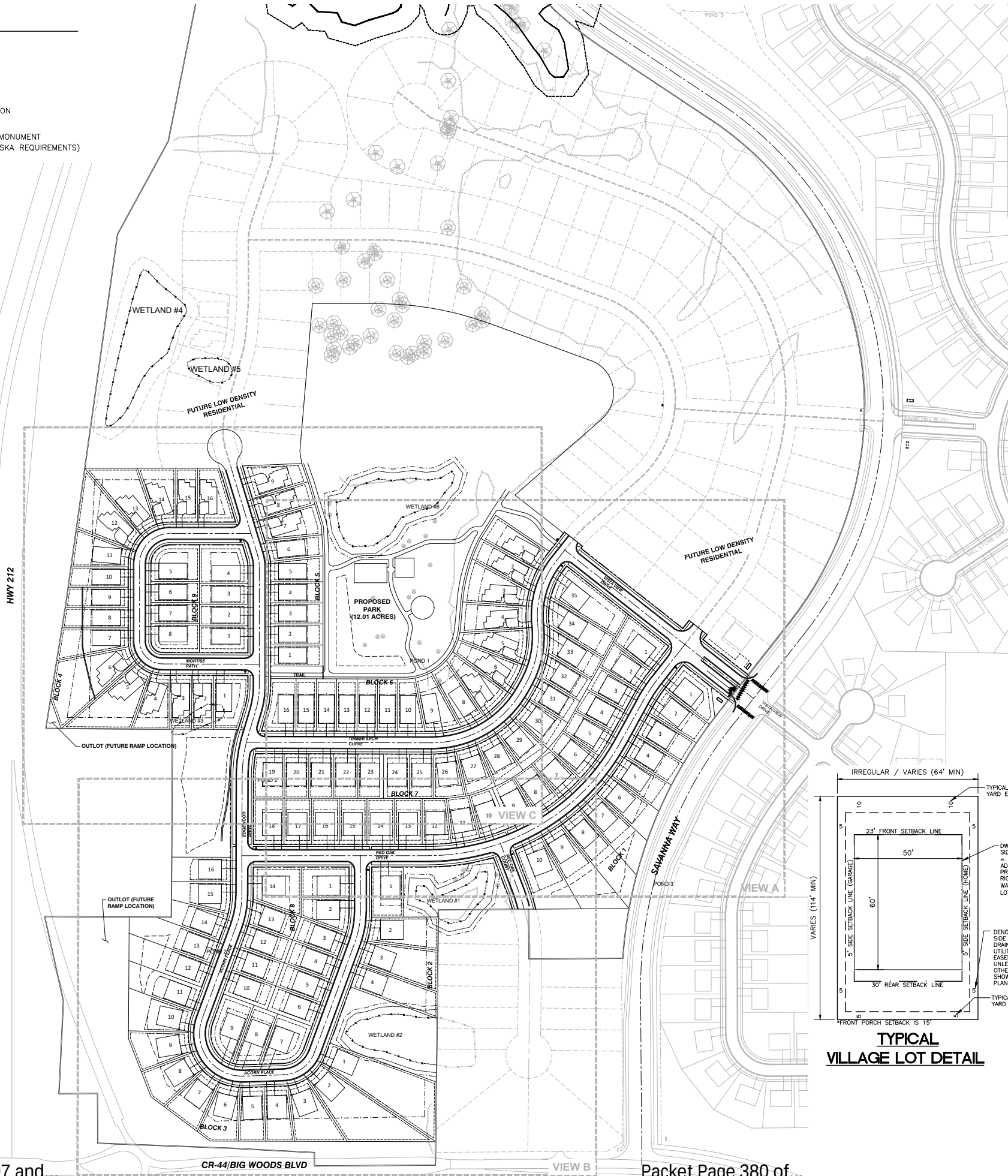
BY DATE
DATE ISSUE
05-01-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: DS
PROJECT NO: 216-0028.2



8.B Adopt Resolution 2018-97 and...
Page 35 of...

- LEGEND:**
- EASEMENT LINE
 - BUILDING SETBACK
 - PROPERTY LINE
 - LOT LINE
 - ROW
 - WETLAND DELINEATION
 - WETLAND BUFFER
 - WETLAND BUFFER MONUMENT
(PER CITY OF CHASKA REQUIREMENTS)



CONCEPT DATA

TOTAL SITE AREA	= 106.63 AC	VILLAGE LOTS	
PHASE 1 AREA	= 57.62 AC	FRONT/CORNER SETBACK	= 23' MIN.
RESIDENTIAL R.O.W	= 8.97 AC	REAR SETBACK	= 30' MIN.
VILLAGE SF LOT AREA	= 19.13 AC	SIDE SETBACK (SF)	= 5' MIN.
COTTAGE VILLA LOT AREA	= 11.16 AC	BUILDING PAD	= 50(W)'X60'(D)
WETLAND AREA	= 1.70 AC	COTTAGE LOTS	
TRAIL CONNECTION	= 0.10 AC	FRONT/CORNER SETBACK	= 20' MIN.
STORMWATER AREA	= 1.18 AC	REAR SETBACK	= 30' MIN.
PARK AREA	= 12.01 AC	SIDE SETBACK (SF)	= 5' MIN.
MONUMENT OUTLOT	= 0.03 AC	SIDE-LOAD BUILDING PAD	= 44(W)'X90'(D)
MNDOT RAMP AREA	= 3.34 AC	FRONT-LOAD BUILDING PAD	= 40(W)'X74'(D)
RESIDENTIAL R.O.W	= 60' WIDTH		
STREET LENGTH	= 6,682 L.F.		
REAR YARD PARK SETBACK	= 40'		
COLLECTOR ROAD SETBACK	= 100' FROM CL		
COUNTY ROAD 44 SETBACK	= 125' FROM CL		
HWY 212 SETBACK	= GREATER OF 225' FROM ADJACENT LANE CL OR 50' FROM ROW		

PHASE 1 LOT COUNT

PHASE 1 LOT COUNT
79 VILLAGE LOTS
64'X114' SINGLE FAMILY

49 COTTAGE LOTS
29 - FRONT LOAD - 53'X126'
20 - SIDE LOAD - 57'X142'

128 TOTAL LOTS
37.14 TOTAL ACRES
(exclude park, wetland, trail, mndot row, city outlot B)
3.45 UNITS/ACRE

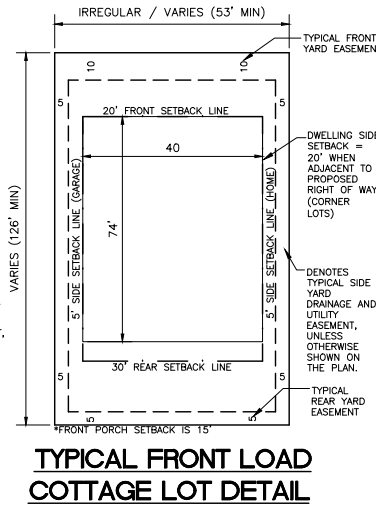
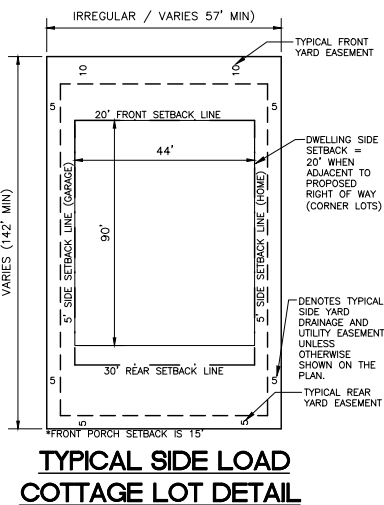
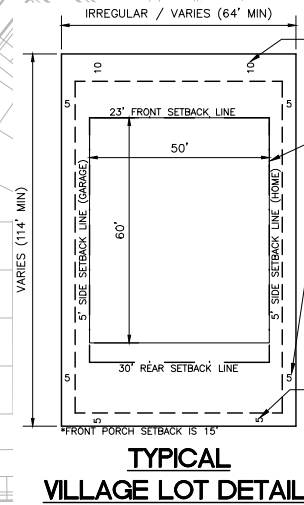
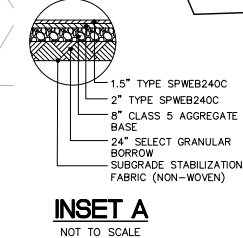
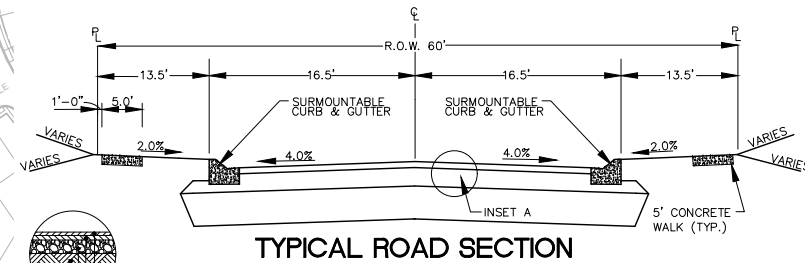
FUTURE (NORTH) LOT COUNT
115 SINGLE FAMILY (SUBJECT TO CHANGE)

WETLAND SUMMARY

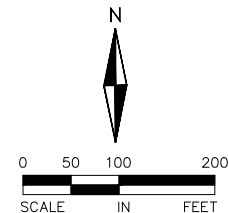
WETLAND BUFFER	= 20' AVG.
STRUCTURE SETBACK FROM WETLAND BUFFER	= 10'
WETLAND 1	= TYPE 1 AND 2
WETLAND 2	= TYPE 2 AND 3
WETLAND 3	= TYPE 1
WETLAND 6	= TYPE 2
*PER KJOLHAUG ENVIRONMENTAL SERVICES REPORT DATED: MARCH 2, 2018	

WETLAND IMPACTS

WETLAND 1 (PARTIAL)	373 SF
WETLAND 3 (FULL)	5,492 SF
TOTAL:	5,865 SF
2:1 MITIGATION REQUIRED: (VIA BANKING CREDITS)	11,730 SF



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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN

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DAVE NASH, PE
05-01-18 21836
Date License No.

QUALITY ASSURANCE/CONTROL

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DATE	ISSUE
05-01-18	CITY SUBMITTAL

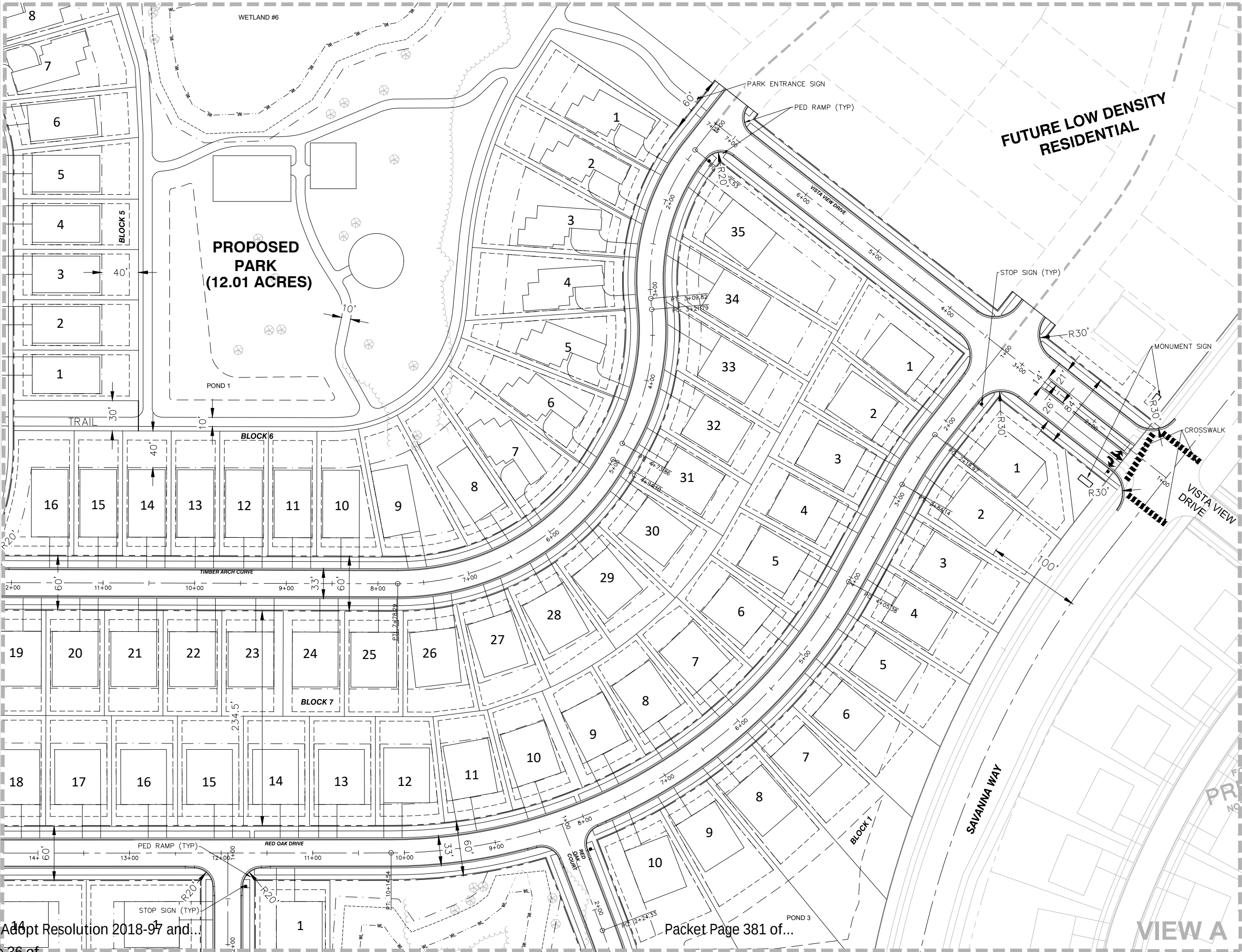
PROJECT TEAM DATA

DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

9

SHEET 9 of 37

8.B Adopt Resolution 2018-97 and...
Page 36 of...



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW A

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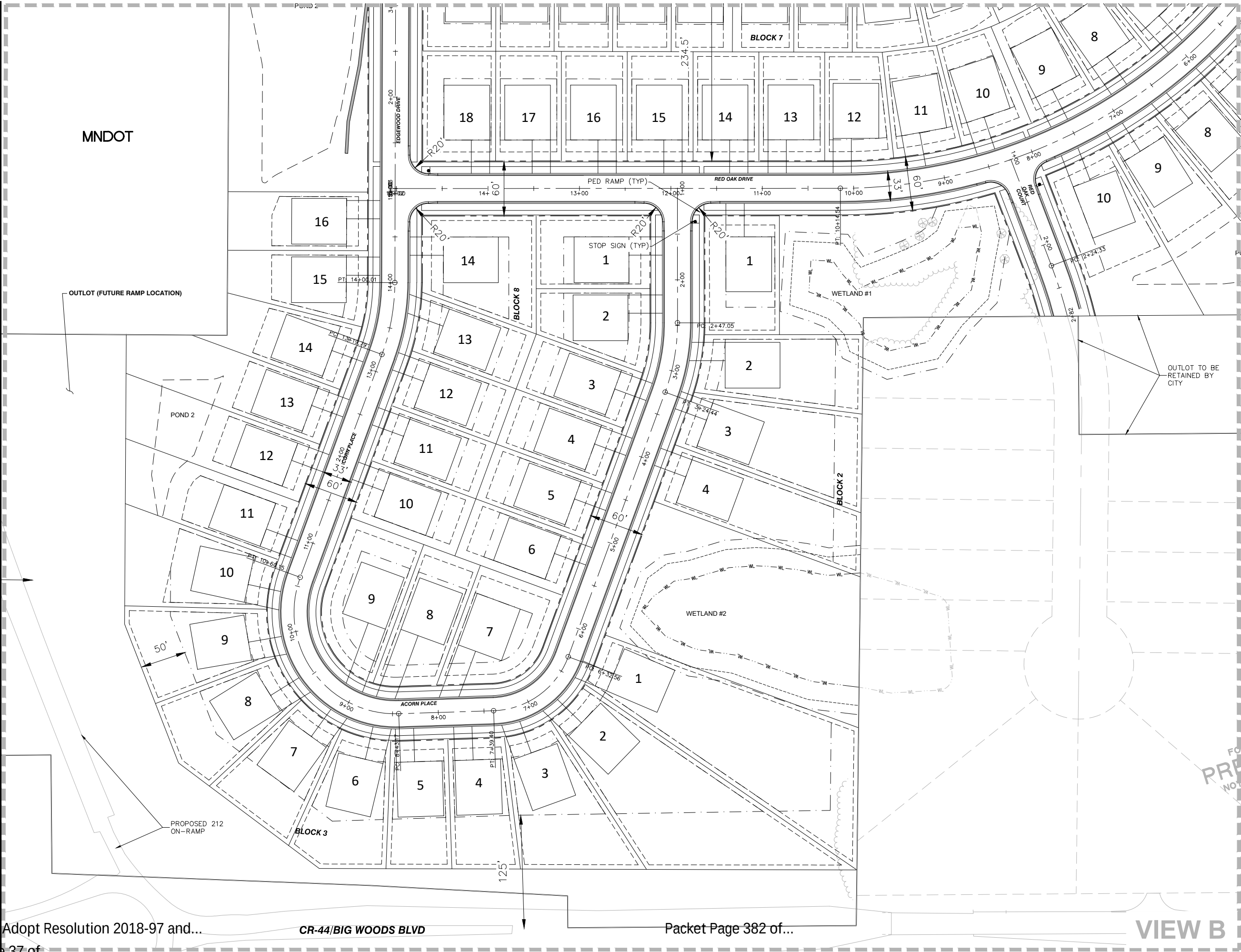
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DRAWN: SL
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SITE PLAN - VIEW B

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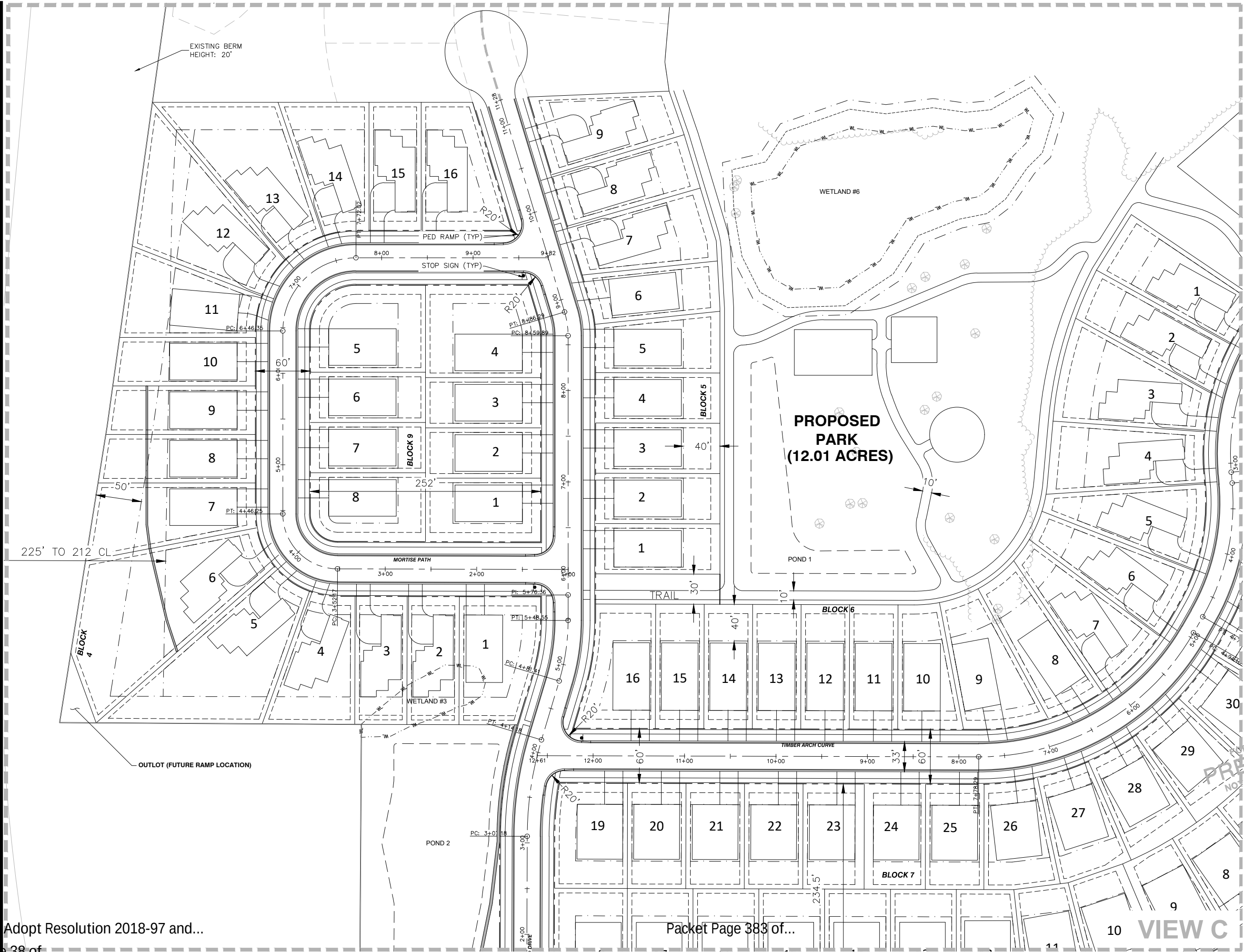
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Page 38 of...



HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SITE PLAN - VIEW C

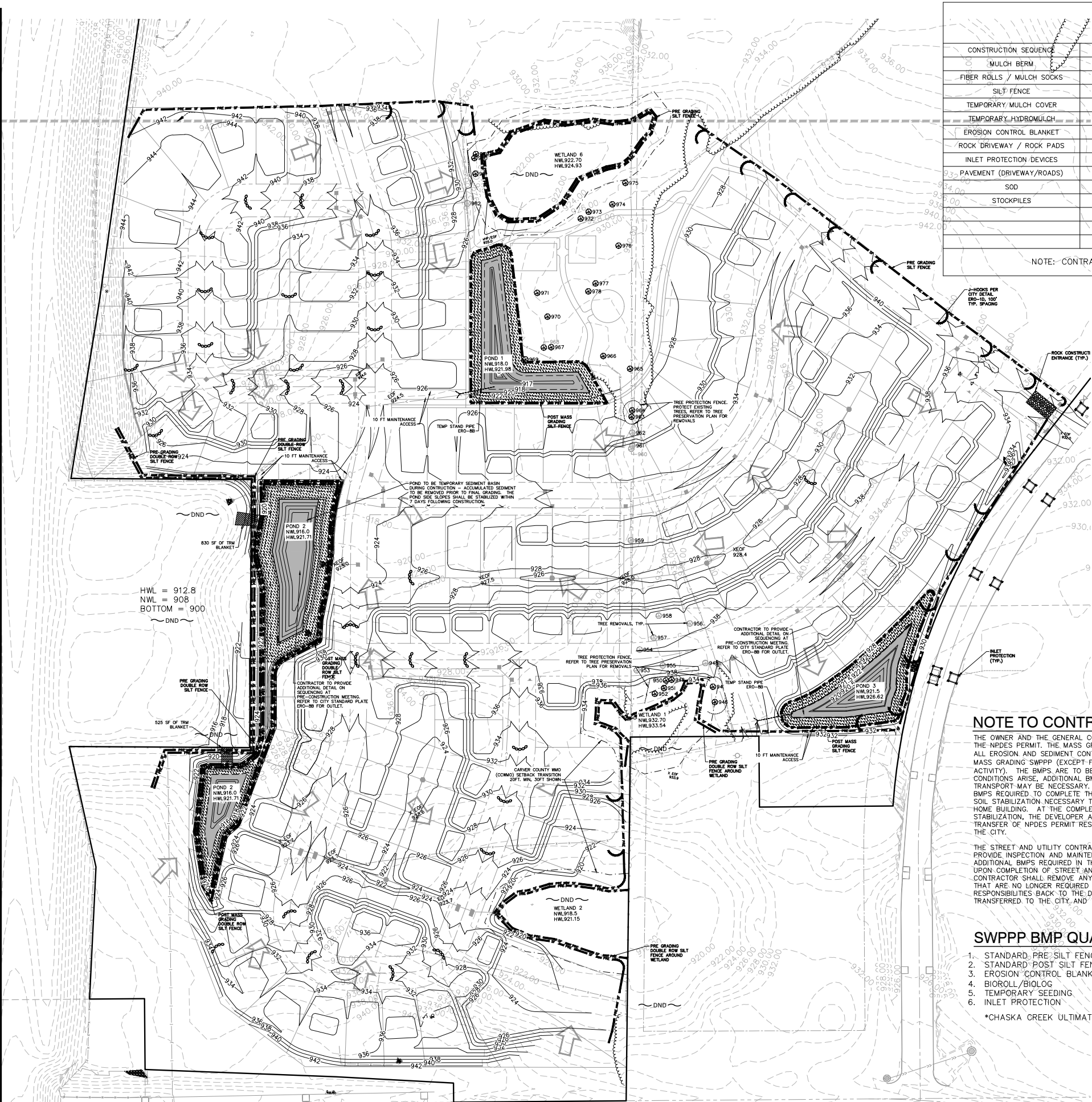
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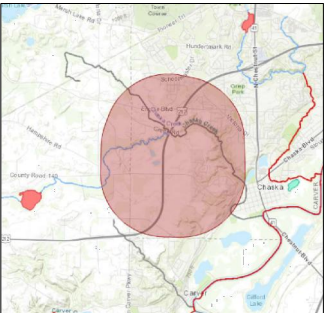
ACTIVE SWPPP LEGEND / SCHEDULE

CONSTRUCTION SEQUENCE	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
MULCH BERM													
FIBER ROLLS / MULCH SOCKS													
SILT FENCE													
TEMPORARY MULCH COVER													
TEMPORARY HYDROMULCH													
EROSION CONTROL BLANKET													
ROCK DRIVEWAY / ROCK PADS													
INLET PROTECTION DEVICES													
PAVEMENT (DRIVEWAY/ROADS)													
SOD													
STOCKPILES													

NOTE: CONTRACTOR, GENERAL CONTRACTOR OR SWPPP INSPECTOR TO COMPLETE TABLE AS GRADING PROGRESSES

LEGEND:

- PRE-SF DENOTES PRE-GRADING SEDIMENT BARRIER
- POST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
- 980 DENOTES PROPOSED CONTOURS
- 980 DENOTES EXISTING STORM SEWER
- 980 DENOTES PROPOSED STORM SEWER
- E.O.F. DENOTES TREE PROTECTION LIMITS
- E.O.F. DENOTES BIO-ROLL EROSION CHECKS
- E.O.F. DENOTES EMERGENCY OVERFLOW ELEVATION
- ANTI-TRACKING CONTROL
- DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION



VICINITY MAP

CONSTRUCTION SEQUENCING

- MASS GRADING PHASE:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. INSTALL THE PRE-GRADING EROSION AND INLET PROTECTION BMPs ON THE SITE.
 4. CONSTRUCT ALL PRE-GRADING EROSION AND SEDIMENTATION CONTROL BMPs.
 5. COMPLETE MASS GRADING AND INSTALL TEMPORARY AND PERMANENT SEEDING AND PLANTING.
 6. CONSTRUCT POST-GRADING SILT FENCE ON THE SITE.

STREET & UTILITY PHASE:

1. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
2. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
3. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
4. PREPARE SITE FOR PAVING.
5. PAVE SITE.
6. INSTALL INLET PROTECTION DEVICES.
7. INSTALL POST STREET AND UTILITY SILT FENCE.
8. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED), IF REQUIRED BY THE CONTRACT

EROSION CONTROL RESPONSIBLE PARTY:

TRADITION DEVELOPMENT

NOTE:

REFER TO THE GRADING PLAN NOTES AND DETAILS SHEET FOR INFORMATION

TOPSOIL MANAGEMENT PLAN TO BE SUBMITTED AT A LATER DATE

NOTE TO CONTRACTOR:

THE OWNER AND THE GENERAL CONTRACTOR ARE THE RESPONSIBLE PARTIES TO IMPLEMENT THE NPDES PERMIT. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) AS SHOWN IN THE MASS GRADING SWPPP (EXCEPT FOR POST GRADE BMPs NEEDED AFTER UTILITY CONSTRUCTION ACTIVITY). THE BMPs ARE TO BE INSTALLED AT A MINIMUM AS SHOWN IN THE PLAN, IF CONDITIONS ARISE, ADDITIONAL BMP SUPPLEMENTATION TO PREVENT SITE EROSION OR SEDIMENT TRANSPORT MAY BE NECESSARY. THE MASS GRADING CONTRACTOR IS RESPONSIBLE FOR ALL BMPs REQUIRED TO COMPLETE THE MASS GRADING ACTIVITIES AND SUBSEQUENT TEMPORARY SOIL STABILIZATION NECESSARY TO PREPARE SITE FOR STREET AND UTILITY CONSTRUCTION AND HOME BUILDING. AT THE COMPLETION OF MASS GRADING WORK AND SATISFACTORY SITE SOIL STABILIZATION, THE DEVELOPER AND MASS GRADING CONTRACTOR SHALL COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES TO THE STREET AND UTILITY CONTRACTOR AND THE CITY.

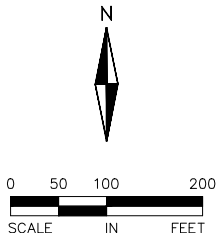
THE STREET AND UTILITY CONTRACTOR AND CITY WILL THEN ASSUME THE RESPONSIBILITY TO PROVIDE INSPECTION AND MAINTENANCE OF ANY IN-PLACE BMPs AS WELL AS INSTALL THE ADDITIONAL BMPs REQUIRED IN THE STREET AND UTILITY CONSTRUCTION DOCUMENT SWPPP. UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION, THE STREET AND UTILITY CONTRACTOR SHALL REMOVE ANY BMPs INSTALLED DURING THE STREET AND UTILITY PHASE THAT ARE NO LONGER REQUIRED AND COORDINATE THE TRANSFER OF NPDES PERMIT RESPONSIBILITIES BACK TO THE DEVELOPER OR TERMINATE THE PORTION OF THE NPDES PERMIT TRANSFERRED TO THE CITY AND THEIR CONTRACTOR.

SWPPP BMP QUANTITIES (PER PLAN):

- | | |
|-----------------------------|----------|
| 1. STANDARD PRE SILT FENCE | 9,375 LF |
| 2. STANDARD POST SILT FENCE | 5,475 LF |
| 3. EROSION CONTROL BLANKET | 7,307 SY |
| 4. BIOROLL/BIOLOG | 31 EA |
| 5. TEMPORARY SEEDING | 41 AC |
| 6. INLET PROTECTION | 11 EA |

*CHASKA CREEK ULTIMATE DISCHARGE WATERWAY

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EROSION AND SEDIMENT CONTROL PLAN

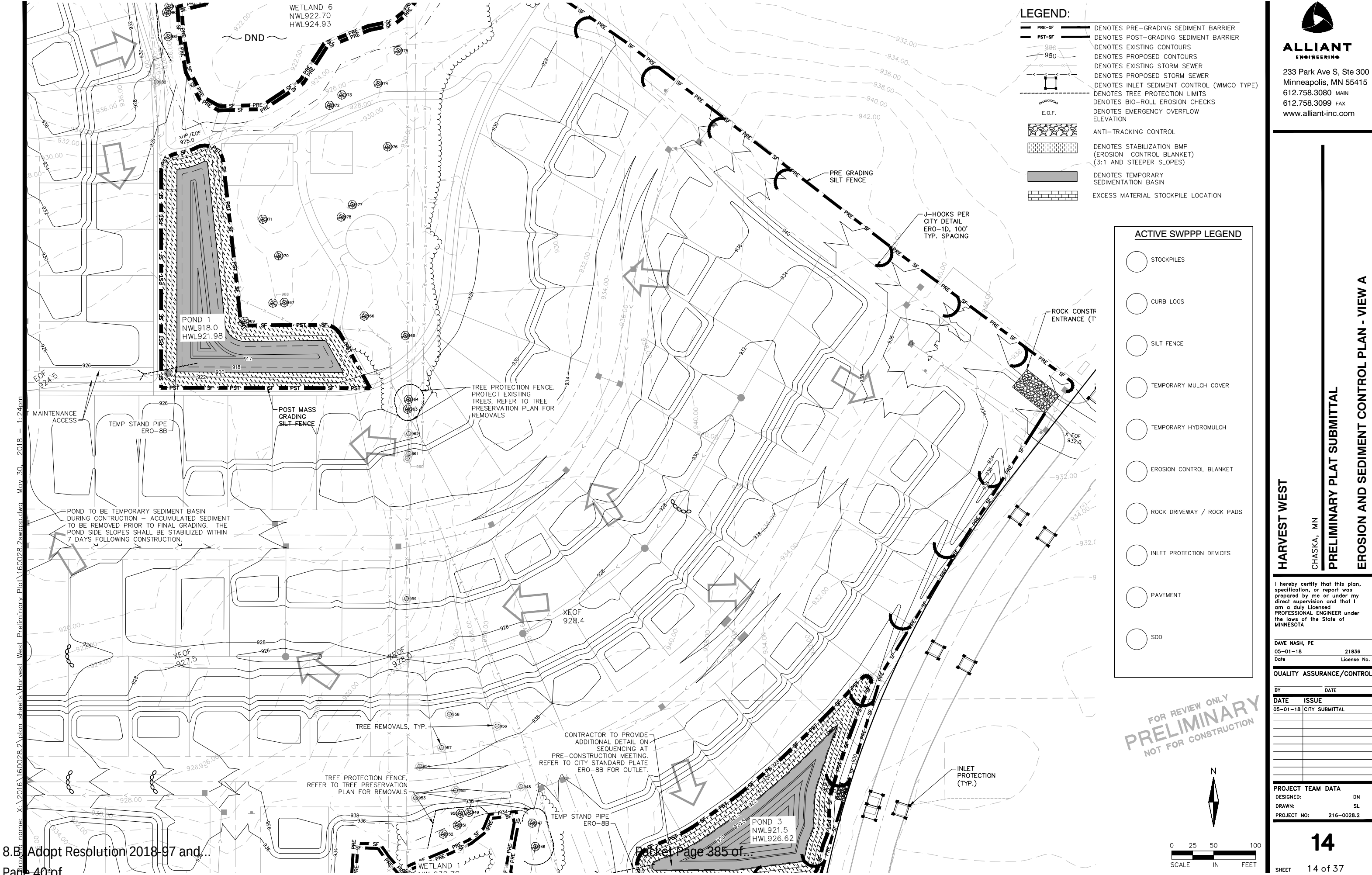
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05-01-18 21836
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PROJECT TEAM DATA
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PROJECT NO: 216-0028.2



LEGEND:

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- PST-SF DENOTES POST-GRADING SEDIMENT BARRIER
- 980 DENOTES EXISTING CONTOURS
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- 980 DENOTES EXISTING STORM SEWER
- 980 DENOTES PROPOSED STORM SEWER
- 980 DENOTES INLET SEDIMENT CONTROL (WIMCO TYPE)
- 980 DENOTES TREE PROTECTION LIMITS
- 980 DENOTES BIO-ROLL EROSION CHECKS
- 980 DENOTES EMERGENCY OVERFLOW ELEVATION
- E.O.F. DENOTES STABILIZATION BMP (EROSION CONTROL BLANKET) (3:1 AND STEEPER SLOPES)
- 980 DENOTES TEMPORARY SEDIMENTATION BASIN
- 980 EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

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EROSION AND SEDIMENT CONTROL PLAN - VIEW A

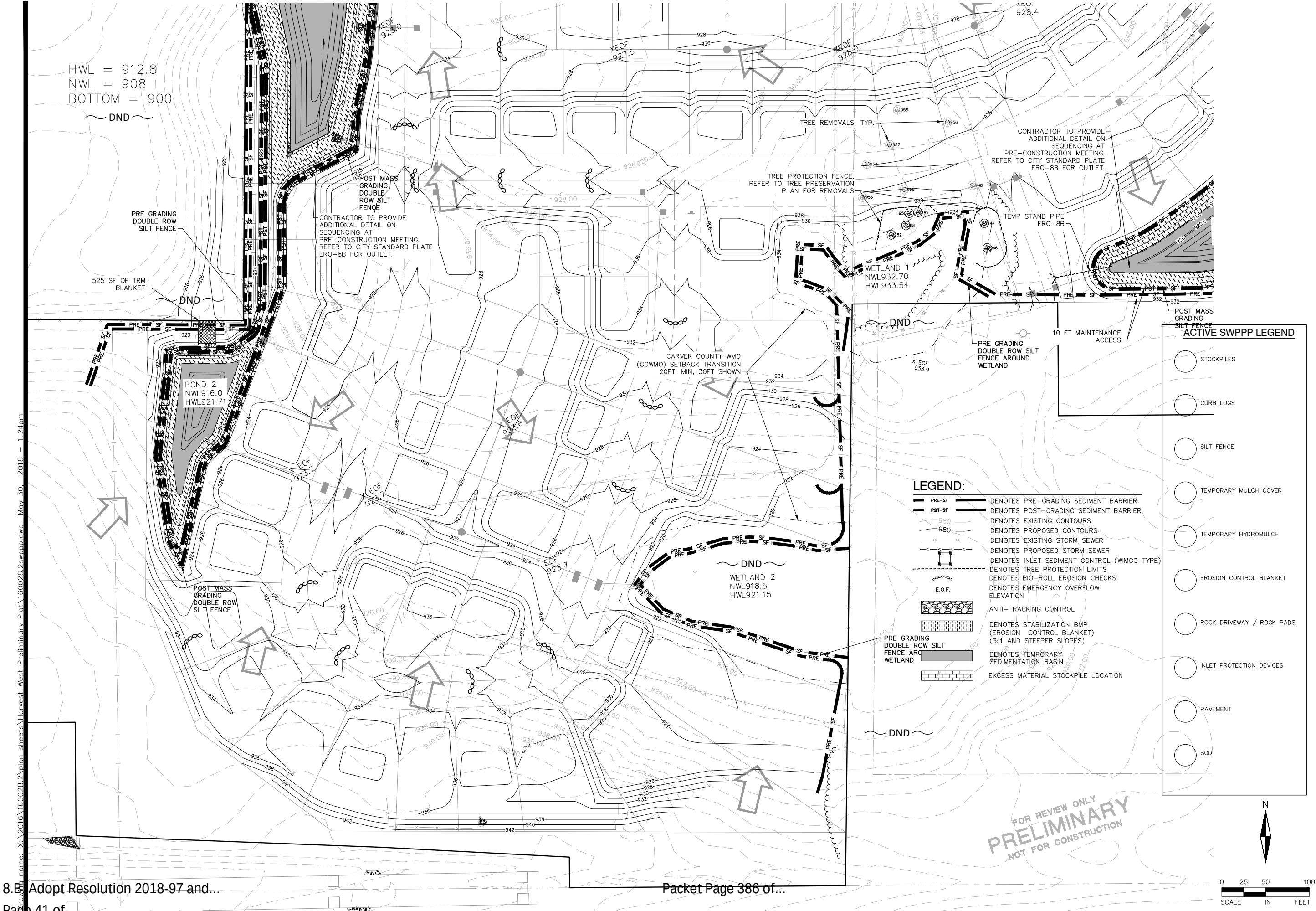
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EROSION AND SEDIMENT CONTROL PLAN - VIEW B

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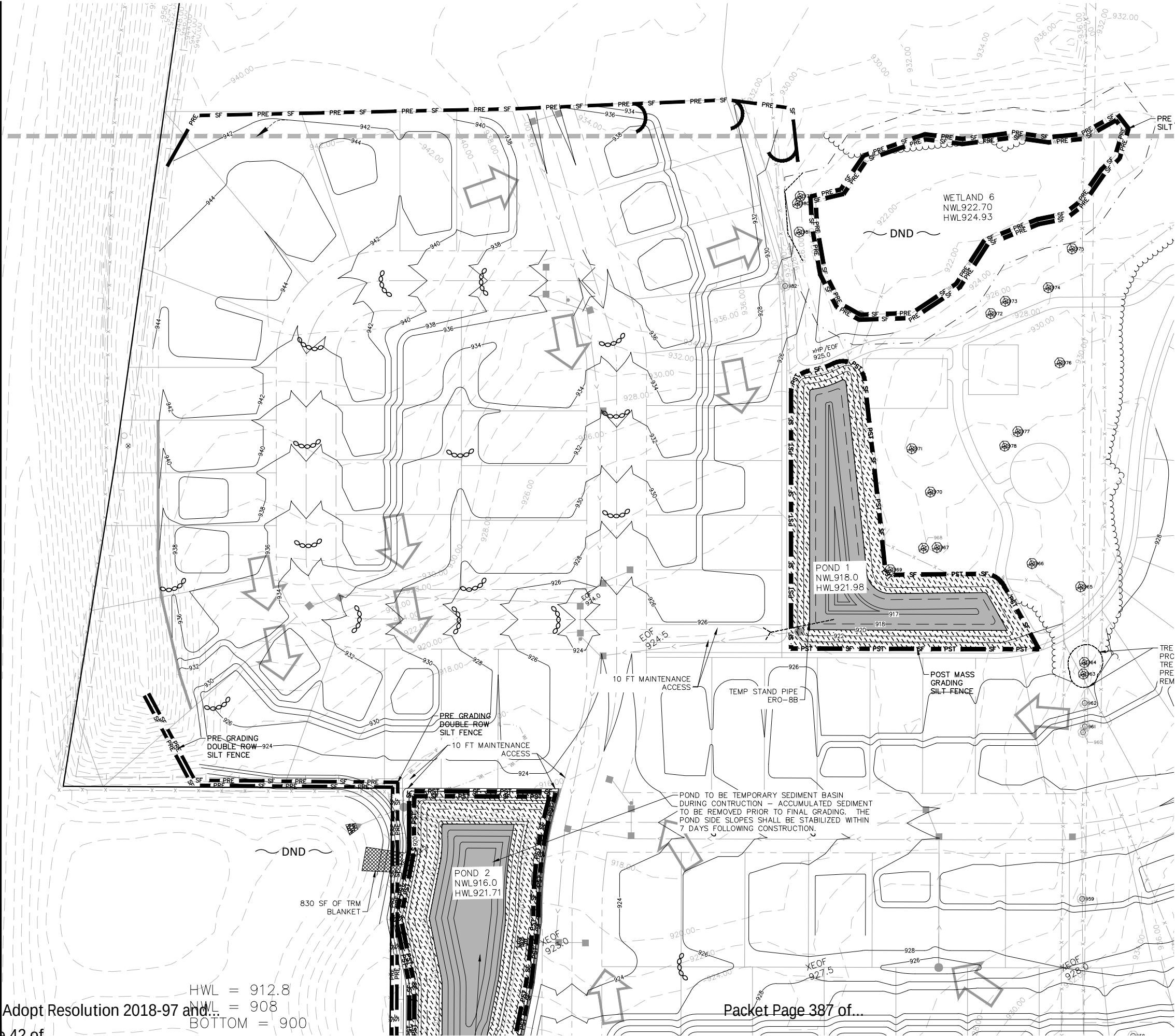
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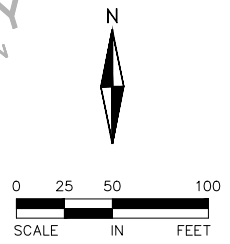
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- DND DENOTES TEMPORARY SEDIMENTATION BASIN
- EXCESS MATERIAL STOCKPILE LOCATION

ACTIVE SWPPP LEGEND

- STOCKPILES
- CURB LOGS
- SILT FENCE
- TEMPORARY MULCH COVER
- TEMPORARY HYDROMULCH
- EROSION CONTROL BLANKET
- ROCK DRIVEWAY / ROCK PADS
- INLET PROTECTION DEVICES
- PAVEMENT
- SOD

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EROSION AND SEDIMENT CONTROL PLAN - VIEW C

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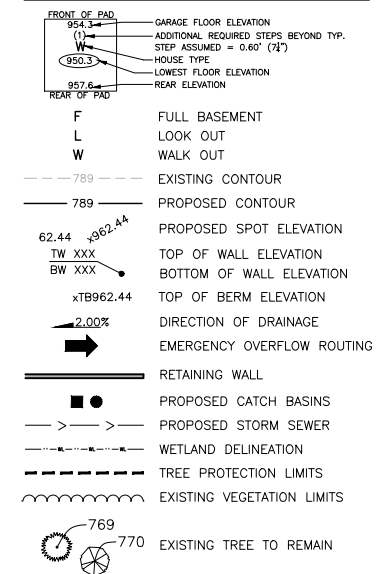
16

SHEET 16 of 37

EROSION AND SEDIMENT CONTROL NOTES



GRADING LEGEND:



GRADING NOTES:



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PRELIMINARY PLAT SUBMITTAL
GRADING PLAN

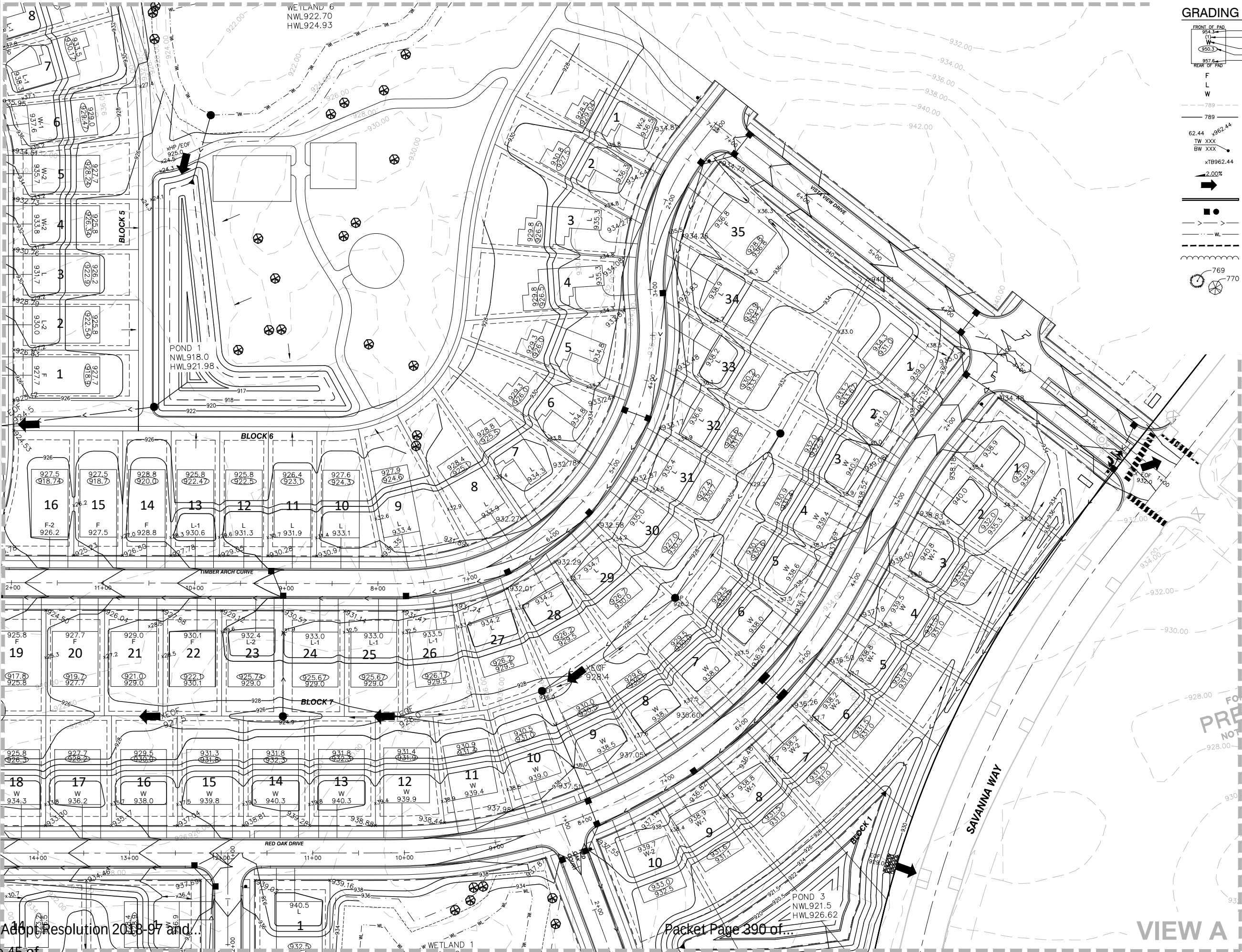
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05-01-18	CITY SUBMITTAL

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GRADING LEGEND:

- FRONT OF PAD 954.3 (11)
- REAR OF PAD 957.6
- F FULL BASEMENT
- L LOOK OUT
- W WALK OUT
- 789 EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- 62.44 PROPOSED SPOT ELEVATION
- TW XXX TOP OF WALL ELEVATION
- BW XXX BOTTOM OF WALL ELEVATION
- xTB962.44 TOP OF BERM ELEVATION
- 2.00% DIRECTION OF DRAINAGE
- EMERGENCY OVERFLOW ROUTING
- RETAINING WALL
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- WETLAND DELINEATION
- TREE PROTECTION LIMITS
- EXISTING VEGETATION LIMITS
- 769 EXISTING TREE TO REMAIN
- 770

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GRADING PLAN - VIEW A

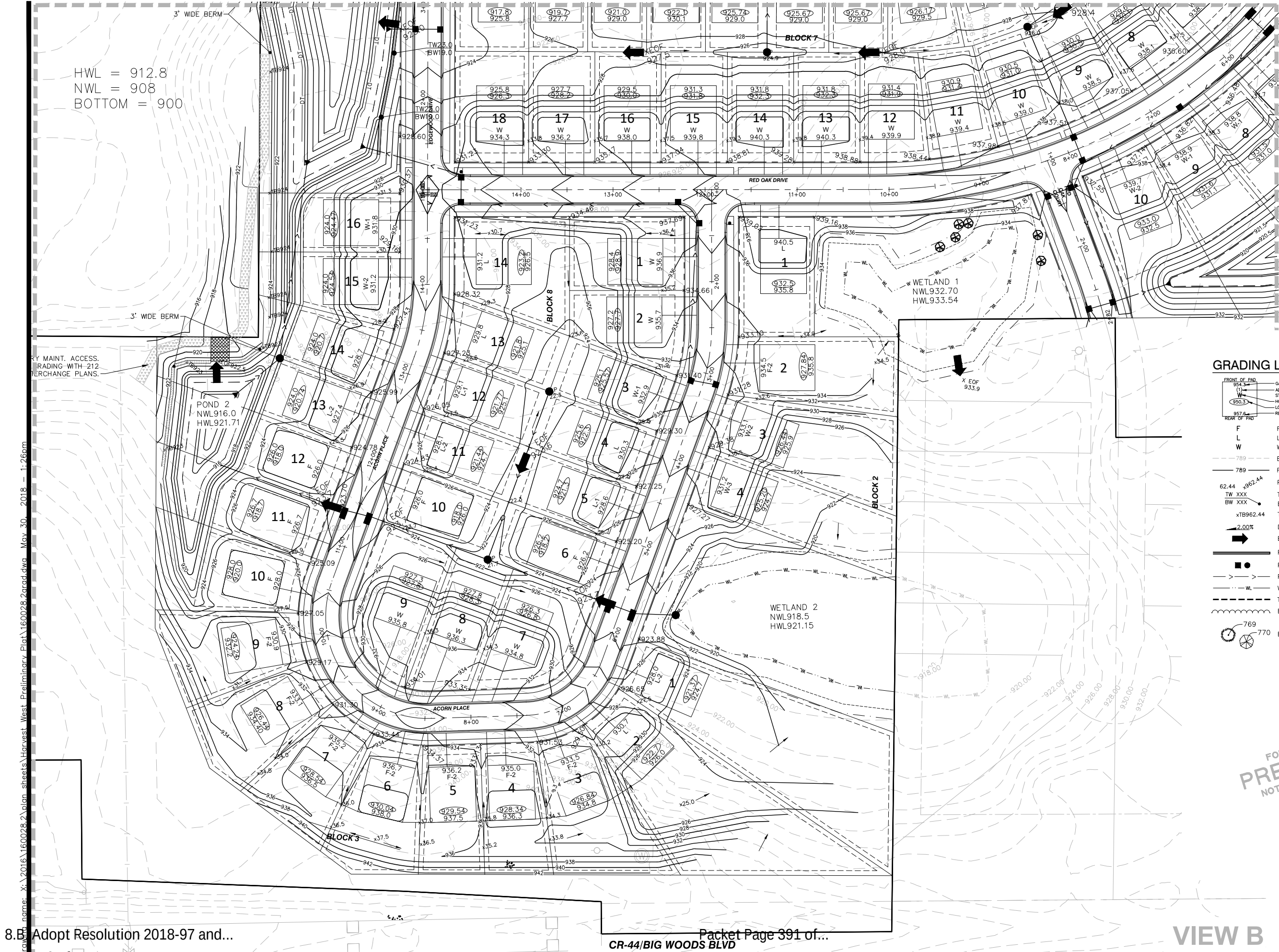
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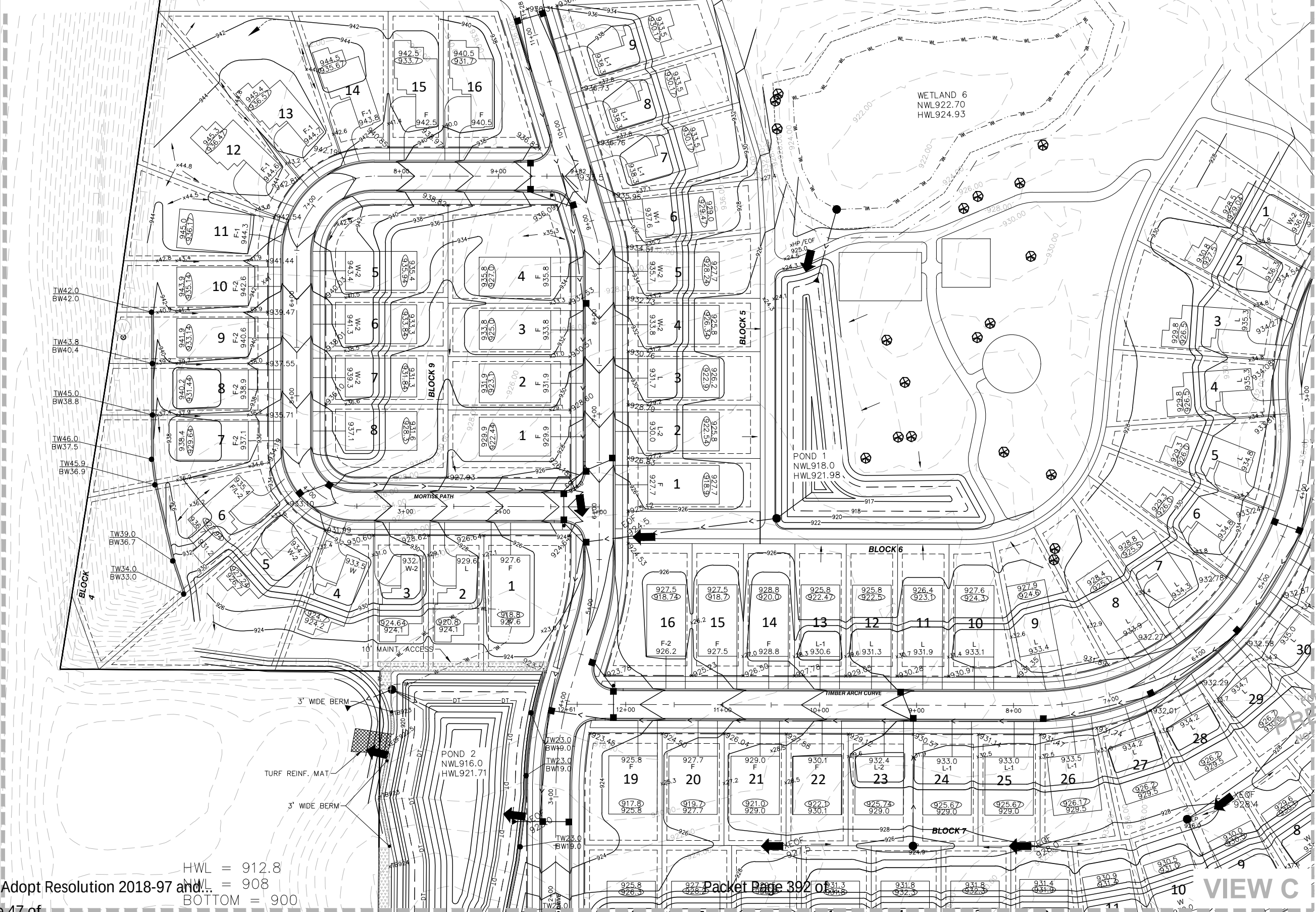
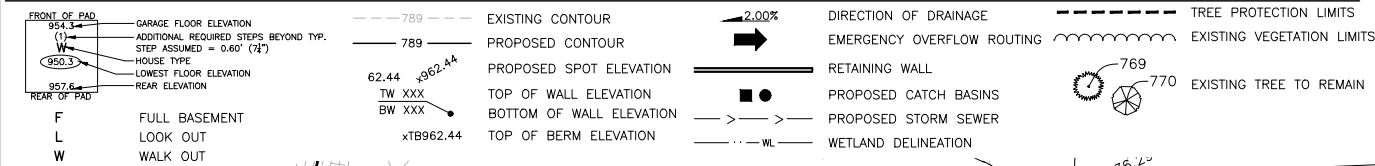
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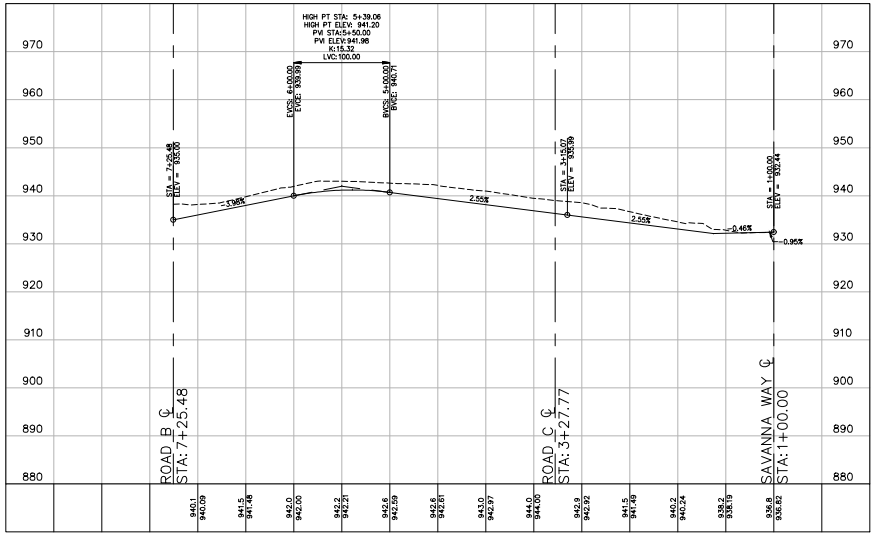
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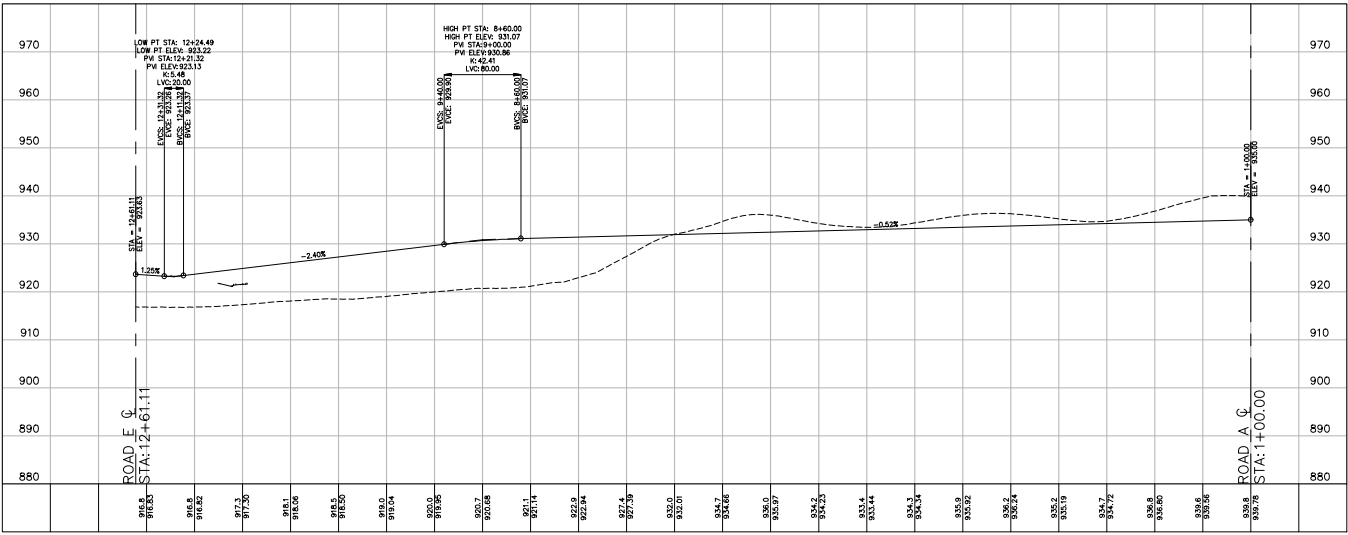
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Page 48 of...

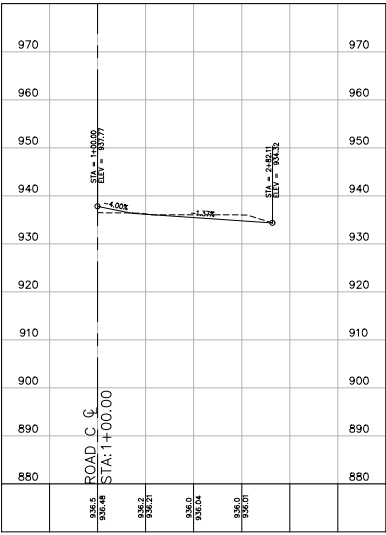
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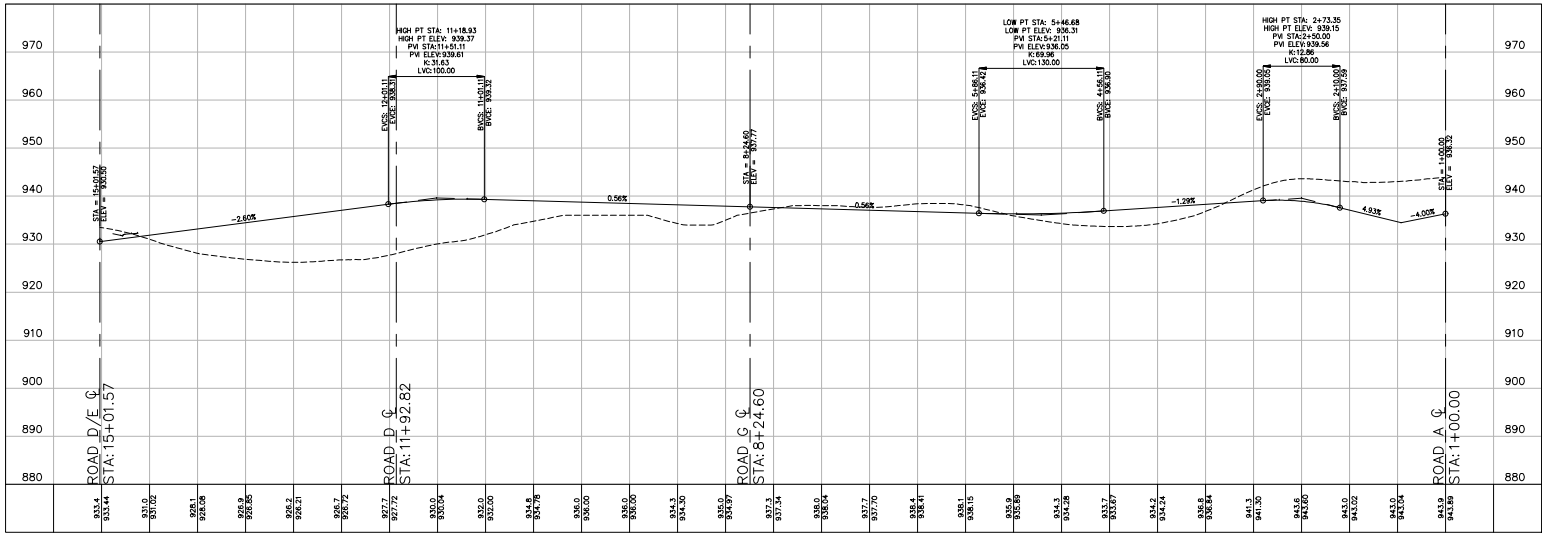
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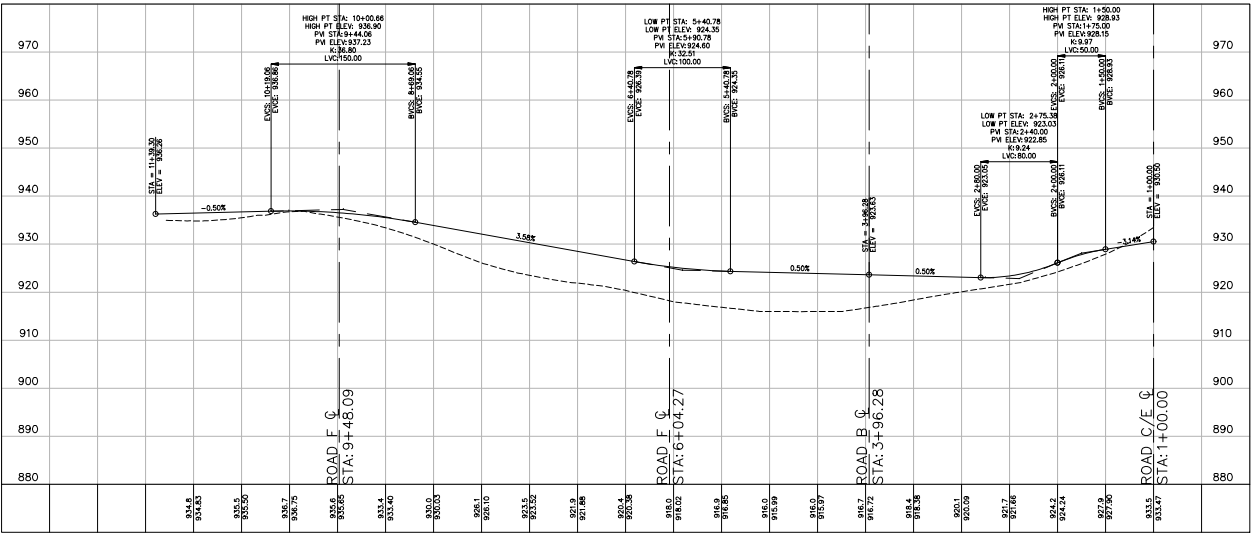
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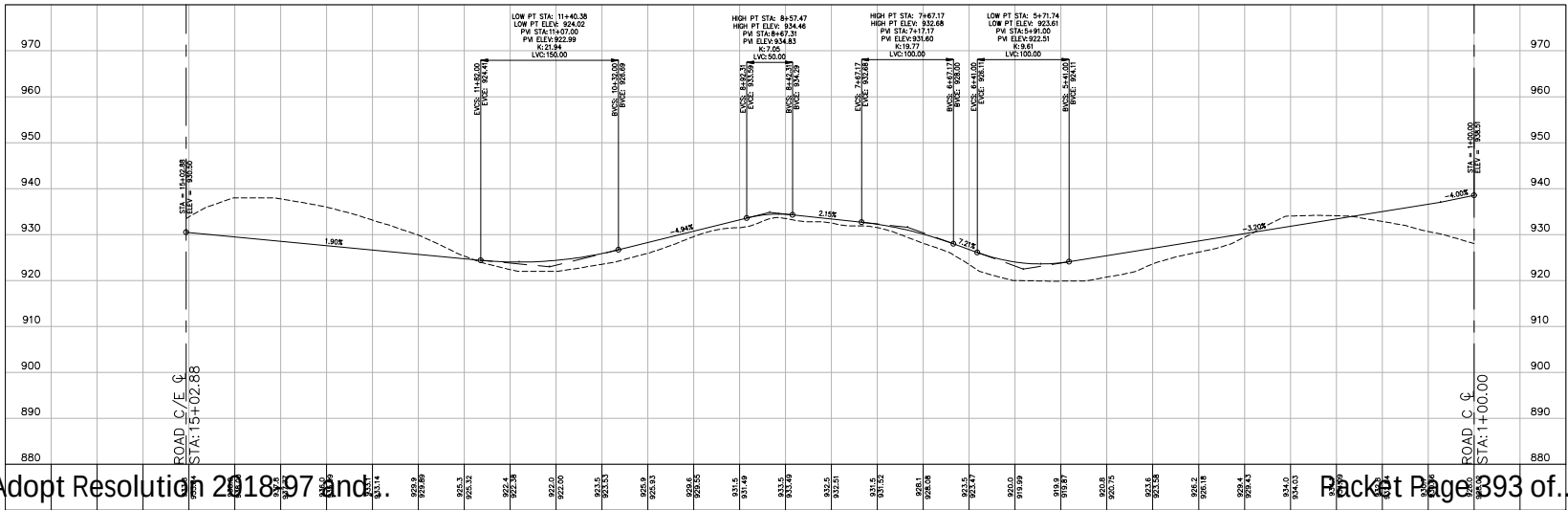
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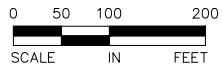
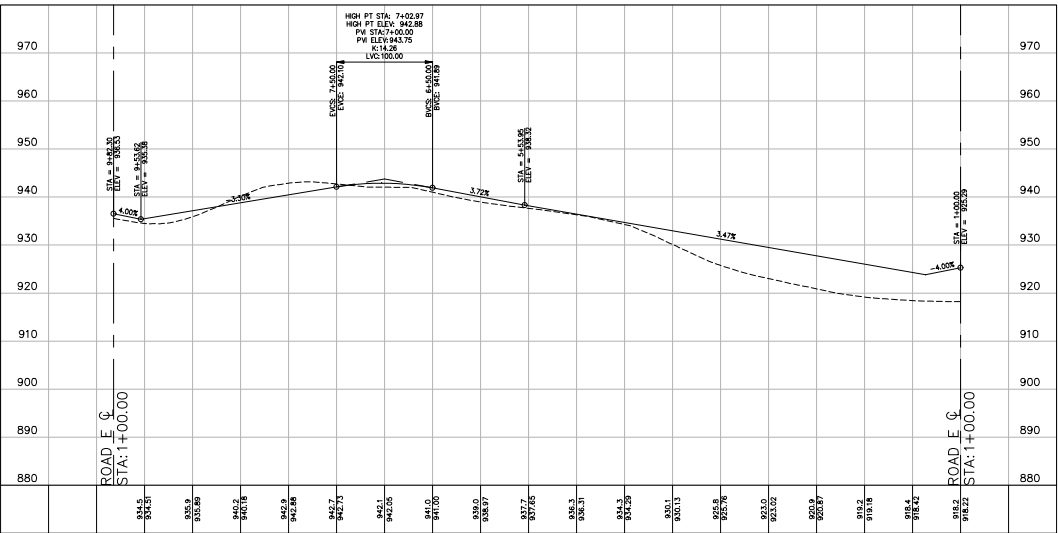
ROAD E



ROAD D



ROAD F



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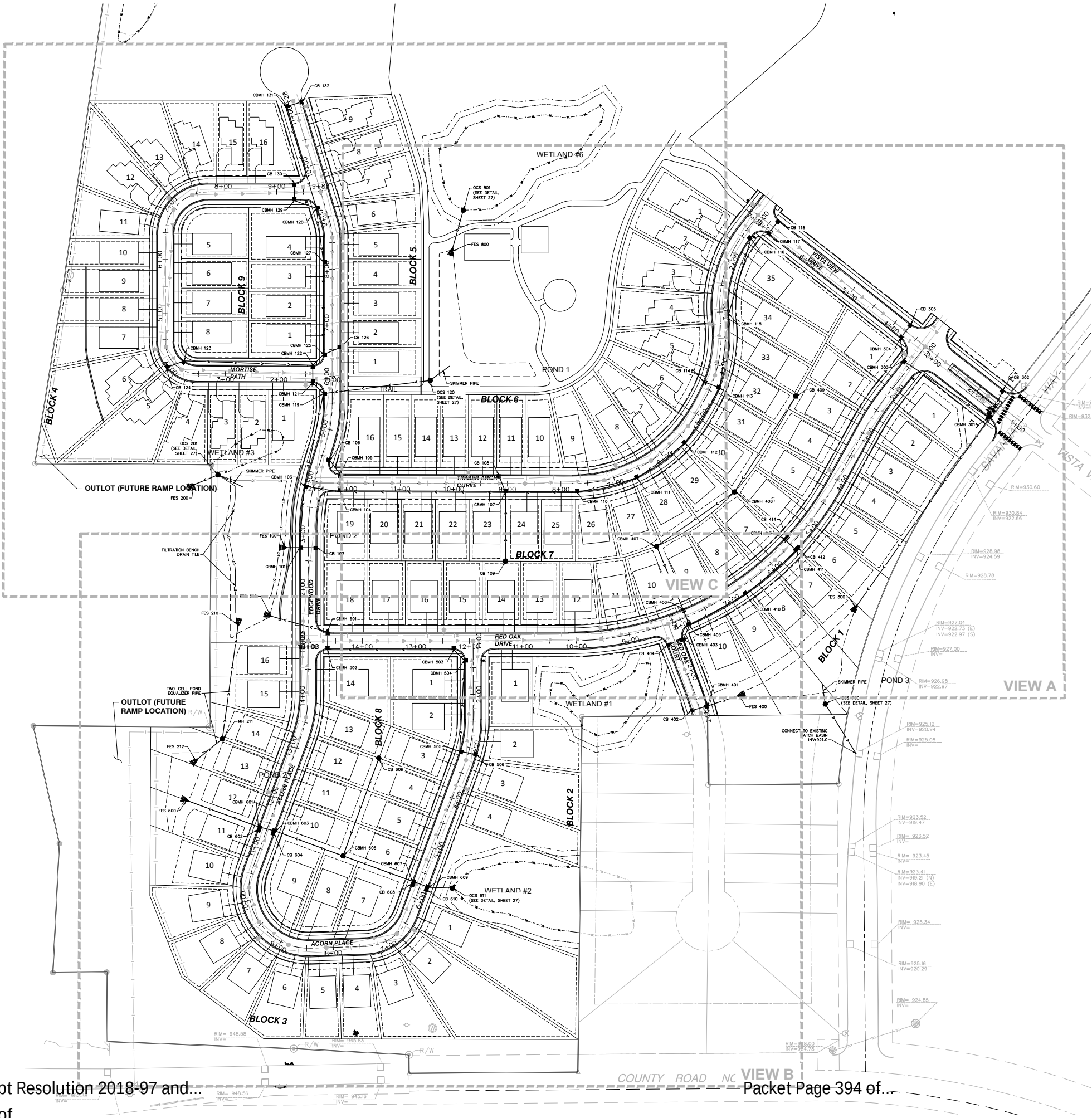
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DRAWN: SL
PROJECT NO: 216-0028.2

8.B Adopt Resolution 2018-97 and...
Page 49 of...



- LEGEND:**
- PROPOSED STORM SEWER
 - PROPOSED DRAINTILE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CATCH BASIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED GATE VALVE
 - PROPOSED HYDRANT
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING WATERMAIN
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY SEWER

- UTILITY NOTES:**
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 - MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
 - ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
 - NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
 - PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

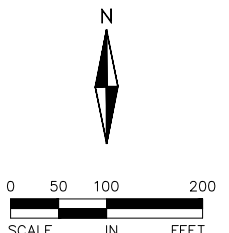
DAVE NASH, PE
05-01-18 21836
Date License No.

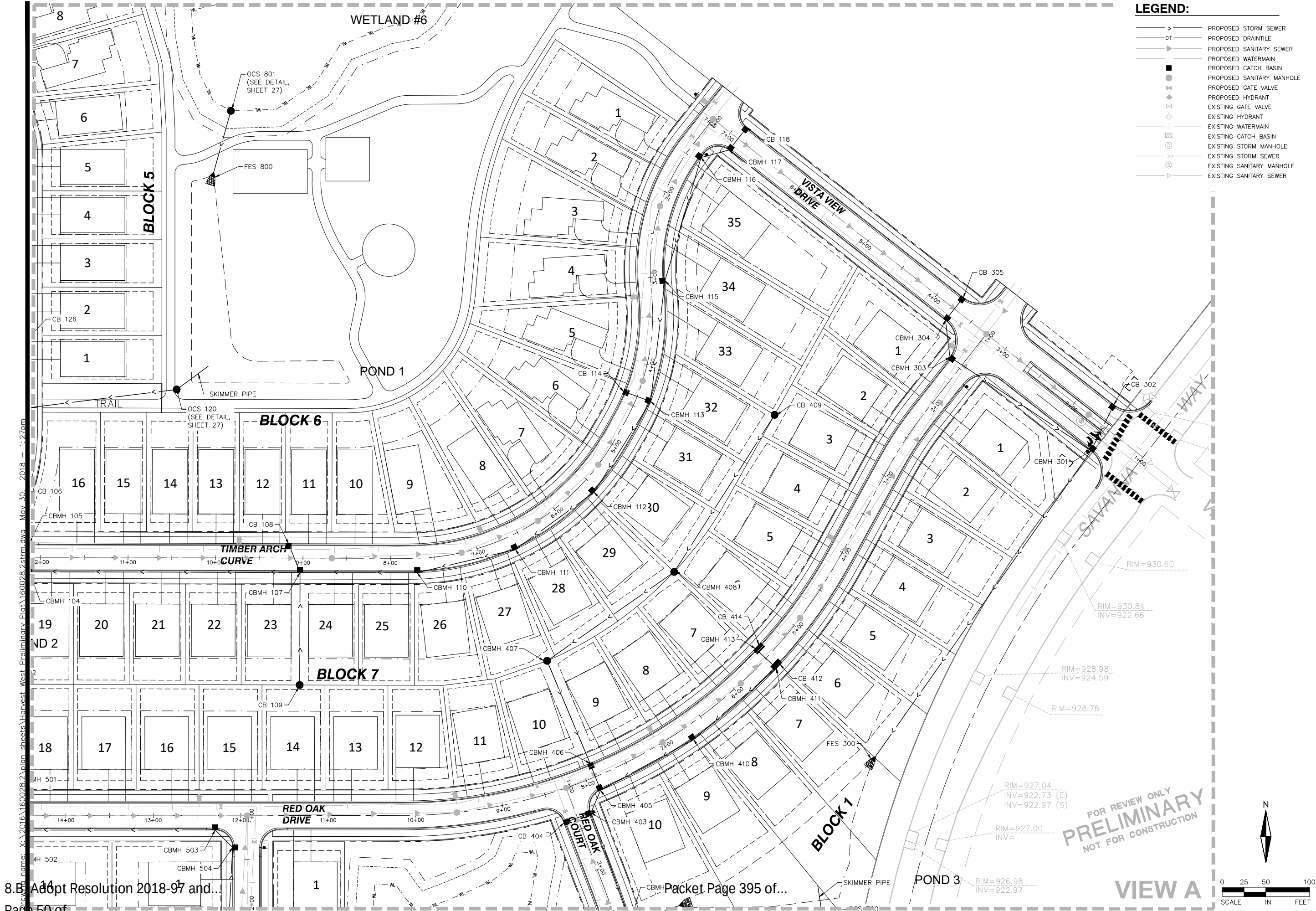
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION





LEGEND:

- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW A

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER PLAN - VIEW B

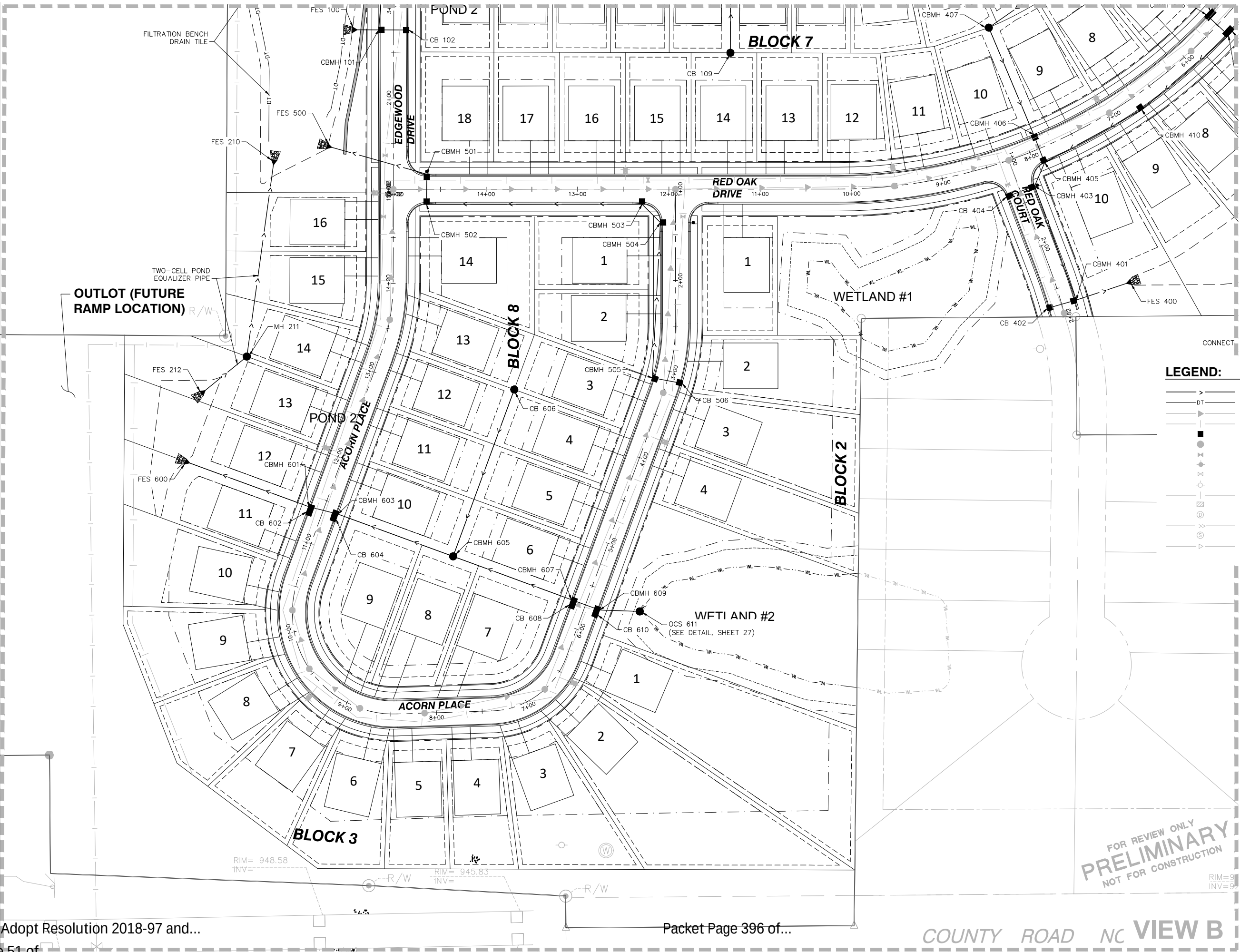
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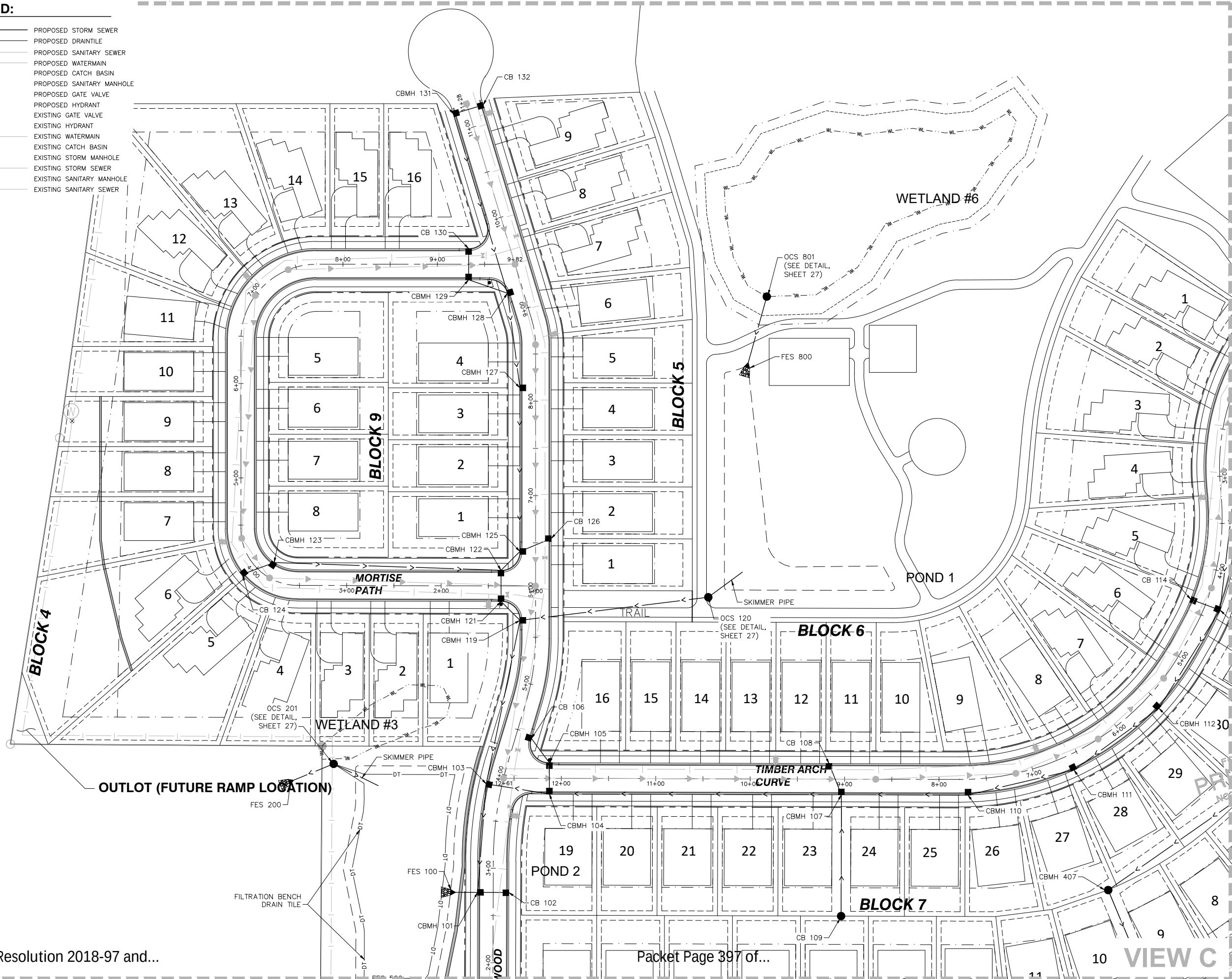
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- EXISTING SANITARY SEWER



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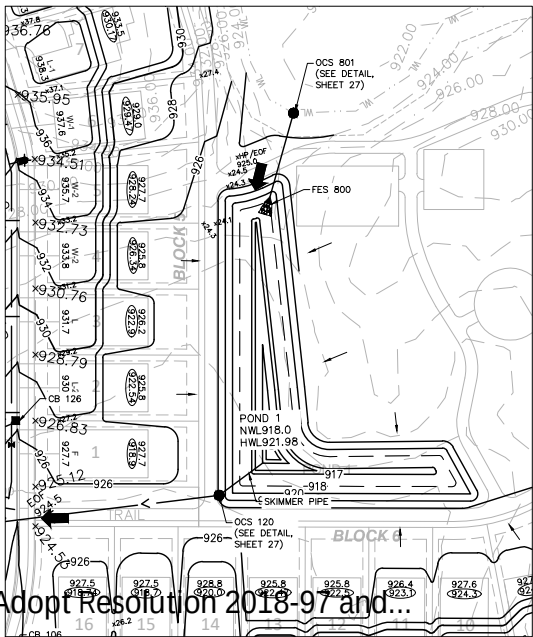
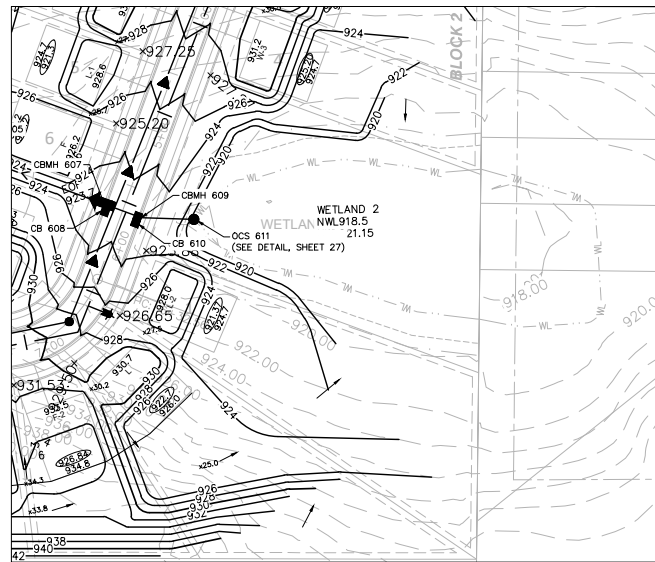
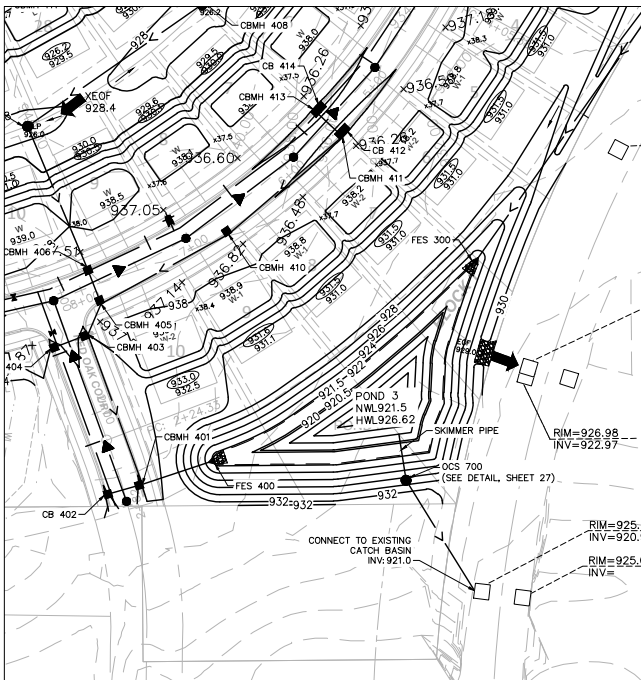
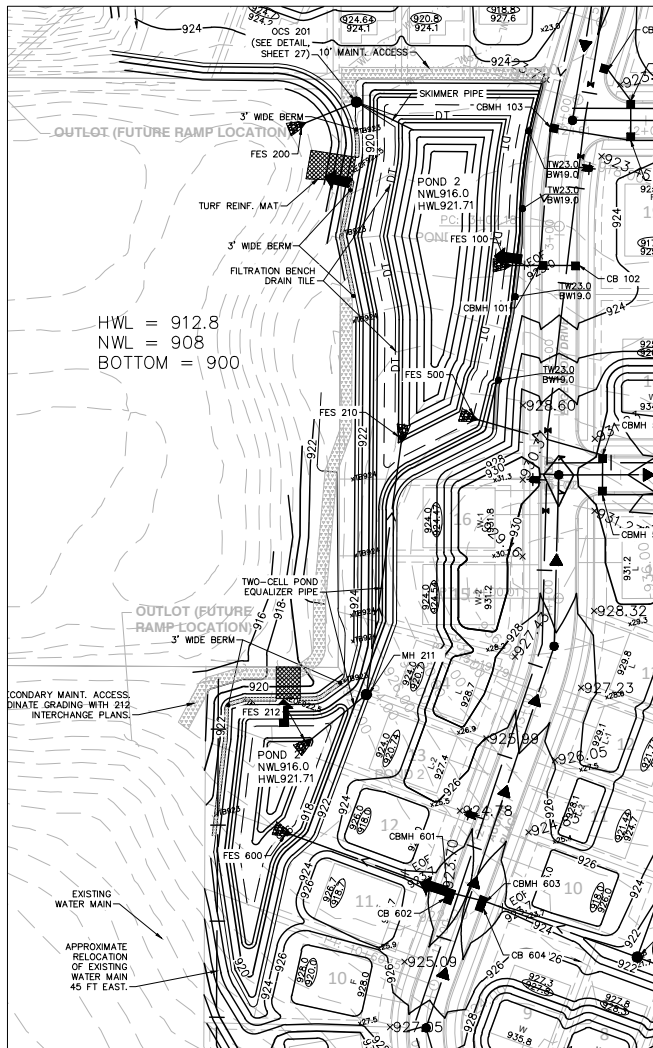
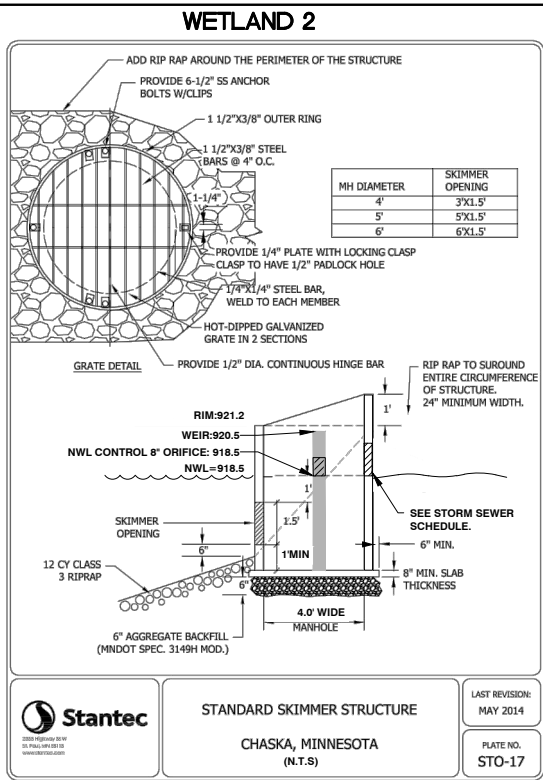
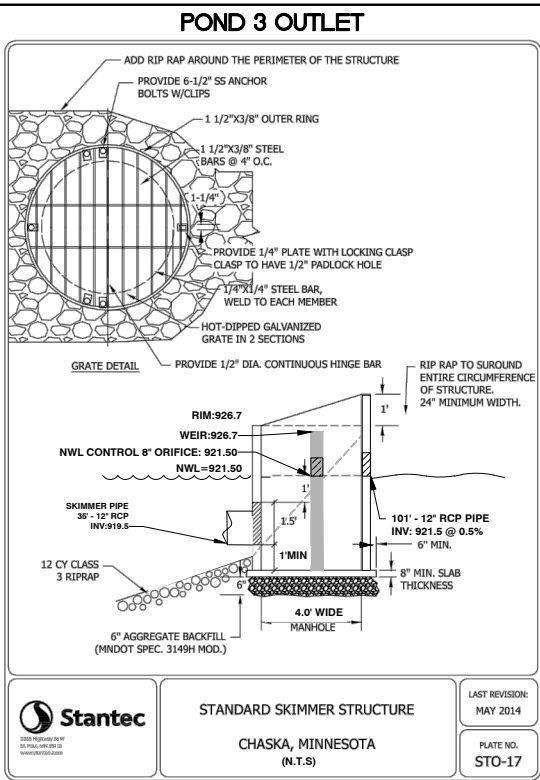
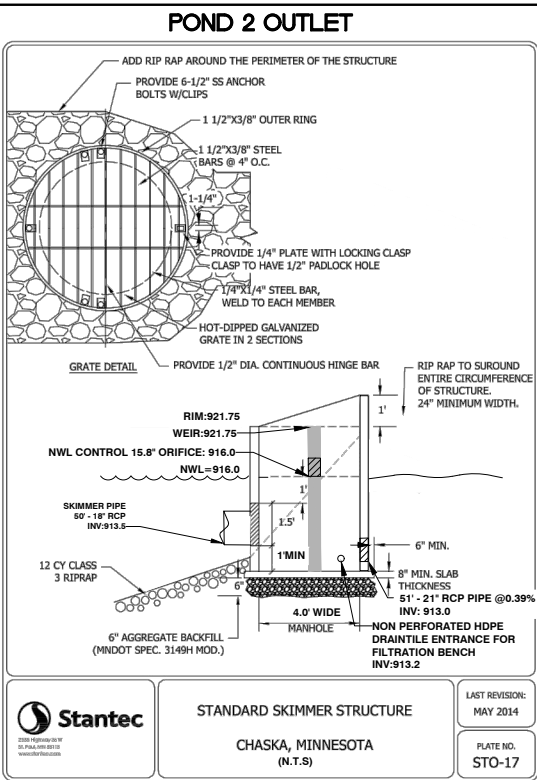
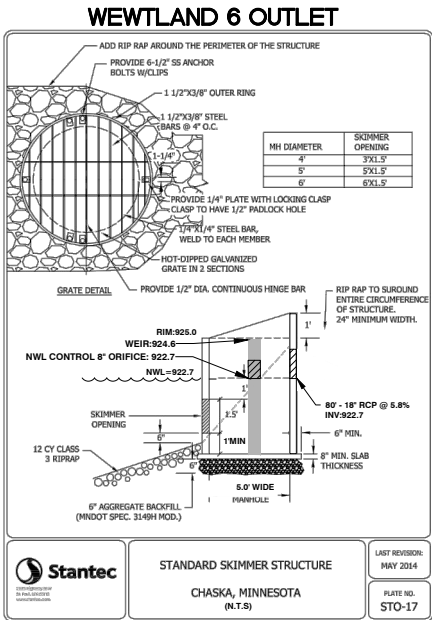
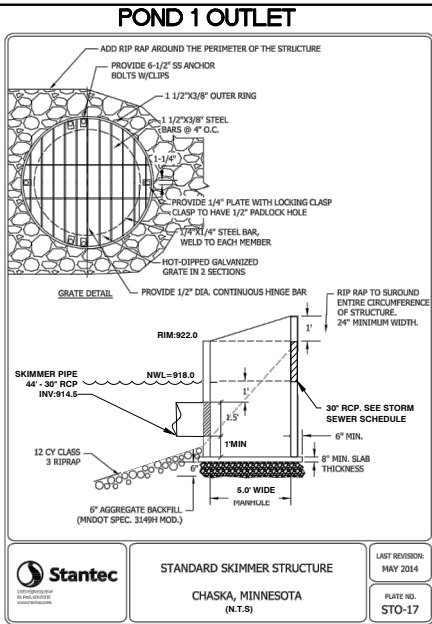
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DRAWN: SL
PROJECT NO: 216-0028.2

Drawn by: X:\2016\1600282\plan sheets\Harvest West Preliminary Plat\1600282.stm2ocs.dwg - May 30, 2018 - 1:27am
8.B Adopt Resolution 2018-97 and...
Page 53 of...



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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
STORM SEWER OCS DETAILS

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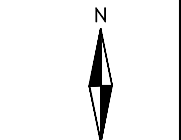
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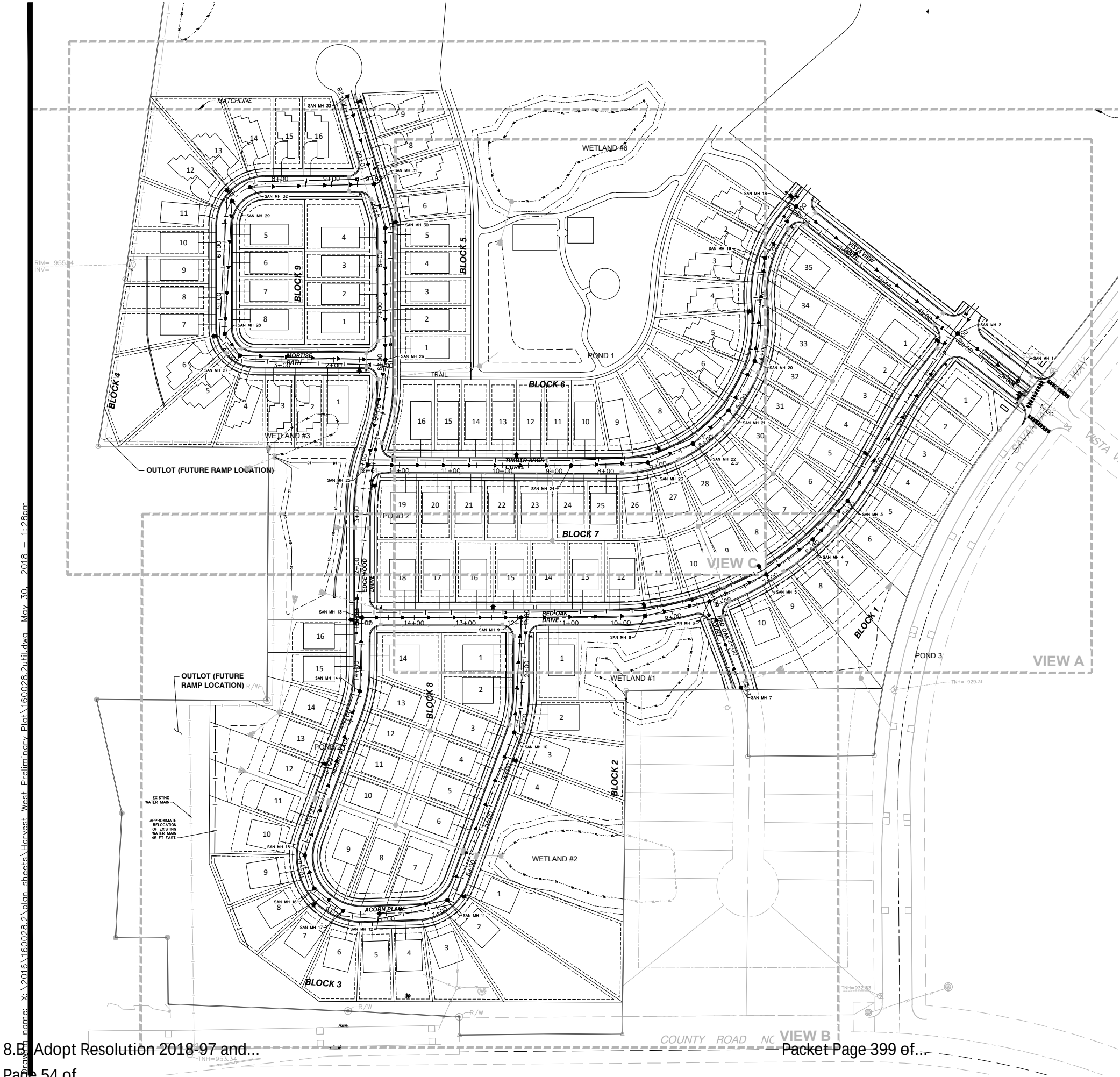
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DRAWN: SL

PROJECT NO: 216-0028.2

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PRELIMINARY
NOT FOR CONSTRUCTION





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- PROPOSED DRAIN TILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
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- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER

UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF CHASKA ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL & A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 6" HYDRANT LEADS AND 8" WATERMAIN SHALL BE C900 PVC.

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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SANITARY AND WATERMAIN PLAN

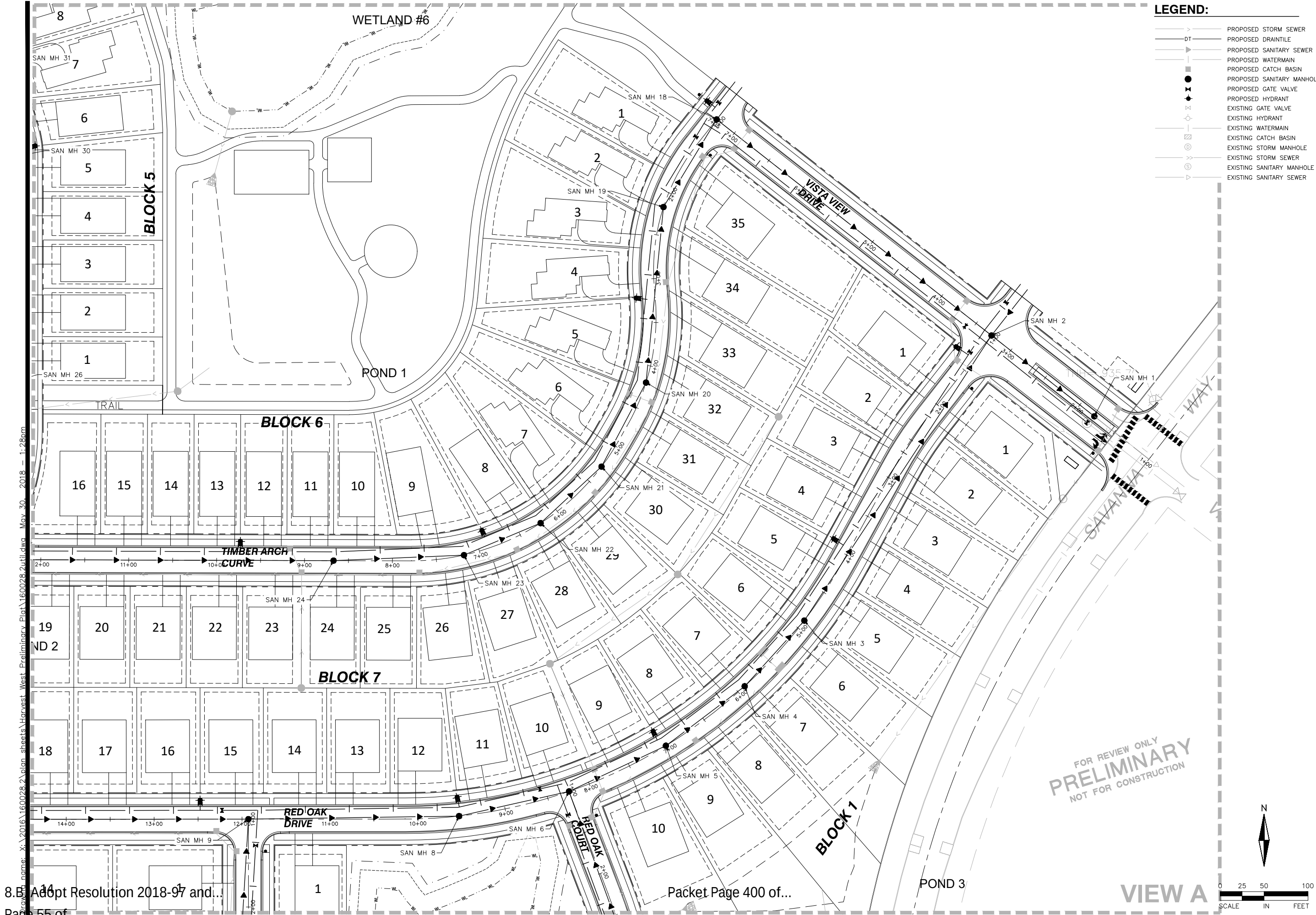
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 - PROPOSED CATCH BASIN
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HARVEST WEST
CHASKA, MN
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SANITARY AND WATERMAIN PLAN - VIEW A

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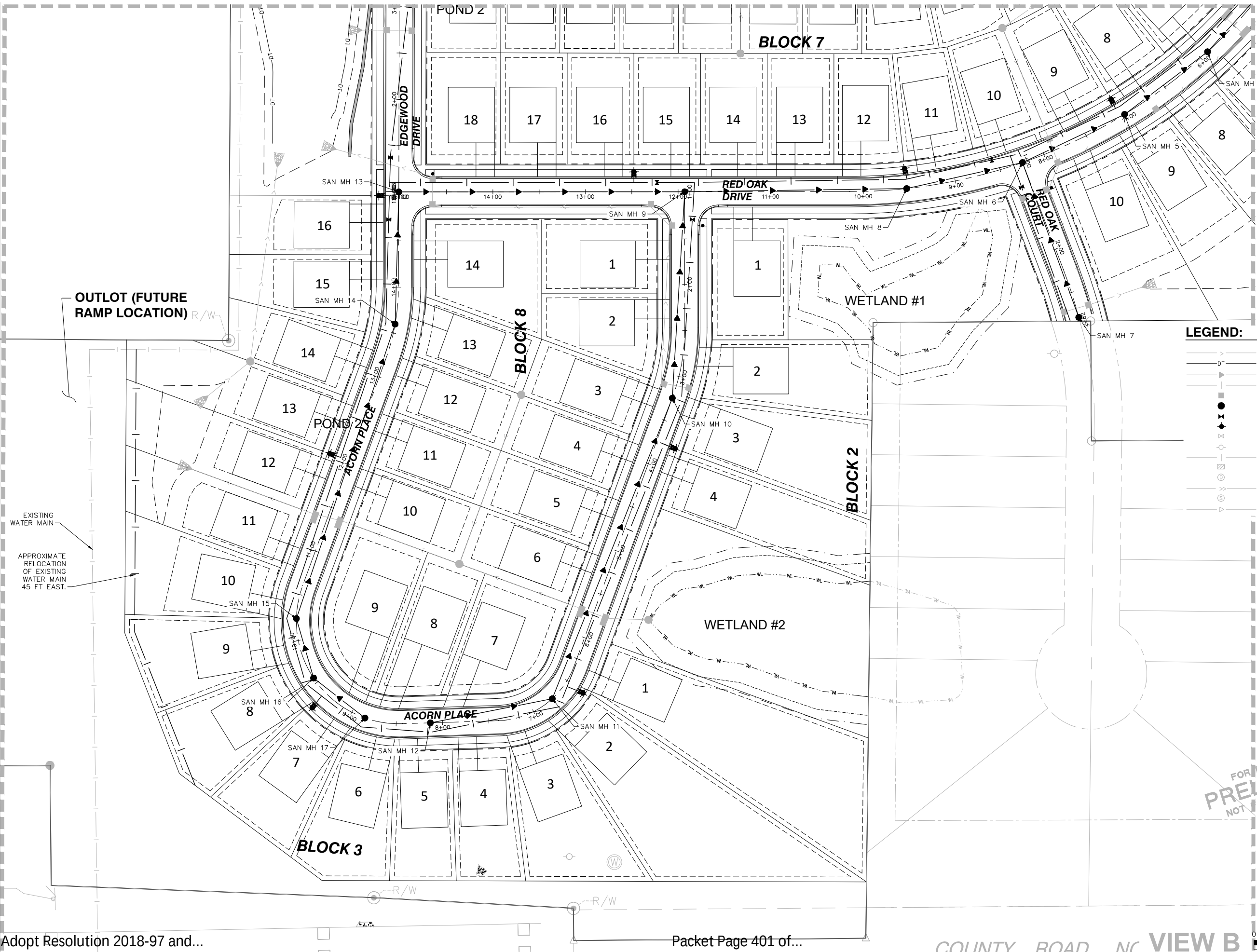
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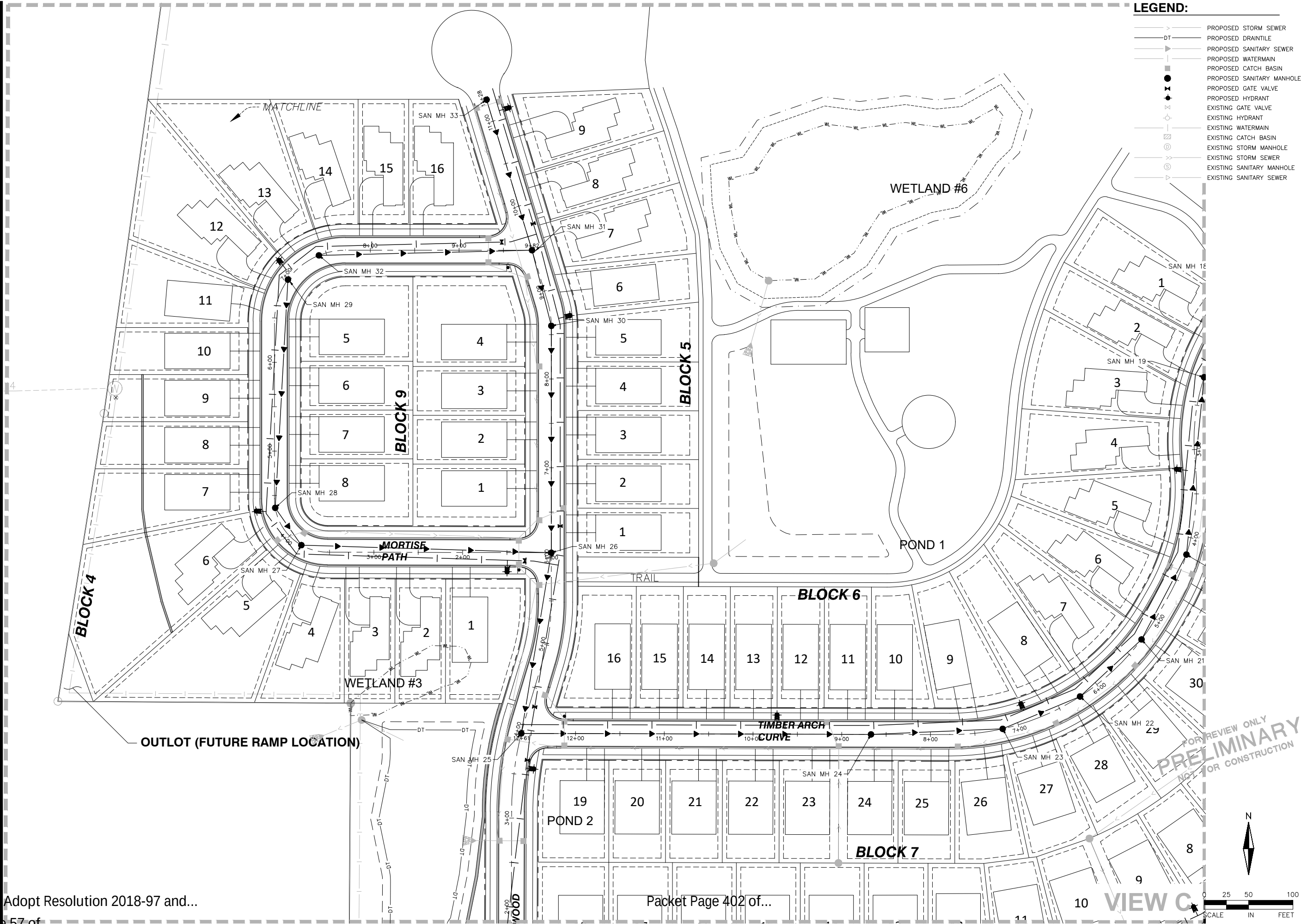
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PROJECT NO: 216-0028.2

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8.B Adopt Resolution 2018-97 and...
Page 57 of...



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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
SANITARY AND WATERMAIN PLAN - VIEW C

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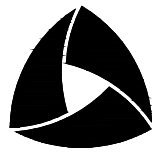
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STORM SEWER SCHEDULE

MH/CB		PIPE	PIPE SLOPE	PIPE	INVERT	INVERT	RIM ELEV	STRUCTURE	PIPE	CASTING	Manhole
FROM	TO	DIAMETER		LENGTH	FROM	TO		TYPE	TYPE		Depth
CB 132	CBMH 131	12	0.0044	33.0	931.84	931.69	935.54	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 131	CBMH 128	12	0.0044	198.3	931.59	930.72	935.54	48	RCP CL-5	R-3067-V	3.95
CB 130	CBMH 129	12	0.0055	33.0	931.54	931.36	935.24	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 129	CBMH 128	12	0.0100	43.6	931.26	930.82	935.24	48	RCP CL-5	R-3067-V	3.98
CBMH 128	CBMH 127	12	0.0255	101.1	930.62	928.04	935.22	60	RCP CL-5	R-3067-V	4.60
CBMH 127	CBMH 125	12	0.0300	173.2	927.04	921.85	931.76	48	RCP CL-5	R-3067-V	4.72
CB 126	CBMH 125	12	0.0140	35.7	922.36	921.86	926.06	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 125	CBMH 122	18	0.0200	28.3	919.35	918.78	925.57	60	RCP CL-5	R-3067-V	6.22
CB 124	CBMH 123	12	0.0170	36.7	928.64	928.02	932.34	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 123	CBMH 122	12	0.0300	240.3	925.02	917.81	931.73	48	RCP CL-5	R-3067-V	6.71
CBMH 122	CBMH 121	21	0.0125	33.0	917.71	917.30	923.01	60	RCP CL-4	R-3067-V	5.30
CBMH 121	CBMH 119	24	0.0080	28.3	917.20	916.97	923.01	48	RCP CL-3	R-3067-V	5.81
OCS 120	CBMH 119	30		201.0				60	RCP CL-3		
CBMH 119	CBMH 103	36	0.0014	176.8	916.87	916.62	923.78	60	RCP CL-2	R-3067-V	6.91
CB 118	CBMH 117	12	0.0044	33.0	932.09	931.94	935.79	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 117	CBMH 116	12	0.0485	33.2	931.84	930.24	935.79	48	RCP CL-5	R-3067-V	3.95
CBMH 116	CBMH 115	12	0.0050	146.6	930.14	929.40	933.94	48	RCP CL-5	R-3067-V	3.80
CBMH 115	CBMH 113	12	0.0050	139.0	929.30	928.61	933.11	48	RCP CL-5	R-3067-V	3.81
CB 114	CBMH 113	15	0.0033	33.0	928.47	928.36	932.42	2'x3'	RCP CL-5	R-3067-V	3.95
CBMH 113	CBMH 112	15	0.0100	122.3	928.26	927.04	932.43	60	RCP CL-5	R-3067-V	4.17
CBMH 112	CBMH 111	15	0.0120	111.3	926.94	925.60	931.82	48	RCP CL-5	R-3067-V	4.88
CBMH 111	CBMH 110	15	0.0150	115.3	925.50	923.77	931.28	48	RCP CL-5	R-3067-V	5.78
CBMH 110	CBMH 107	15	0.0200	134.0	923.67	920.99	930.71	48	RCP CL-5	R-3067-V	7.04
CB 109	CBMH 107	12	0.0044	128.5	921.20	920.63	924.9	27	RCP CL-5	R-4342	3.70
CB 108	CBMH 107	12	0.0130	35.6	925.87	925.41	929.57	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 107	CBMH 104	24	0.0072	309.3	919.88	917.66	929.8	60	RCP CL-3	R-3067-V	9.92
CB 106	CBMH 105	12	0.0180	32.1	919.35	918.77	923.05	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 105	CBMH 104	12	0.0200	33.0	918.67	918.01	922.52	48	RCP CL-5	R-3067-V	3.85
CBMH 104	CBMH 103	27	0.0050	67.6	917.56	917.22	922.52	72	RCP CL-3	R-3067-V	4.96
CBMH 103	CBMH 101	36	0.0035	115.3	916.52	916.12	922.76	72	RCP CL-2	R-3067-V	6.24
CB 102	CBMH 101	15	0.0044	33.0	918.26	918.11	922.21	2'x3'	RCP CL-5	R-3067-VB	3.95
CBMH 101	FES 100	36	0.0040	28.5	916.02	915.90	922.21	60	RCP CL-2	R-3067-VB	6.19
CB 305	CBMH 304	12	0.0050	33.0	933.14	932.98	936.84	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 304	CBMH 303	12	0.0500	42.4	931.98	929.86	936.83	48	RCP CL-5	R-3067-V	4.86
CBMH 303	CBMH 301	12	0.0120	193.6	929.76	927.43	933.64	48	RCP CL-5	R-3067-V	3.88
CB 302	CBMH 301	12	0.0100	58.7	927.64	927.05	931.34	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 301	FES 300	15	0.0100	432.6	925.82	921.50	931.21	60	RCP CL-5	R-3067-V	5.39
CB 414	CBMH 413	12	0.0044	6.0	931.79	931.76	935.49	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 413	CBMH 411	12	0.0110	33.0	931.66	931.30	935.49	48	RCP CL-5	R-3067-V	3.83
CB 412	CBMH 411	12	0.0044	6.0	931.79	931.76	935.49	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 411	CBMH 410	15	0.0120	125.1	931.05	929.55	935.49	48	RCP CL-5	R-3067-V	4.44
CBMH 410	CBMH 405	15	0.0150	121.1	929.45	927.63	936.08	48	RCP CL-5	R-3067-V	6.63
CB 409	CBMH 408	12	0.0214	213.1	927.80	923.24	930.5	27	RCP CL-5	R-4342	2.70
CBMH 408	CBMH 407	15	0.0053	177.3	923.24	922.30	926.2	48	RCP CL-5	R-4342	2.96
CBMH 407	CBMH 406	18	0.0033	127.0	922.30	921.88	925.5	48	RCP CL-5	R-4342	3.20
CBMH 406	CBMH 405	24	0.0018	33.0	921.88	921.82	936.74	48	RCP CL-3	R-3067-V	14.86
CBMH 405	CBMH 403	27	0.0025	27.8	921.82	921.76	936.74	60	RCP CL-3	R-3067-V	14.92
CB 404	CBMH 403	12	0.0070	33.0	931.80	931.57	935.5	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 403	CBMH 401	30	0.0016	132.8	921.76	921.55	935.5	60	RCP CL-3	R-3067-V	13.74
CB 402	CBMH 401	12	0.0044	33.0	929.99	929.84	933.69	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 401	FES 400	30	0.0017	62.8	921.55	921.44	933.69	72	RCP CL-3	R-3067-V	12.14
CB 506	CBMH 505	12	0.0044	33.2	927.01	926.86	930.71	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 505	CBMH 504	12	0.0060	170.3	926.76	925.74	930.59	48	RCP CL-5	R-3067-V	3.83
CBMH 504	CBMH 503	12	0.0100	28.3	925.64	925.36	936.23	48	RCP CL-5	R-3067-V	10.59
CBMH 503	CBMH 502	12	0.0100	235.9	925.26	922.90	936.75	48	RCP CL-5	R-3067-V	11.49
CBMH 502	CBMH 501	12	0.0100	33.0	922.80	922.47	930.63	48	RCP CL-5	R-3067-V	7.83
CBMH 501	FES 500	15	0.0085	113.1	916.96	916.00	930.62	48	RCP CL-5	R-3067-V	13.66
OCS611	CBMH 609	27	0.0000	0.0	0.00	0.00	0	60	RCP CL-3	GRATE	0.00
CB 610	CBMH 609	15	0.0040	6.0	918.61	918.59	922.81	2'x3'	RCP CL-5	R-3067-V	4.20
CBMH 609	CBMH 607	27	0.0044	33.0	918.49	918.34	922.79	60	RCP CL-3	R-3067-V	4.30
CB 608	CBMH 607	12	0.0044	6.0	919.11	919.09	922.812	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 607	CBMH 605	27	0.0055	137.8	918.24	917.48	922.79	60	RCP CL-3	R-3067-V	4.55
CB 606	CBMH 605	12	0.0050	194.5	918.80	917.83	922.3	2'x3'	RCP CL-5	R-4342	3.50
CBMH 605	CBMH 603	27	0.0040	134.3	917.38	916.85	921	60	RCP CL-3	R-4342	3.62
CB 604	CBMH 603	12	0.0044	6.0	919.50	919.47	923.2	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 603	CBMH 601	27	0.0050	33.2	916.75	916.58	923.19	48	RCP CL-3	R-3067-V	6.44
CB 602	CBMH 601	15	0.0044	6.0	919.51	919.48	923.21	2'x3'	RCP CL-5	R-3067-V	3.70
CBMH 601	FES 600	30	0.0030	143.5	916.48	916.05	923.2	48	RCP CL-3	R-3067-V	6.72
FES 212	MH 211	27	0.0000	63.8	914.00	914.00			RCP CL-3		
MH 211	FES 210	27	0.0000	216.8	913.90	913.90	922	48	RCP CL-3	R-1642	8.10

SANITARY SEWER SCHEDULE

MH		PIPE	PIPE SLOPE	PIPE LENGTH	INVERT	INVERT	RIM	STRUCTURE	MANHOLE	PIPE TYPE
FROM	TO	O.D. [IN]	[FT/FT]	[FT]	FROM	TO	ELEV	SIZE [IN]	BUILD [FT]	
MH 33	MH 31	8	0.004	177.2	915.14	914.43	936.33	48	21.19	SDR-26 PVC
MH 32	MH 31	8	0.065	240.3	930.05	914.43	942.36	48	12.31	SDR-35 PVC
MH 31	MH 30	8	0.004	87.9	914.33	913.98	936.53	48	22.20	SDR-26 PVC
MH 30	MH 26	8	0.004	255.6	913.88	912.86	934.22	48	20.34	SDR-26 PVC
MH 29	MH 28	8	0.033	257.5	931.11	922.70	942.86	48	11.75	SDR-35 PVC
MH 28	MH 27	8	0.036	51.3	922.60	920.78	934.22	48	11.62	SDR-35 PVC
MH 27	MH 26	8	0.028	281.8	920.68	912.86	932.38	48	11.70	SDR-35 PVC
MH 26	MH 25	8	0.004	206.3	912.76	911.93	925.29	48	12.53	SDR-35 PVC
MH 25	MH 24	8	0.004	394.1	911.83	910.26	923.63	48	11.80	SDR-35 PVC
MH 24	MH 23	8	0.004	148.5	910.16	909.56	931.02	48	20.86	SDR-26 PVC
MH 23	MH 22	8	0.004	94.5	909.46	909.09	931.80	48	22.34	SDR-26 PVC
MH 22	MH 21	8	0.004	94.5	908.99	908.61	932.29	48	23.30	C-900
MH 21	MH 20	8	0.004	108.2	908.51	908.07	932.78	48	24.27	C-900
MH 20	MH 19	8	0.004	200.7	907.97	907.17	933.35	48	25.38	C-900
MH 19	MH 18	8	0.004	116.6	907.07	906.61	934.39	48	27.32	C-900
MH 18	MH 2	8	0.004	397.7	906.51	904.91	935.00	48	28.49	C-900
MH 17	MH 16	8	0.004	70.2	917.39	917.11	933.94	48	16.55	SDR-35 PVC
MH 16	MH 15	8	0.055	66.8	917.01	913.33	930.45	48	13.44	SDR-35 PVC
MH 15	MH 14	8	0.004	335.4	913.23	911.88	927.10	48	13.87	SDR-35 PVC
MH 14	MH 13	8	0.004	142.8	911.78	911.21	927.79	48	16.01	SDR-35 PVC
MH 13	MH 9	8	0.004	308.7	911.11	909.88	930.50	48	19.39	SDR-26 PVC
MH 12	MH 11	8	0.004	134.2	919.61	919.07	933.66	48	14.05	SDR-35 PVC
MH 11	MH 10	8	0.004	349.5	918.97	917.57	928.57	48	9.60	SDR-35 PVC
MH 10	MH 9	8	0.034	223.3	917.47	909.88	931.04	48	13.57	SDR-35 PVC
MH 9	MH 8	8	0.004	239.6	909.78	908.82	938.51	48	28.73	C-900
MH 8	MH 6	8	0.004	128.2	908.72	908.21	938.49	48	29.77	C-900
MH 7	MH 6	8	0.050	177.8	917.10	908.21	934.38	48	17.28	SDR-26 PVC
MH 6	MH 5	8	0.004	121.8	908.11	907.62	937.77	48	29.66	C-900
MH 5	MH 4	8	0.004	112.3	907.52	907.07	937.08	48	29.56	C-900
MH 4	MH 3	8	0.004	100.9	906.97	906.57	936.44	48	29.47	C-900
MH 3	MH 2	8	0.004	388.0	906.47	904.91	936.55	48	30.08	C-900
MH 2	MH 1	8	0.025	148.8	904.81	901.14	936.32	48	31.51	C-900
MH 1					901.04		933.21	48	32.17	



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LANDSCAPE REQUIREMENTS

PER CITY OF CHASKA ZONING ORDINANCE:
SECTION 9.6.4 REQUIREMENTS FOR ONE AND TWO FAMILY RESIDENTIAL SUBDIVISIONS:
ONE OVERSTORY DECIDUOUS TREES PER EVERY 50 LF ALONG PUBLIC STREETS, ON EACH
SIDE, MINIMUM 2.5" CALIPER (B&B).

REQUIRED TREE CALCULATIONS: REQUIRED: PROPOSED:
6,682 LF / 50 = 133.64 (2) = 267.28 268 270

NOTE:
PROPOSED DEVELOPMENT STREET (BOTH SIDES): 13,364 LF

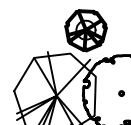
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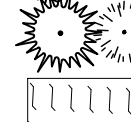
REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES
IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND.
REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME
OCCUPANCY.

APPROVED BOULEVARD TREES:

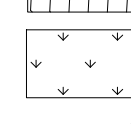
- LARGE TREES: Hackberry (*Celtis occidentalis*), Kentucky Coffeetree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Sentry Linden (*Tilia americana* 'American Sentry'), Autumn Blaze Maple (*Acer Freemanii* 'Autumn Blaze'), Sienna Glen Maple (*Acer Freemanii* 'Sienna'), Linden, American (*Tilia americana*), Linden, Redmond (*Tilia x euchlora* 'Redmond'), Maple, Sugar (*Acer saccharum*), Oak, Bur (*Quercus macrocarpa*)
- MEDIUM TREES: Honeylocust (*Gleditsia triacanthos* 'Inermis'), Ironwood (*Ostrya virginiana*), Linden, Greenspire (*Tilia cordata* 'Greenspire'), Linden, Littleleaf (*Tilia cordata*), Maple, Red (*Acer rubrum*)



EXISTING SIGNIFICANT TREE



PROPOSED OVERSTORY TREE



PROPOSED CONIFEROUS TREE

POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN
CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).



30' VISION SITE TRIANGLE

HARVEST WEST

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN

I hereby certify that this plan,
specification, or report was
prepared by me or under my
direct supervision and that I
am a duly Licensed
LANDSCAPE ARCHITECT under
the laws of the State of
MINNESOTA

MALEAH M. MILLER, PLA
07-12-18 19507
Date License No.

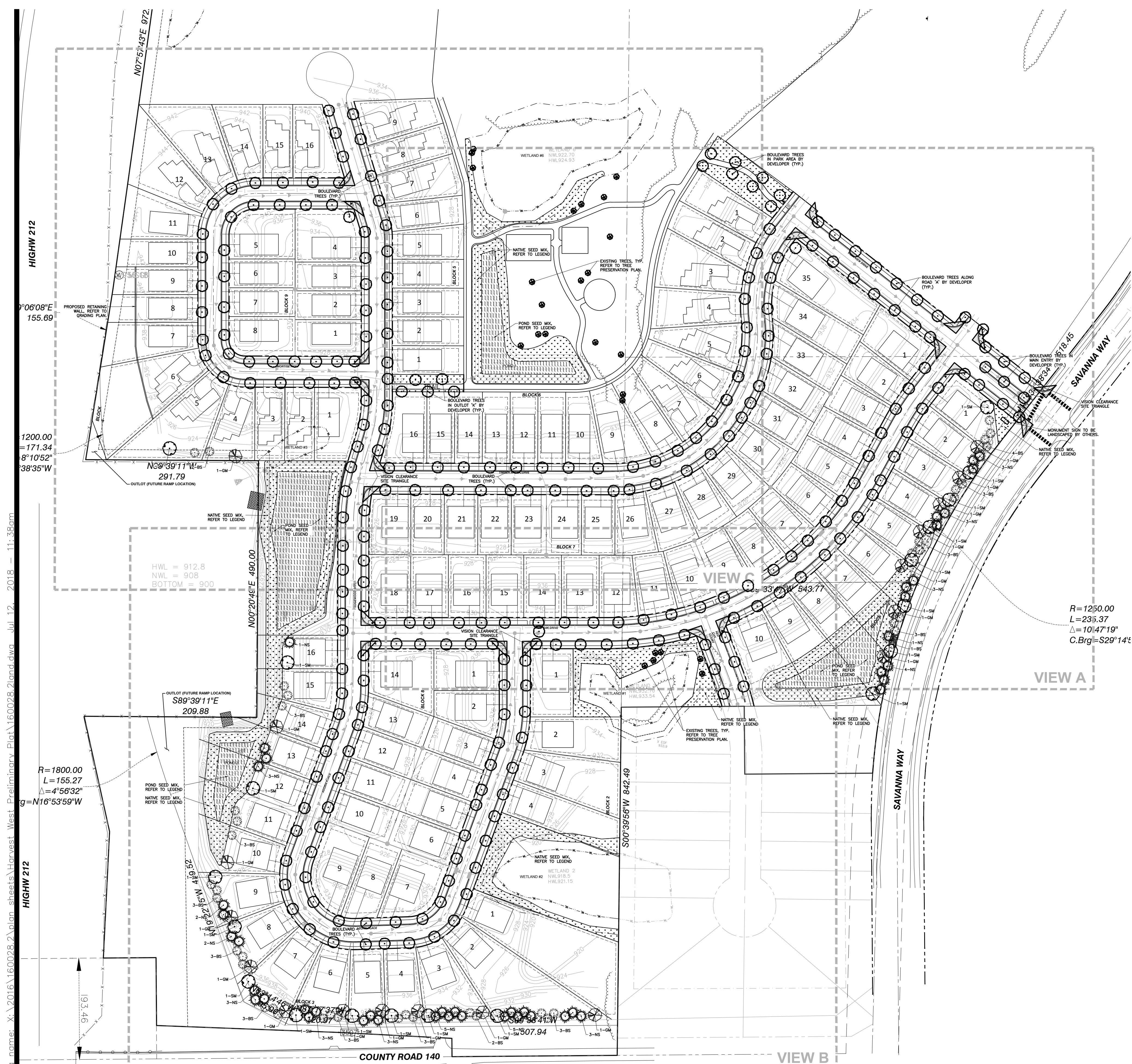
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
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07-12-18	ADD'L BUFFERING PER CITY

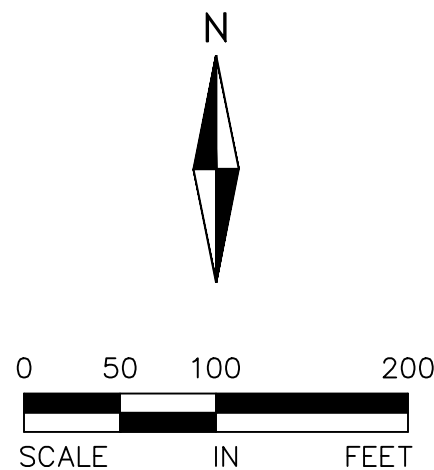
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DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

33

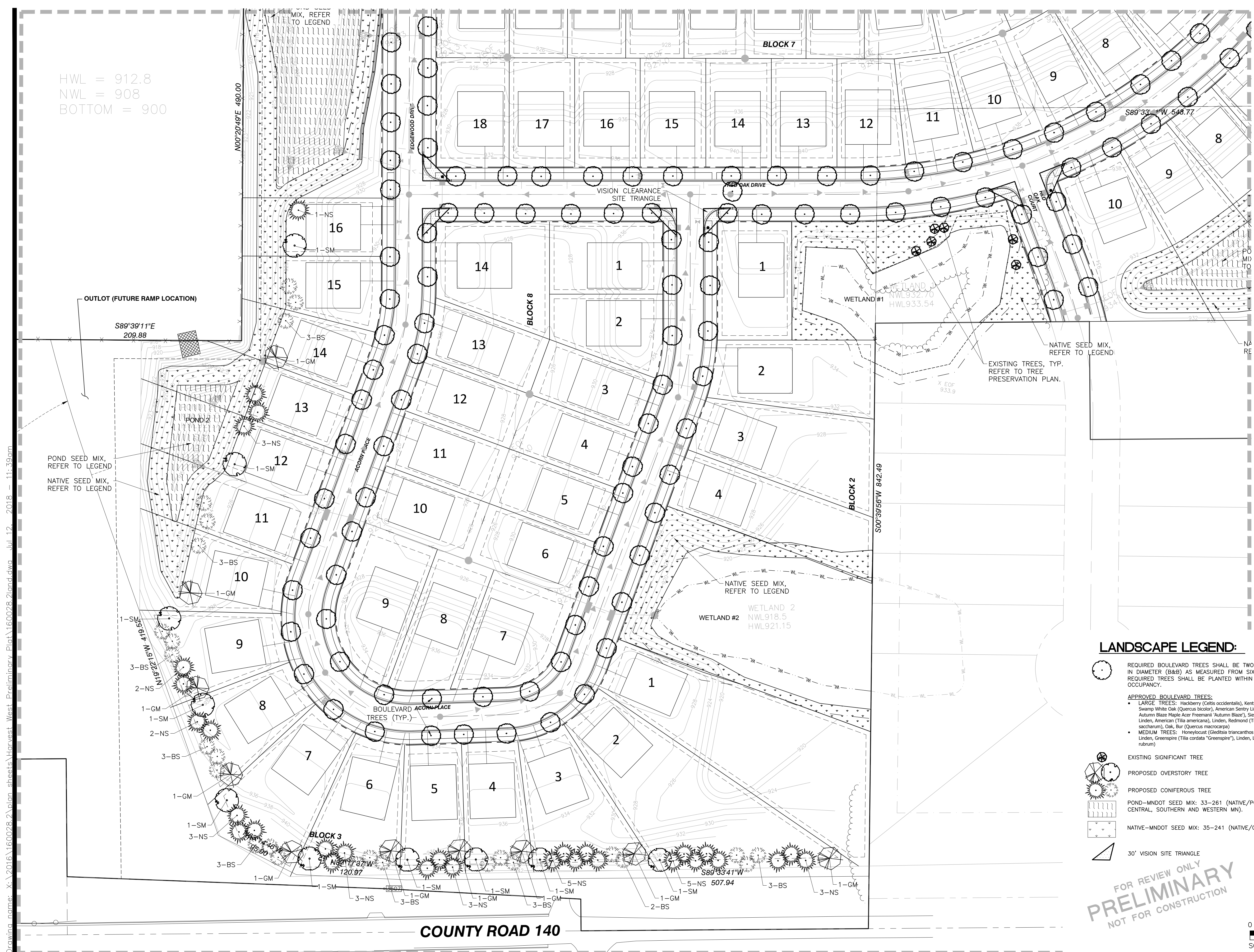
SHEET 33 of 37



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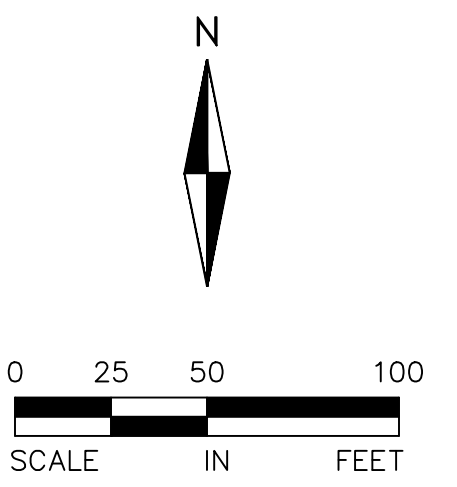
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Page 61 of...

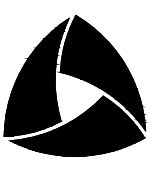


LANDSCAPE LEGEND:

- REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.
- APPROVED BOULEVARD TREES:
 - LARGE TREES: Hackberry (Celtis occidentalis), Kentucky Coffeetree (Gymnocladus dioica), Swamp White Oak (Quercus bicolor), American Sentry Linden (Tilia americana 'American Sentry'), Autumn Blaze Maple (Acer Freemanii 'Autumn Blaze'), Sienna Glen Maple (Acer Freemanii 'Sienna'), Linden, American (Tilia americana), Linden, Redmond (Tilia x euchlora 'Redmond'), Maple, Sugar (Acer saccharum), Oak, Bur (Quercus macrocarpa)
 - MEDIUM TREES: Honeylocust (Gleditsia triacanthos 'Inermis'), Ironwood (Ostrya virginiana), Linden, Greenspire (Tilia cordata 'Greenspire'), Linden, Littleleaf (Tilia cordata), Maple, Red (Acer rubrum)
- EXISTING SIGNIFICANT TREE
- PROPOSED OVERSTORY TREE
- PROPOSED CONIFEROUS TREE
- POND-MNDOT SEED MIX: 33-261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).
- NATIVE-MNDOT SEED MIX: 35-241 (NATIVE/GENERAL ROADSIDE).
- 30' VISION SITE TRIANGLE

FOR REVIEW ONLY
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HARVEST WEST

CHASKA, MN

PRELIMINARY PLAT SUBMITTAL

LANDSCAPE PLAN - VIEW B

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

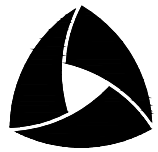
Maleah M. Miller
MALEAH M. MILLER, PLA
07-12-18 19507
Date License No.

QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL
07-12-18	ADD'L BUFFERING PER CITY

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

35

SHEET 35 of 37



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HARVEST WEST
CHASKA, MN
PRELIMINARY PLAT SUBMITTAL
LANDSCAPE PLAN - VIEW C

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

Maleah M. Miller
MALEAH M. MILLER, PLA
07-12-18 19507
Date License No.

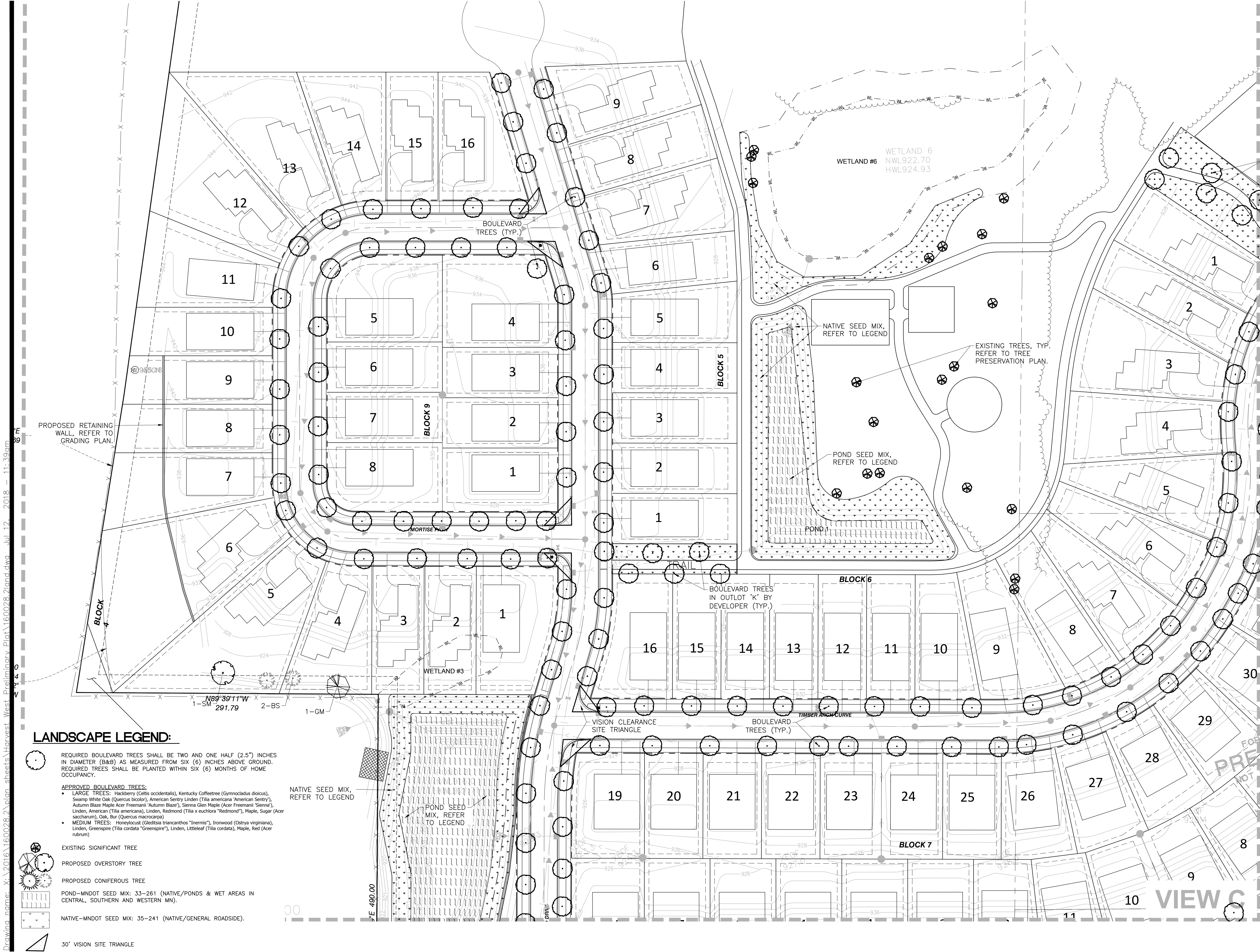
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
05-01-18	CITY SUBMITTAL
07-12-18	ADD'L BUFFERING PER CITY

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	SL
PROJECT NO:	216-0028.2

36

SHEET 36 of 37



POND AREA SEED MIX: MN STATE SEED MIX 33-261. (STORMWATER SOUTH & WEST)
SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

NATIVE SEED MIX: MN STATE SEED MIX 35-221. (DRY PRAIRIE GENERAL)
SEEDING RATE TO BE 36.5 LBS/ACRE (PURE LIVE SEED).

SEEDING SHALL BE APPLIED FROM APRIL 15 – JULY 20 OR SEPTEMBER 20 – FREEZE UP.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEEDING, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

SEEDING SHALL BE APPLIED FROM APRIL 1 – JULY 20 OR JULY 20 – FREEZE UP.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED.

16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.

17. ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.

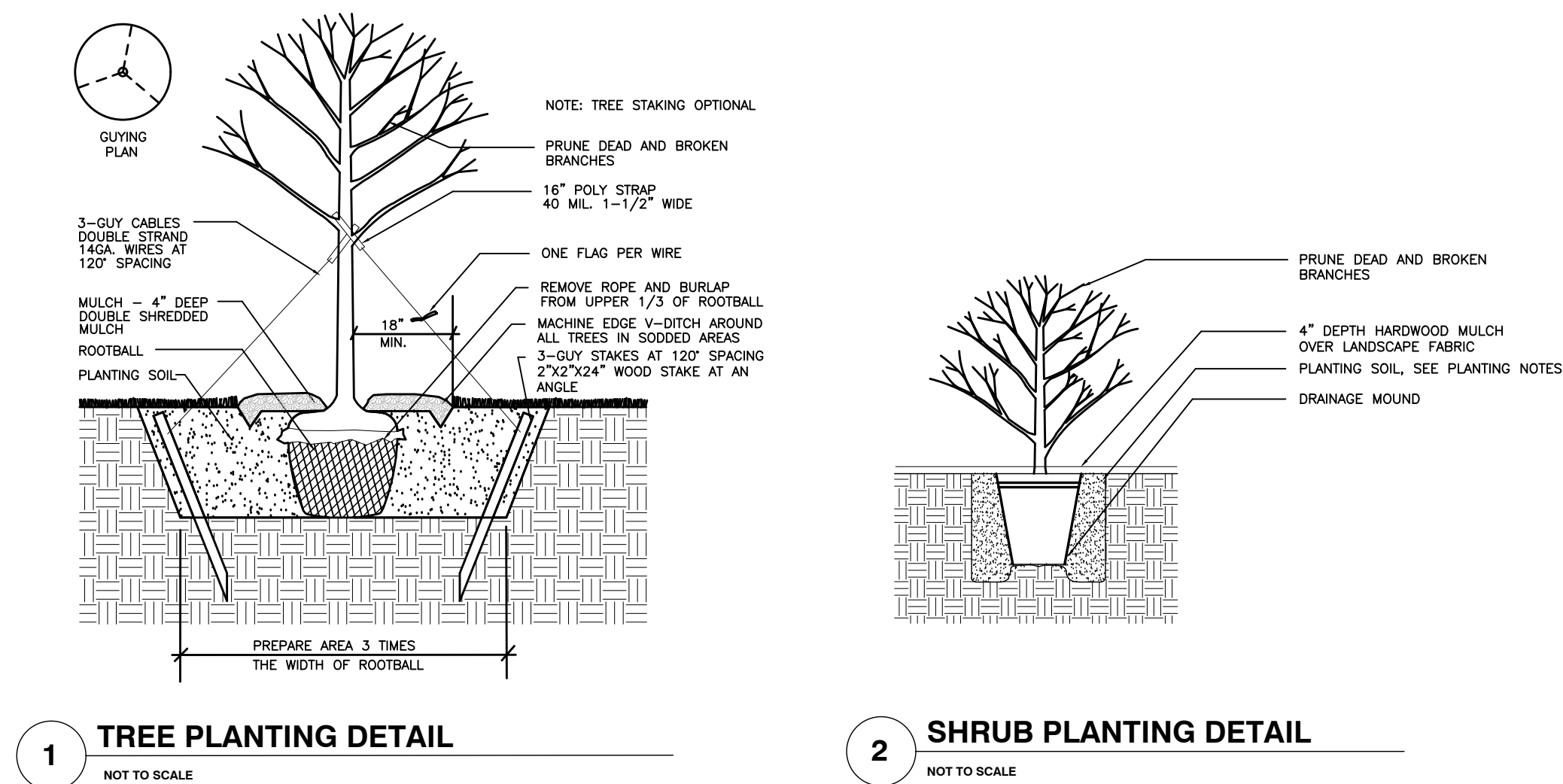
18. BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. THE STAKES SHALL INCLUDE THE TYPE/VARIETY OF TREES TO BE PLANTED. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION. UPON COMPLETION OF THE STAKING/LABELING NOTIFY THE ASSISTANT CITY ENGINEER FOR REVIEW IN THE FIELD.
3. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
4. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
5. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SEED UNTIL INITIAL ACCEPTANCE.
7. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
8. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
11. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
13. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
14. DEVELOPER TO PROVIDE AN IRRIGATION PLAN FOR THE MAIN ENTRY ROAD 'A' AND PARK. REFER TO IRRIGATION PLAN BY OTHERS FOR DESIGN AND LIMITS.
15. GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
16. LANDSCAPE CONTRACTOR TO BLEND AREAS OF CONSTRUCTION LIMITS AT PROPERTY LINES.
17. ALL BOULEVARDS TO BE SODDED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS.
18. BOULEVARD TREES TO BE INSTALLED AS EACH LOT IS DEVELOPED UNLESS OTHERWISE SHOWN ON PLANS. DEVELOPER TO DETERMINE SPECIES & INSTALL TREES LOCATED ALONG ENTRY ROAD 'A', ENTRY TO PARK AND OUTLOT 'K' PER CITY TREE POLICY.

QTY.	KEY	COMMON NAME/	BOTANICAL NAME	SIZE	REMARKS
19	SM	<u>OVERSTORY TREES</u>			
18	GM	SUGAR MAPLE	Acer saccharum	2.5' B&B	FULL FORM
		SIENNA GLEN MAPLE	Acer fremanii 'Sienna'	2.5' B&B	FULL FORM
42	BS	<u>CONIFERS</u>			
44	NS	BLACKHILLS SPRUCE	Picea glauca 'Densata'	6' HT. B&B	FULL FORM
		NORWAY SPRUCE	Picea abies	8' HT. B&B	FULL FORM
270	--	<u>BOULEVARD TREES</u>			
		BOULEVARD TREES -	SEE LEGEND FOR SPECIES LIST	2.5' B&B	STRAIGHT TRUNK,
		1/50 LF (REFER TO NOTE)			NO V-CROTCH
353		TOTAL PROVIDED TREES			

NOTES:

1. QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.
2. LANDSCAPE SCHEDULE DOES NOT INCLUDE BOULEVARD TREES SPECIES (SEE LANDSCAPE LEGEND FOR SPECIES).
3. OVERSTORY AND CONIFER TREES ARE SHOWN AT MATURE SIZE.
4. BOULEVARD TREES ARE NOT SHOWN AT MATURE SIZE DUE TO THE VARIETY WILL CHOSEN BY HOME OWNER AND DEVELOPER.



REQUIRED BOULEVARD TREES SHALL BE TWO AND ONE HALF (2.5") INCHES IN DIAMETER (B&B) AS MEASURED FROM SIX (6) INCHES ABOVE GROUND. REQUIRED TREES SHALL BE PLANTED WITHIN SIX (6) MONTHS OF HOME OCCUPANCY.

APPROVED BOULEVARD TREES:

- LARGE TREES: Hackberry (*Celtis occidentalis*), Kentucky Coffeetree (*Gymnocladus dioica*), Swamp White Oak (*Quercus bicolor*), American Sycamore Linden (*Tilia americana* "American Sentry"), Autumn Blaze Maple (*Acer Freemanii* "Autumn Blaze"), Sierra Glen Maple (*Acer Freemanii* "Sienna"), Linden, American (*Quercus alba*), Linden, Redmond (*Tilia x euchlora* "Redmond"), Maple, Sugar (*Acer saccharum*), Oak, Bur (*Quercus macrocarpa*)
- MEDIUM TREES: Honeylocust (*Gleditsia triancanthos* "Inermis"), Ironwood (*Ostrya virginiana*), Linden, Greenspire (*Tilia cordata* "Greenspire"), Linden, Littleleaf (*Tilia cordata*), Maple, Red (*Acer rubrum*)

EXISTING SIGNIFICANT TREE

PROPOSED OVERSTORY TREE

PROPOSED CONIFEROUS TREE

POND-MNDOT SEED MIX: 33--261 (NATIVE/PONDS & WET AREAS IN CENTRAL, SOUTHERN AND WESTERN MN).

NATIVE-MNDOT SEED MIX: 35--241 (NATIVE/GENERAL ROADSIDE).

30' VISION SITE TRIANGLE



LANDSCAPE NOTES

MALEAH M. MILLER, PLA	
07-12-18	19507
Date	License No.

[illegible]

DESIGNED: DN
DRAWN: SL
PROJECT NO: 216-0028.2

SHEET 37 of 37

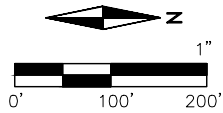
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HARVEST WEST SECTION VIEWS EXHIBIT

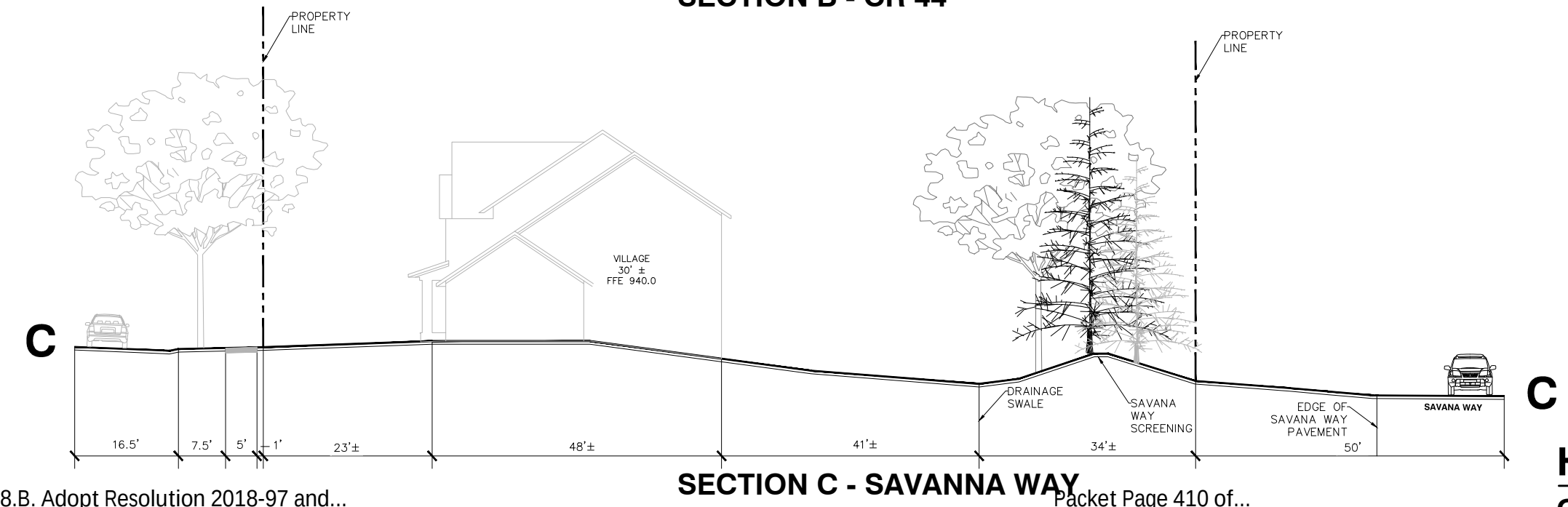
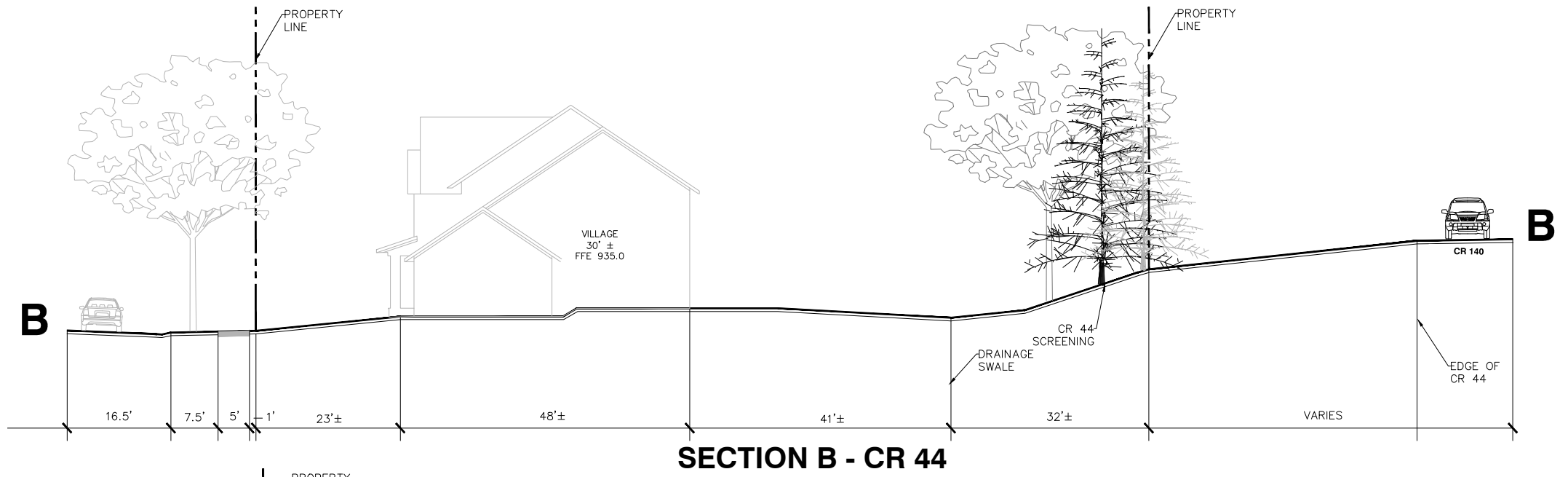
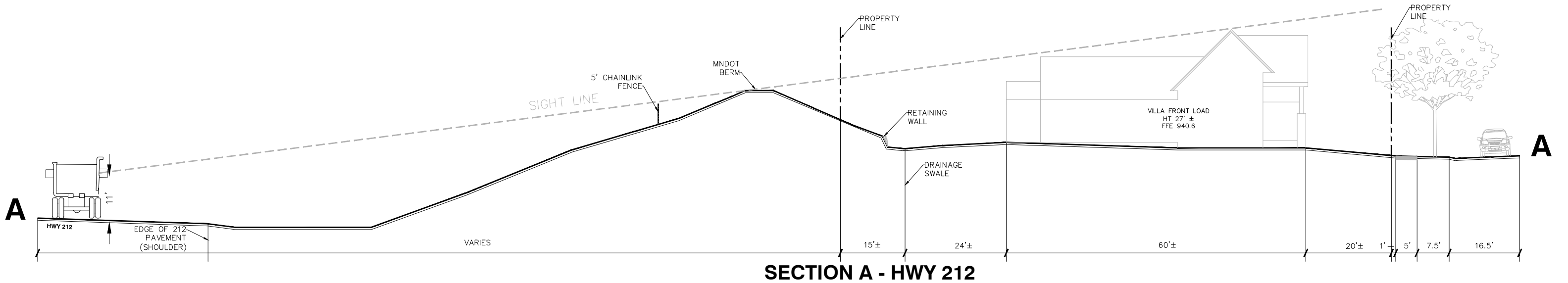
8.B. Addendum to CR 44 & SAVANNA WAY, CHASKA, MINNESOTA

Packet Page 409 of...

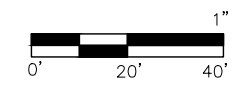


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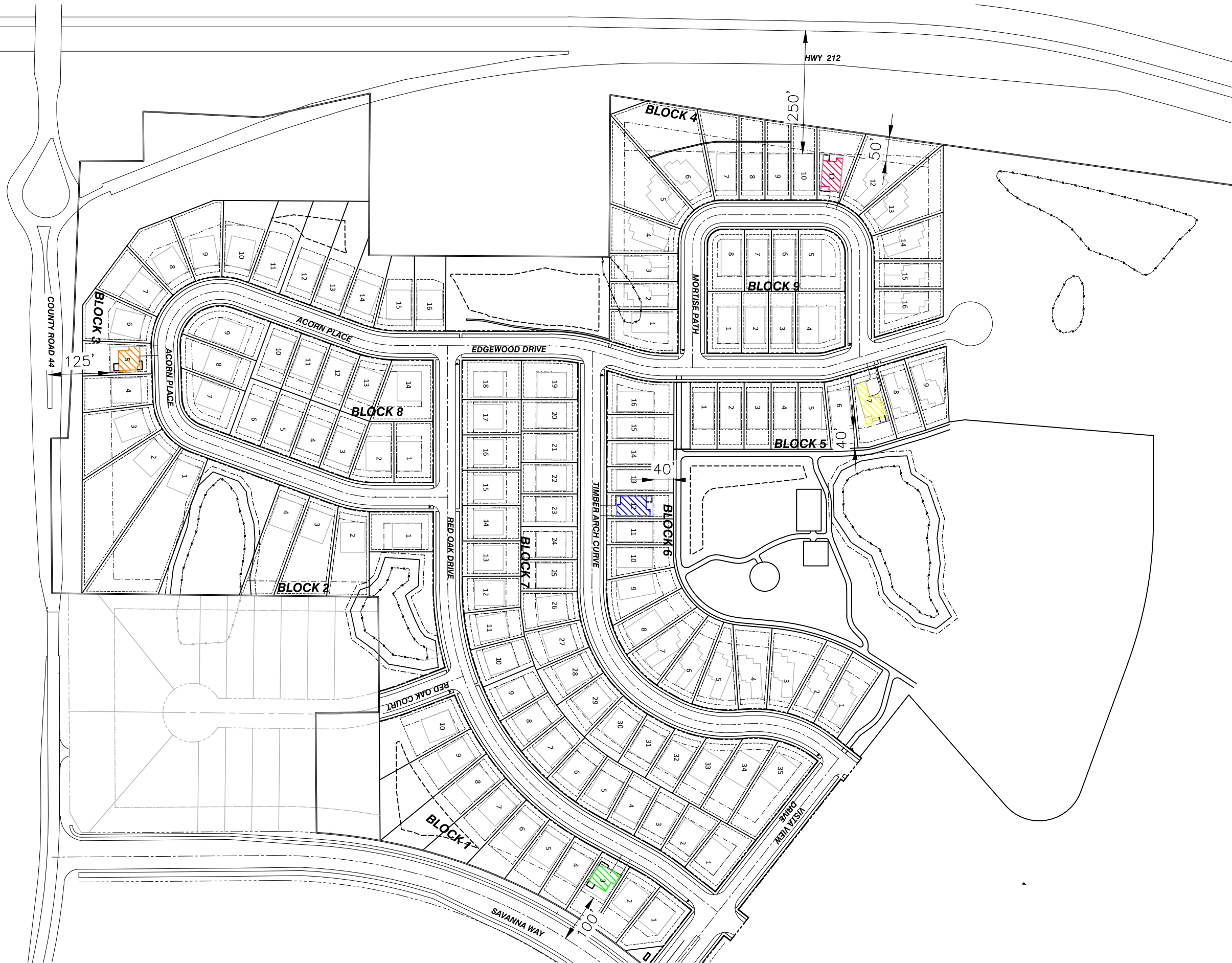


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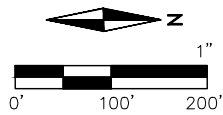
HARVEST WEST SETBACK EXHIBIT **CR-44 & SAVANNA WAY, CHASKA, MINNESOTA**

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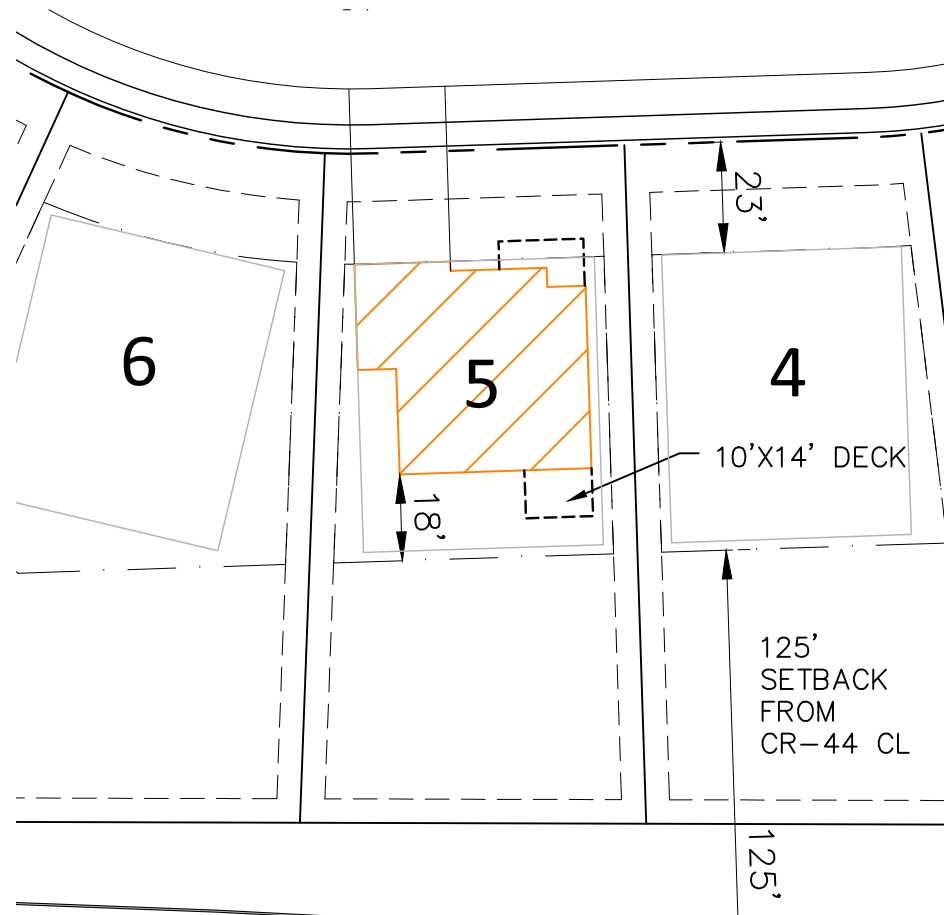
HARVEST WEST SETBACK EXHIBIT

8.B. Adopted Resolution 2016-01-01
CR 44 & SAVANNA WAY, CHASKA, MINNESOTA

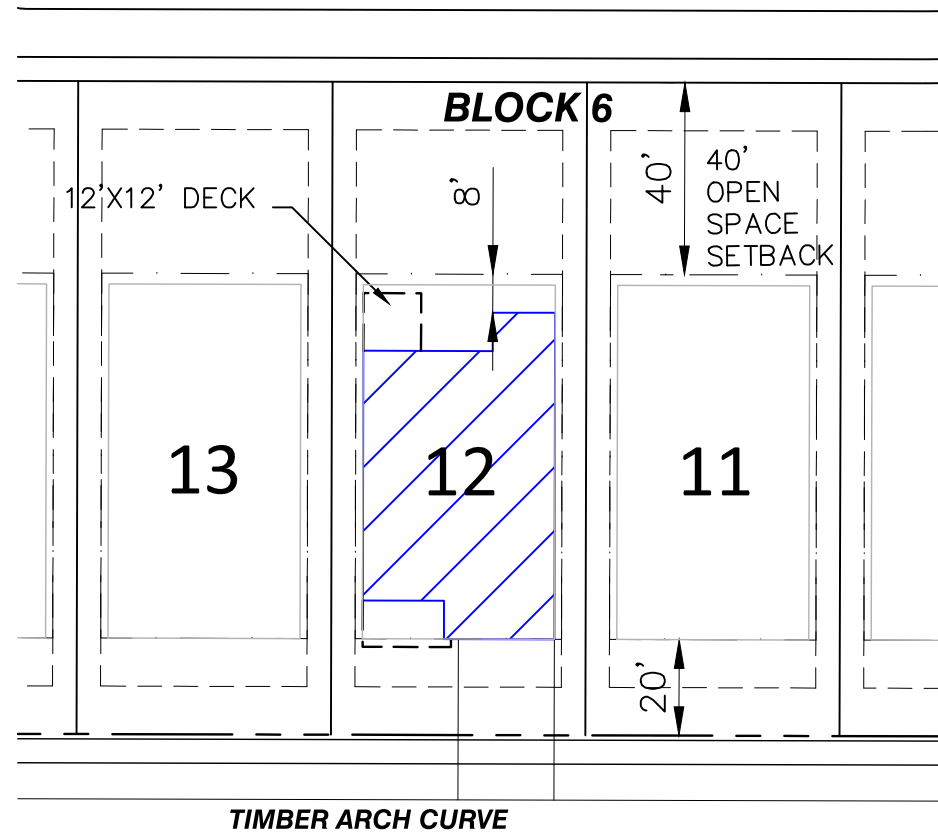


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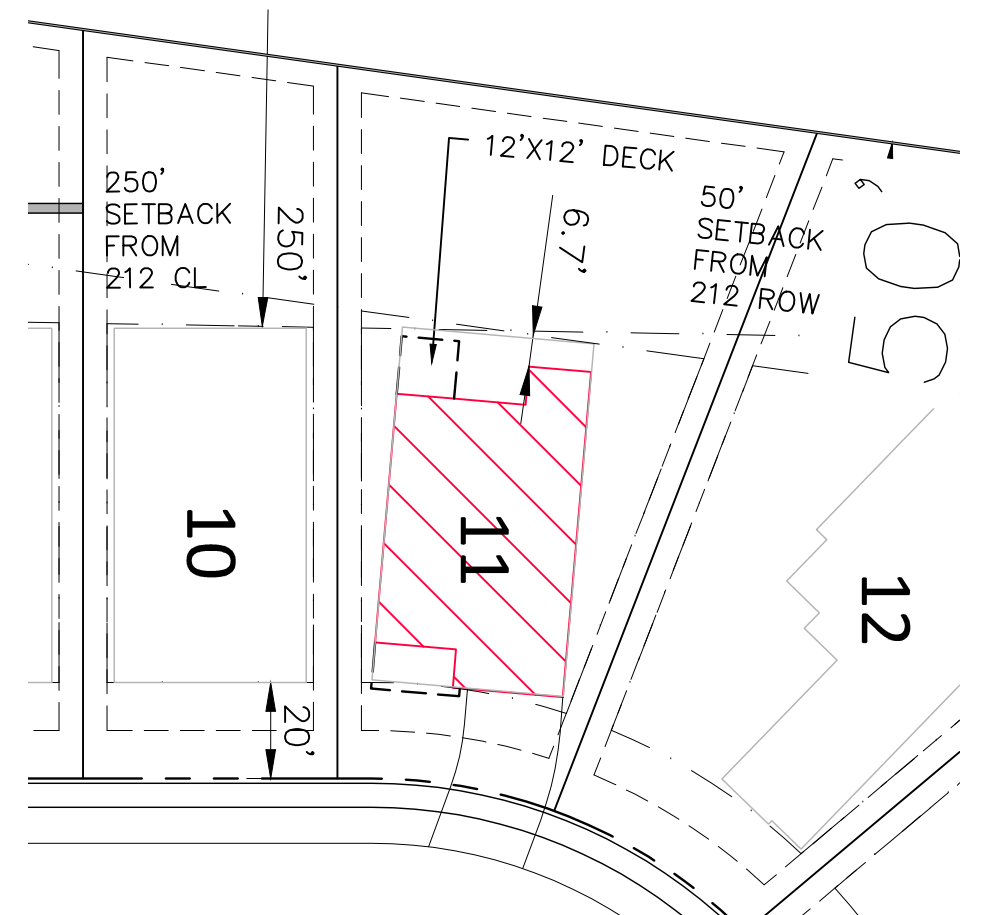




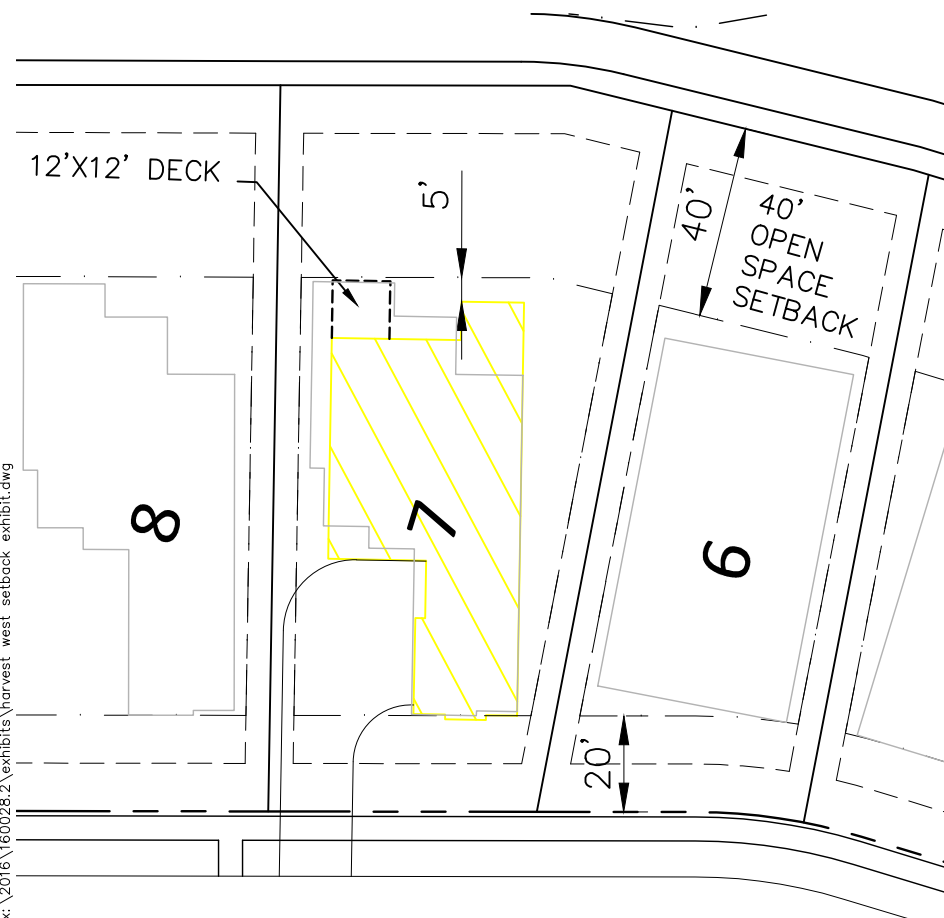
BLOCK 3, LOT 5



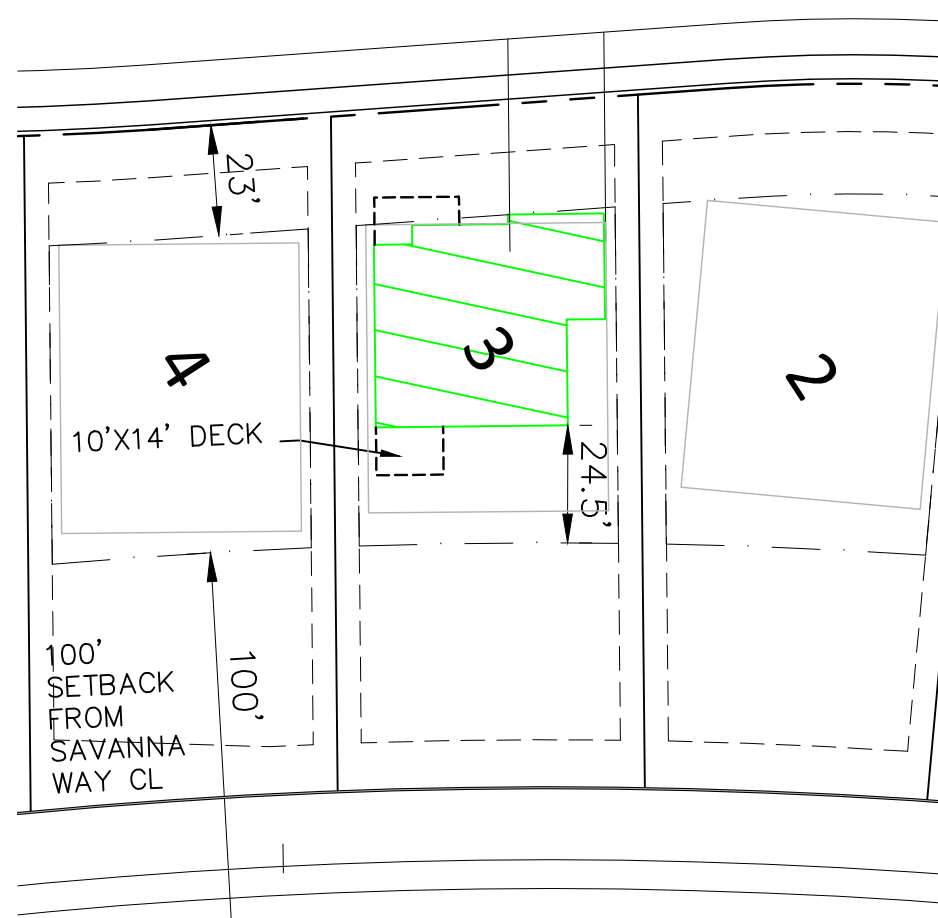
BLOCK 6, LOT 5



BLOCK 4, LOT 11



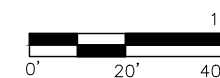
BLOCK 5, LOT 7



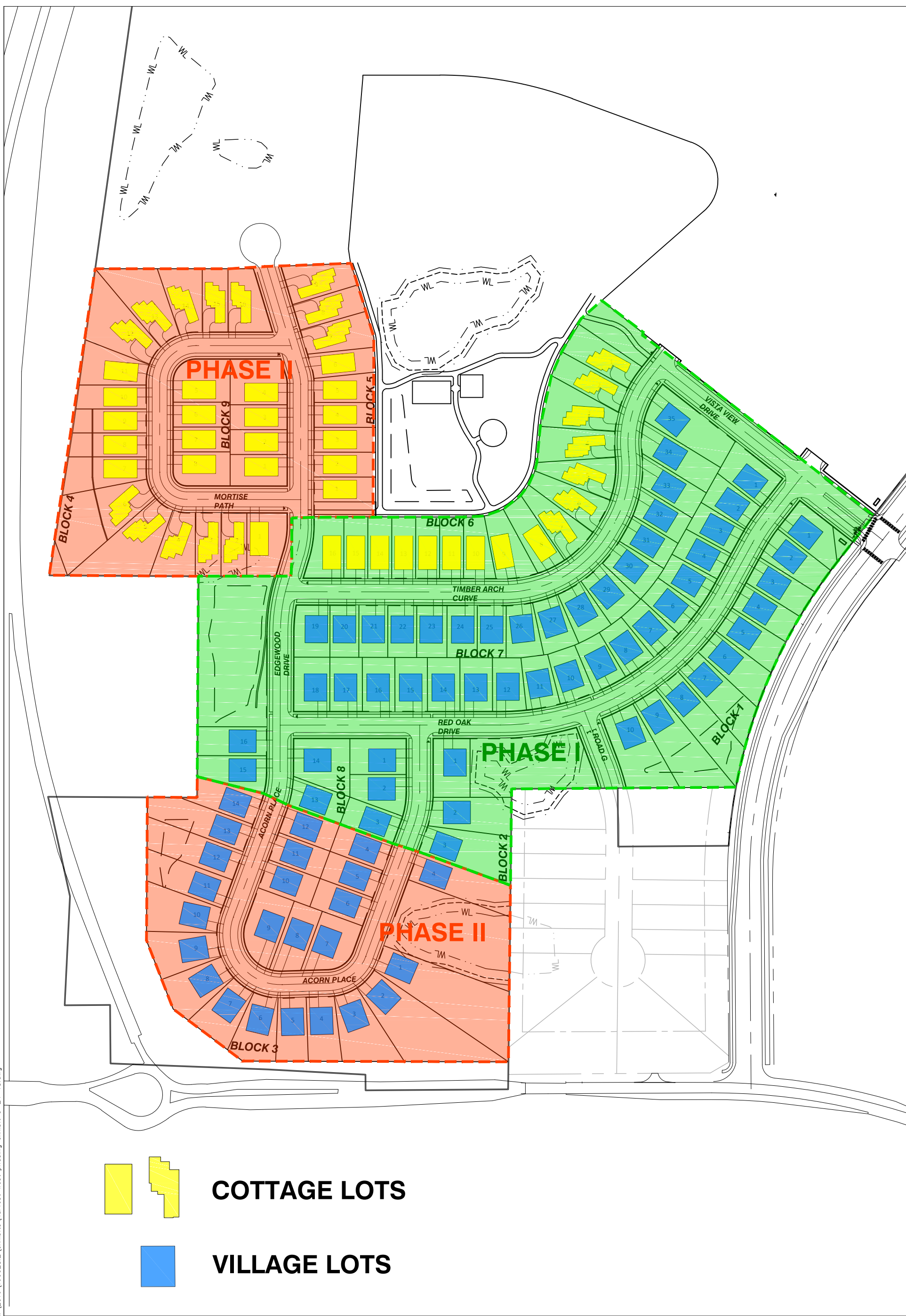
BLOCK 1, LOT 3

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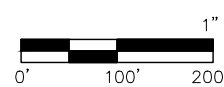


HARVEST WEST SETBACK EXHIBIT **CR-44 & SAVANNA WAY, CHASKA, MINNESOTA**



HARVEST WEST PHASING PLAN

CR-44 & SAVANNA WAY, CHASKA, MINNESOTA

CR-44 & SAVANNA WAY, CHASKA, MINNESOTA

DATE: 5-30-18
DRAWN BY: AKA

DRAWN BY: AKA



ALLIANT
ENGINEERING



Vista View Drive Entrance | Harvest West



Vista View and Road C | Harvest West

CHASKA, MINNESOTA
8.B Adopt Resolution 2018-97 and
Page 70 of...

Packet Page 415 of...



Vista View Mid-Block | Harvest West

CHASKA, MINNESOTA
8.31 Adopt Resolution 2018-97 and
Page 71 of...

Packet Page 416 of...



Vista View and Road B | Harvest West

CHASKA, MINNESOTA
8.31 Adopt Resolution 2018-97 and
Page 72 of...

Packet Page 417 of...

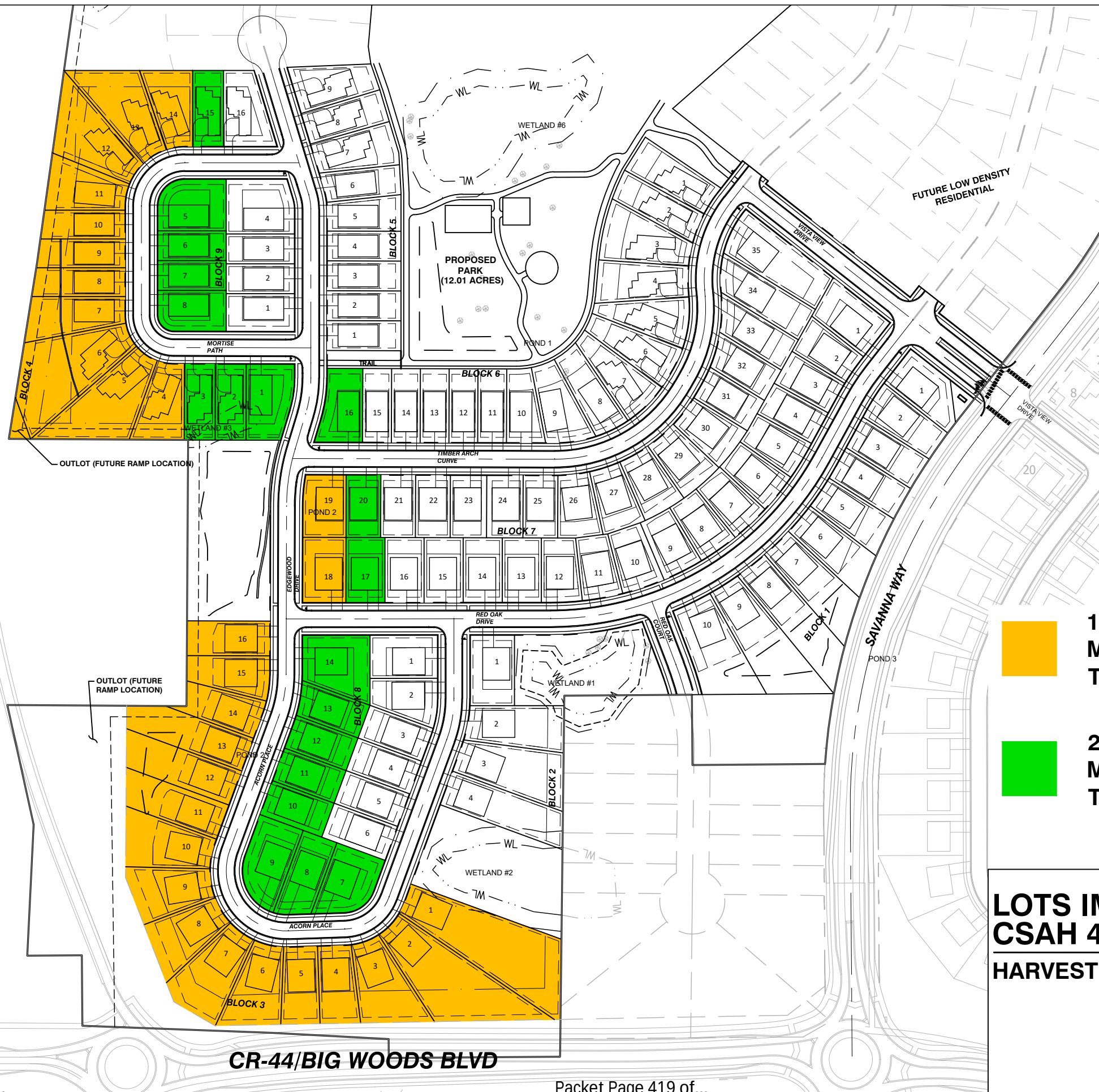


Park Entrance | Harvest West

CHASKA, MINNESOTA
8.B Adopt Resolution 2018-97 and
Page 73 of...

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HWY 212

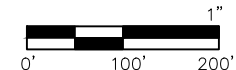


-  1ST ROW LOTS REQUIRING NOISE MITIGATION PER HARVEST WEST TRAFFIC NOISE STUDY.
-  2ND ROW LOTS REQUIRING NOISE MITIGATION PER HARVEST WEST TRAFFIC NOISE STUDY.

LOTS IMPACTED BY TH212 AND CSAH 44 NOISE

HARVEST WEST

CHASKA, MN



DATE: 7-6-18
DRAWN BY: NS



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ENGINEERING

HARVEST WEST

Chaska, Minnesota

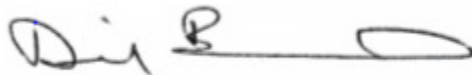
TRAFFIC NOISE ASSESSMENT

Prepared for

Tradition Development

by

David Braslau Associates, Inc.
6603 Queen Avenue S, Suite M
Richfield, MN 55423
Tel: 612-331-4571
FAX: 612-331-45672
Eml: david@braslau.com

A handwritten signature in dark ink, appearing to read 'David Braslau', with a long horizontal stroke extending to the right.

Dr. David Braslau, President

27 June 2018

EXECUTIVE SUMMARY

Harvest West is a proposed residential development in Chaska, Minnesota, located in the northeast quadrant of the intersection of TH 212 and CSAH 44. A new interchange is proposed for this intersection and a layout and associated traffic forecasts for the year 2040 have been taken from and SRF Memorandum for this noise assessment. Therefore, the west side of the project will be exposed to noise from TH 12 and the new northbound on-ramp from CSAH 44. The south and west corner of the project will be exposed to noise from CSAH 44 and the new on-ramp.

A MinnNoise traffic computer model has been used for the study with geometries taken from the site plan, the SRF Memorandum and aerial photographs. Hourly daytime and nighttime vehicle volumes taken from the SRF Memorandum have been broken into vehicle classes with estimated speeds from other studies along this segment of TH 212.

Noise receptor sites used in the computer model were based on the location and elevations shown on the project site plan. Shielding by terrain has been derived from the project grading plan.

Predicted daytime L10 levels at homes adjacent to TH 212 and CSAH 4 are below daytime standards except for three locations that within 1 dBA of the standard. Since the small difference is within modeling error, it can be assumed that all home locations are in compliance with the daytime L10 noise standard.

Predicted nighttime levels at homes adjacent to TH 212 and CSAH 44 are all above the nighttime L10 standard for residential land uses. In order to comply with state noise rules, sleeping rooms adjacent to and facing TH 212 and CSAH 44 should be provided with STC 30 windows, based on exceptions to the rules. While not modeled directly, sleeping rooms in the second row of homes facing these highways should also be provided with STC 30 windows.

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1.0 INTRODUCTION

1.1 Objectives of this Noise Assessment

This *Traffic Noise Assessment* evaluates the potential impacts of noise from TH 212 and CSAH 44 on the proposed Harvest West residential development in Chaska, Minnesota.

This study assumes completion of the proposed interchange that will replace the existing intersection of CSAH 44 with TH 212. Future traffic volumes have been taken from the SRF Draft Memorandum dated 28 February 2018, CSAH 44 and TH 212 & CSAH 44 Interchange Design Project; Draft Traffic Operations Analysis Memorandum.

Projected traffic noise levels from the adjacent roadways are compared with the Minnesota daytime and nighttime noise standards to determine the potential for noise impacts and need for any mitigation.

1.2 Site Location and Plan

Location of the Harvest West development in the City of Chaska is shown in **Figure 1.1**. The site plan with proposed lot and roadways is shown in **Figure 1.2** in relation to TH 212, CSAH 44 and the new interchange.

1.3 Minnesota Noise Standards

The Minnesota State Noise Standards for residential land uses are presented in **Table 1.1**. Residential land uses and specific park uses are included in the NAC-1 (Noise Area Classification -1) under Minnesota Rule 7030.0040.

Table 1.1 Minnesota State Noise Standards (NAC-1)

	Daytime (7:00 am to 10:00 pm)	Nighttime (10:00 pm to 7:00 am)
L10	65 dBA	55 dBA
L50	60 dBA	50 dBA

L10 is the level exceeded 10% or 6 minutes of an hour. L50 is the level exceeded 50% or 30 minutes of an hour. The L10 level is used as the primary indicator of traffic noise impact since it accurately reflects the potential impact of traffic. The L10 level, which has been shown to accurately reflect traffic noise along major highways, is used in this report to determine compliance.



Figure 1.1 Site Location



Figure 1.2 Site Plan Relative to TH212 and New Interchange

1.4. Report Components

Section 2.0 of the report describes the traffic noise model and assumptions used for predicting noise levels in the proposed development.

Section 3.0 of the report addresses potential daytime and nighttime noise levels on residential units adjacent TH 212, the proposed new on-ramp and CSAH 44, and discusses compliance with state noise standards and exceptions to the rules.

Section 4.0 presents a summary of findings.

2.0 TRAFFIC NOISE MODEL AND PREDICTIONS

2.1 Traffic Noise Model

The MinnNoise traffic noise model has been used to predict noise levels associated with vehicle traffic. The traffic model geometry is shown in **Figure 2.1**. Only roadways with direct exposure to the project are included in the model.

A careful review of the proposed grading plan has identified a significant earthen berm between TH 212 and the northern portion of project. TH 212 will run under a CSAH 44 bridge at the interchange and the proposed northbound on-ramp from CSAH 44 to northbound TH 212 will serve as a substantial noise barrier between TH 212 and the southern portion of the project.

Traffic volumes have been taken from the SRF Draft Memorandum , 28 February 2018, CSAH 44 and TH 212 & CSAH 44 Interchange Design Project; Draft Traffic Operations Analysis Memorandum Figure 6 - Year 2040 Build Conditions. Vehicle mix and speed assumptions have been based experience with previous noise assessments along TH 212.

Roadway segments included in the model are listed in **Table 2.1**.

Table 2.1 Assumed Vehicle Mix and Hourly Volumes

Roadway Segment		PM	AM
TH212 NB PM N of On Ramp	CARS	939	3173
	MT	30	100
	HT	40	67
TH212 NB PM S of On Ramp	CARS	744	2546
	MT	24	80
	HT	32	54
TH212 SB PM	CARS	2869	1125
	MT	60	36
	HT	91	48
On-Ramp	CARS	206	647
	MT	4	13
	HT	0	0
CSAH 44 EB	CARS	809	314
	MT	17	6
	HT	0	0
CSAH 44 WB	CARS	421	779
	MT	9	16
	HT	0	0

SF

Noise levels have been predicted at the future home sites located on each lot adjacent to TH 212 and CSAH 44 shown on **Figure 2.1**.

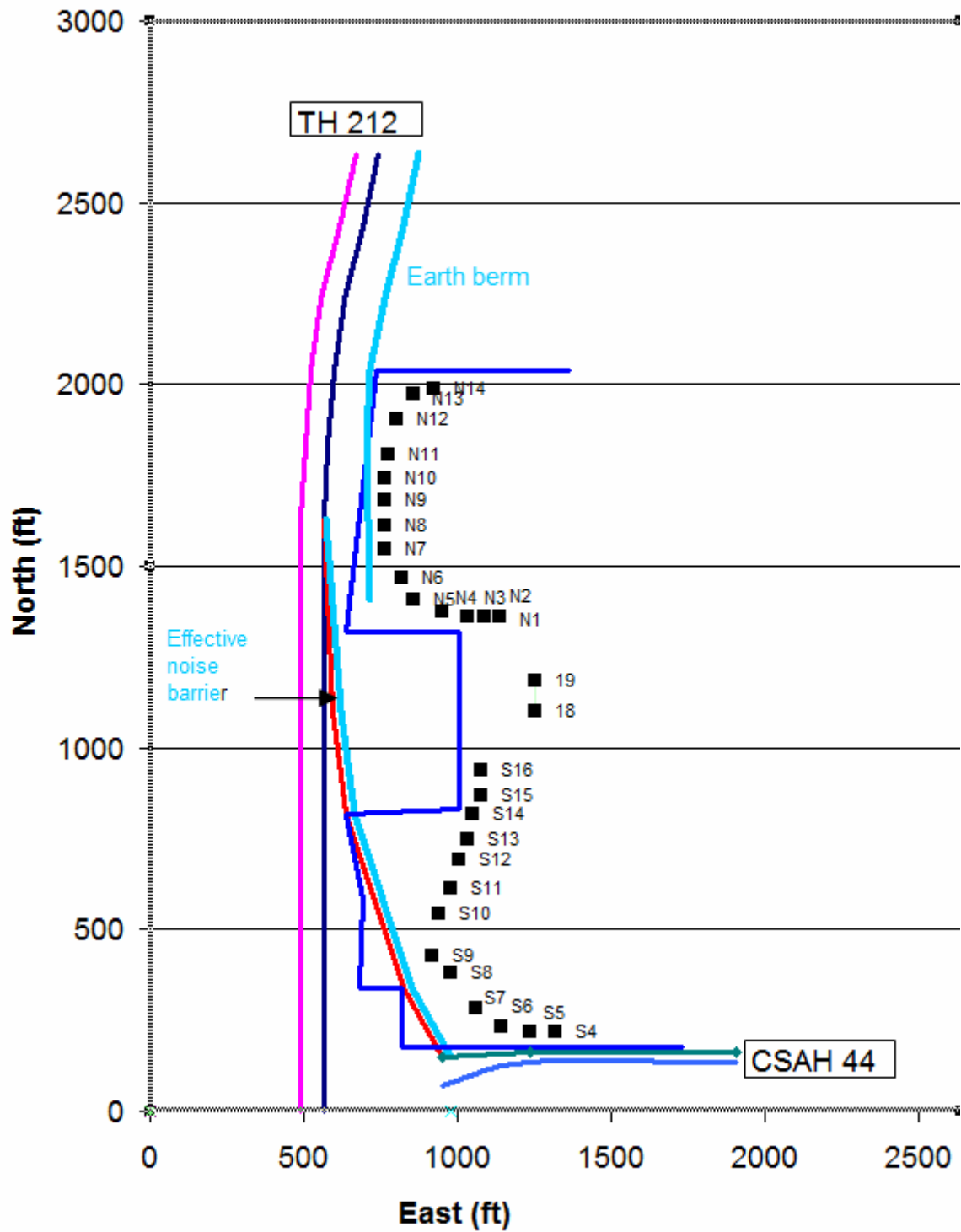


Figure 2.1 Model Geometry with Residential Receptor Sites

2.2. Noise Model Predictions

Predicted daytime L10 levels at receptor sites are both lower and upper floor levels are included in **Table 2.2** to cover outdoor daytime activities at ground level or on upper level decks. It can be seen that there is very little difference in the lower and upper levels due to effective shielding of TH 212 by the berm and the on-ramp.

Predicted nighttime levels are included in **Table 2.2** for the upper floor level where sleeping rooms are most critically exposed to noise from the roadways.

The reader might notice that the nighttime L10 levels are higher than the daytime (peak hour) levels. This can be explained by (1) traffic volumes during the “nighttime” 6 -7 am hour defined in Minnesota Rule 7030 are almost as high as the afternoon peak hour and (2) the heavier morning or “nighttime” traffic flow heading north on TH 212 is about 70 feet closer to the home receptor sites than the daytime afternoon peak hour flowing south, therefore yielding higher sound levels.

Residential daytime and nighttime standards are included at the bottom of **Table 2.2** for comparison with predicted levels. It can be seen that only three of the receptors are expected to exceed the daytime L10 65 dBA standard, but only by less than 1 dBA. This is well within model accuracy associated with assumed traffic volumes, vehicle mix and speeds. Therefore, no mitigation of daytime traffic noise levels is needed by the development.

However, all of the upper receptors are predicted to be over the L10 55 dBA nighttime standard which is common along most heavily traveled in Minnesota. Since levels at the ground floor level are generally only 1 dBA lower, bedrooms on the ground level will also exceed the nighttime standard.

Table 2.2 Predicted Daytime and Nighttime L10 Levels

	Daytime	Daytime	Nighttime
Receptor	Lower Floor	Upper Floor	Upper Floor
S4	65.4	65.6	65.6
S5	65.3	65.5	65.7
S6	63.6	64.0	64.4
S7	60.9	61.6	62.3
S8	60.2	61.4	62.5
S9	60.6	62.3	63.6
S10	60.5	61.7	62.6
S11	60.6	61.7	62.4
S12	61.0	61.9	62.5
S13	61.1	61.9	62.5
S14	61.4	62.1	62.6
S15	61.4	62.0	62.5
S16	61.8	62.3	62.8
18	60.0	60.3	60.7
19	59.8	60.1	60.5
N1	60.8	61.1	61.6
N2	61.6	61.8	62.4
N3	62.5	62.8	63.4
N4	63.9	64.2	64.9
N5	65.7	65.8	66.7
N6	64.4	64.7	65.6
N7	59.4	61.7	62.3
N8	59.0	62.3	62.7
N9	59.5	63.2	63.5
N10	60.3	64.3	64.5
N11	60.5	64.2	64.2
N12	59.9	62.9	62.9
N13	59.0	61.1	61.1
N14	58.1	59.5	59.6
Standard	65.0	65.0	55.0

2.3. Compliance with State Standards for the Nighttime Period

In order to comply with state noise standards, the exception of the rules under Subpart 3 of Minnesota Rule 7030.0050 will have to be met. From **Table 2.2** it can be seen that the upper floor levels are well above the L10 55 dBA nighttime standard. However, under exceptions contained in Minnesota Rules, commercial noise standards (NAC-2: L10 70 dBA) can be applied to a residential land use if provisions in the rules can be met. The applicable provisions of Minnesota Rule 7030.0050 are presented below.

Subp. 3. Exceptions. The noise area classification for a land use may be changed in the following ways if the applicable conditions are met.

B. The standards for a building in a noise area classification 2 [**L10 70**] shall be applied to a building in a noise area classification 1 if the following conditions are met:

- (1) the building is constructed in such a way that the exterior to interior sound level attenuation is at least **30 dB(A)**;
- (2) the building has year-round climate control; and
- (3) the building has no areas or accommodations that are intended for outdoor activities.

From the predicted L10 values in **Figure 2.2**, all of the home areas adjacent to TH 212 and CSAH 44 that are intended for overnight occupancy must be designed for a 30 dBA exterior to interior sound level attenuation in order to comply with the exceptions to the rule. Since modeling sound levels for the second row of homes, that are partially shielded from highway noise by the first row, is speculative (without information on each first row home type and location on lots) it can be generally assumed that the sound level at the second row is 4 to 6 dBA lower than the first row. Since the second row may therefore be exposed to a nighttime level over the standard, the findings and recommendations here should be applied to the second row of homes as well.

The typical exterior wall construction, extracted from the plans, are presented in **Table 2.3**. Based upon available test data, this wall is expected to have an STC (sound transmission class) of 42, which is used in the calculations below to establish the exterior-interior sound level attenuation required by the rule.

Table 2.3 Standard Wall Construction per Plans

EXTERIOR AIR FILM	R=0.17
SIDING	R=
1/2" SHEATHING	R=1.06
2 X 6 STUDS 16" OC	
FULL WALL INSULATION	R=21.00
VAPOR BARRIER	R=
1/2" GYP BD	R=0.45
INTERIOR AIR FILM	R=0.68
TOTAL	R=23.36

Rear elevations (facing the highway) of home models considered for the development are shown in **Figure 2.3** and **Figure 2.4**. Because all of these have similar glazing configurations, the evaluation of exterior to interior noise reduction is evaluated for the Aberdeen model shown in **Figure 2.4**

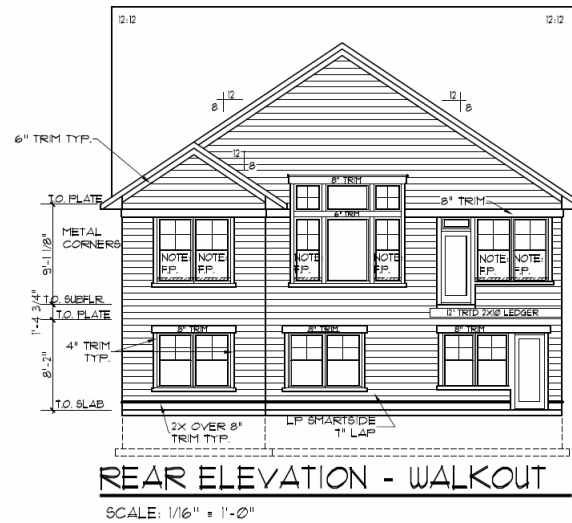
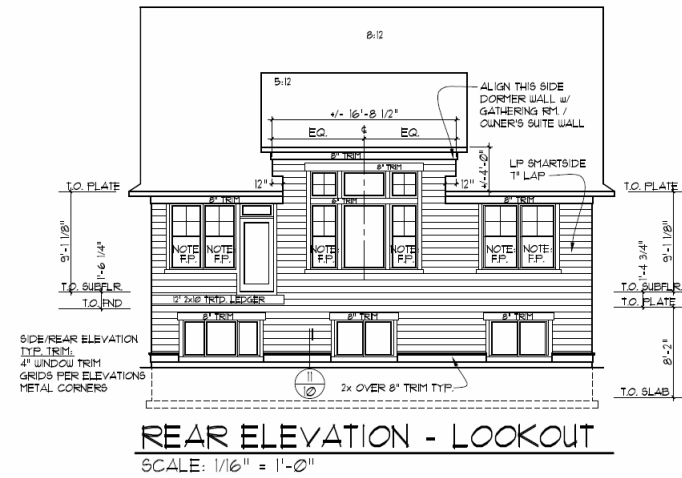
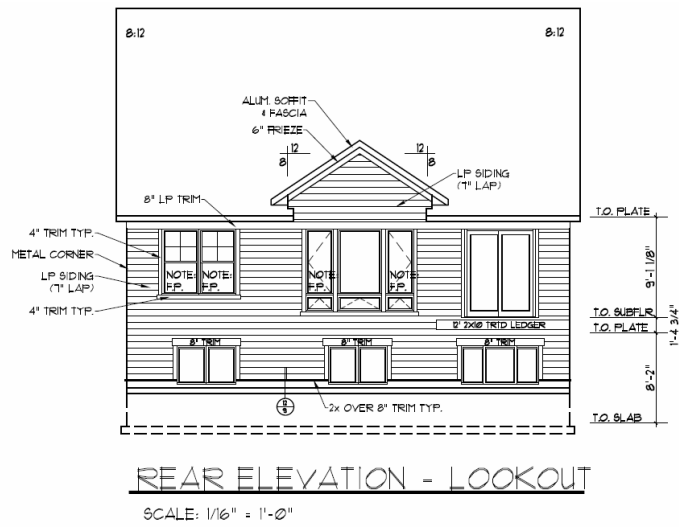


Figure 2.2 Typical Home Elevations Facing TH 212

David Braslau Associates, Inc.

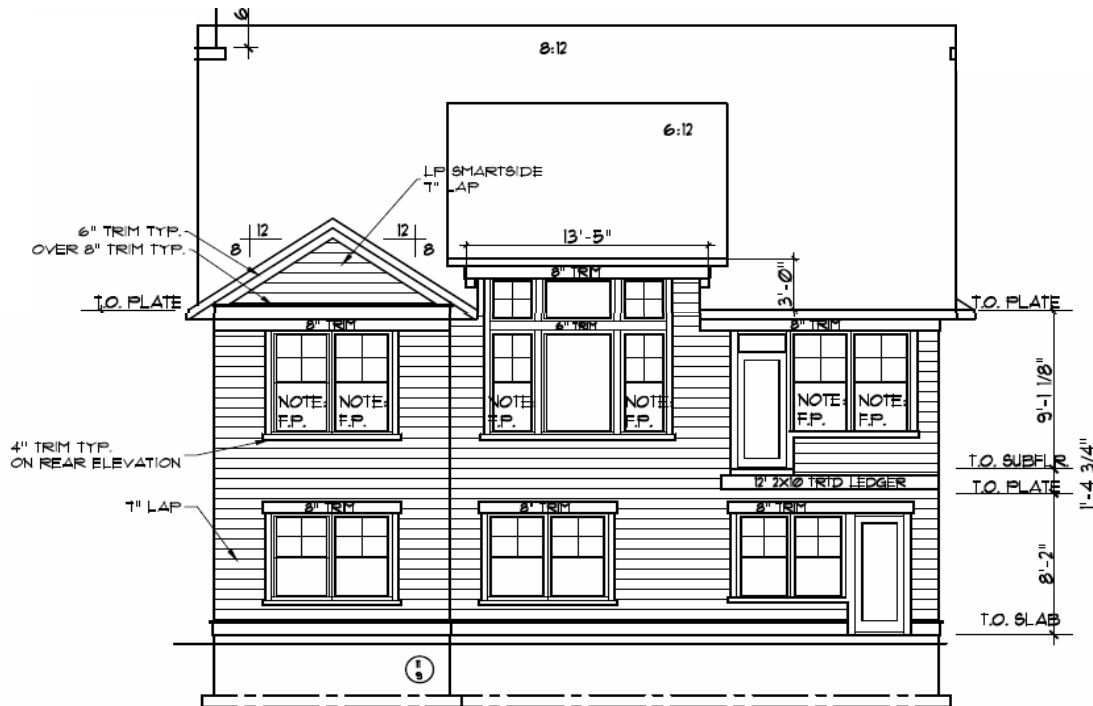


Figure 2.3 Aberdeen Model – Example used for Noise Reduction Analysis

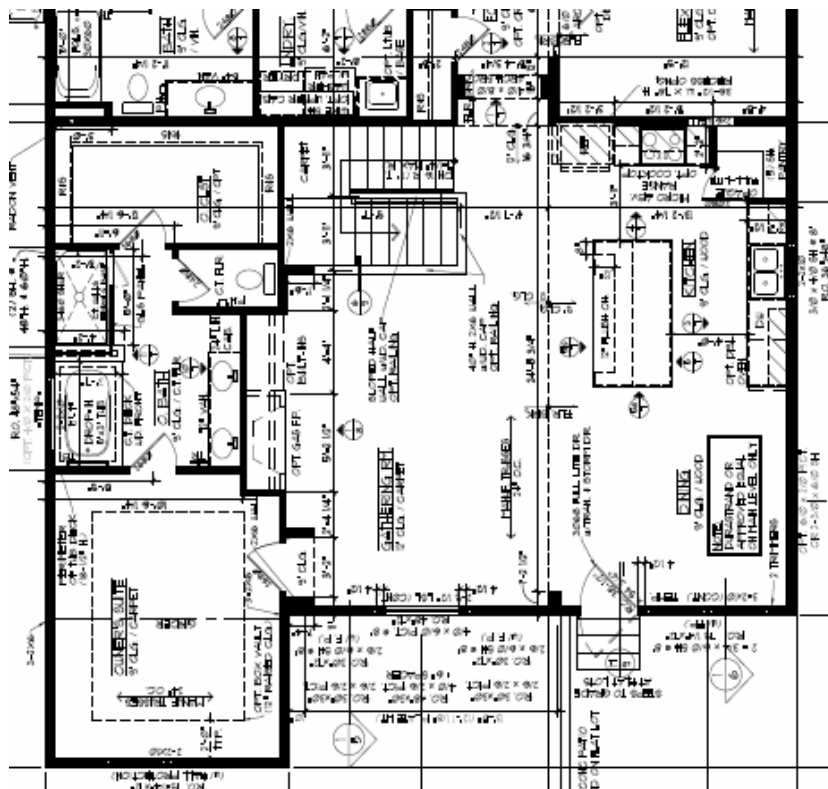


Figure 2.4 Aberdeen Upper Level Floor Plan – Rooms Facing TH 212

The floor plan in **Figure 2.5** is similar to the other home model plans. Three rooms face the highway: Owner's Suite, Gathering Room, and Dining Room. The most critical room requiring a 30 dBA exterior to interior noise reduction is the owner's suite. The other two spaces are normally for daytime use only, i.e. not sleeping rooms.

For the analysis, a typical window attenuation value of STC 28 has been assumed. Results of noise reduction calculations for the three rooms are shown in **Table 2.4**. A traffic noise spectrum correction of 3 dBA is commonly used to adjust STC values to noise reduction values expressed in dBA. It can be seen in **Table 2.4** that, to achieve a Noise Reduction of 30 dBA, an STC 30 window will be required for the Owner's Suite.

Since the other two rooms are for daytime use and daytime standards are not exceeded, STC 28 could be used without penalty.

Table 2.4 Exterior-Interior Noise Reduction Calculations

BUILDING COMPONENT	STC	AREA	AREA
Owner's Suite		(S.F.)	(%)
WALL	42	77.60	64.88
WINDOWS	30	42.00	35.12
TOTAL		120	100.00
COMPOSITE STC	34		
Traffic adjustment	-3		
Noise Reduction	31		
Needed NIGHTTIME	30	OK	
BUILDING COMPONENT	STC	AREA	AREA
Gathering Room		(S.F.)	(%)
WALL	42	88.90	50.25
WINDOWS	28	88.00	49.75
TOTAL		177	100.00
COMPOSITE STC	31		
Traffic adjustment	-3		
Noise Reduction	28		
Needed DAYTIME	-----	OK	
BUILDING COMPONENT	STC	AREA	AREA
Dining Room		(S.F.)	(%)
WALL	42	56.60	47.32
WINDOWS	28	42.00	35.12
DOOR	28	21	17.56
TOTAL		120	100.00
COMPOSITE STC	31		
Traffic adjustment	-3		
Noise Reduction	28		
Needed DAYTIME	-----	OK	

Therefore, all sleeping rooms facing the TH 212 or CSAH 44 should use STC 30 windows to comply with exemptions to the noise rule.

3.0 SUMMARY OF FINDINGS

Predicted daytime L10 levels at homes adjacent to TH 212 and CSAH 44, based upon 2040 forecast year traffic and the proposed new interchange at TH 212 and CSAH 44, are below the standards except for three locations that within 1 dBA of the standard. Since the small difference is within modeling error, it can be assumed that all home locations are in compliance with the daytime L10 noise standard.

Predicted nighttime levels at homes adjacent to TH 212 and CSAH 44, based on 2040 year traffic and the proposed new interchange, are all above the nighttime L10 standard for residential land uses. In order to comply with state noise rules, sleeping rooms adjacent to and facing TH 212 and CSAH 44 should be provided with STC 30 windows, based on exceptions to the rules. While not modeled directly, sleeping rooms in the second row of homes facing these highways should also be provided with STC 30 windows, since the first row does not provide sufficient shielding to bring these into compliance.

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City of Chaska Memorandum

To: Planning Commission
From: Matt Clark
Date: June 6th, 2018
Subject: Harvest West Preliminary Plat

This proposal represents a continuation of planned area development in the SW area of Chaska. In anticipation of this development activity, the City has been implementing trunk sanitary sewer and water main utilities to service the proposed development. Gravity sanitary sewer along with water main is currently in place to service the proposed property. The City's trunk watermain that services the south west area parallels the state highway right of way is currently shown to be incorporated into portions of the lots and planned out lot within the development. Staff is continuing to evaluate options with the developer to incorporate the trunk utility within the development. Should the trunk watermain remain in place it should be noted that dedicated easements will be needed with restrictions to allow for City maintenance.

Storm water management will be provided on site, although treatment is being reviewed on a regional basis. Wetlands exist over portions of the property and the developer is proposing to use wetland banking credits for those portions of wetlands being impacted. Prior to approval of the grading any wetlands being impacted should follow wetland conservation authority. The mass grading plan proposes grading and disturbance over the entire property with drainage being that will require City approval of the storm water as well with the Carver County Watershed and MnDOT state agencies. Since the development is proposed to be phased with street and utilities, the grading and erosion plan will need to address the interim routing of area drainage over the development.

The attached roadway exhibit notes the TH212/CR140 interchange, as well as the street system proposed to service the SW area. This subdivision will derive access from Savanna Way, a local collector road that connects to Co Rd 44. Access into the planned development was constructed with the Savanna Way collector road that will be completed in the spring of 2018.

The City of Chaska is currently in process of completing the design of the new interchange along with the CR 44. The new interchange is planned to be under construction in 2019. Along with the interchange, Carver County is proposing to upgrade the segment of Co Rd 44 from the new interchange road into downtown in 2019 and 2020. Both the interchange and Co Rd 44 projects require right of way procurement that will need to be incorporated with the planned development layout.

It should be noted the development layout includes a portion of City property that was acquired with the Savanna Way collector roadway for purposes of storm water ponding that is no longer needed. The property remains guided for residential area development

guided by the City comprehensive plan. Prior to the final plat approval the Developer will need to enter into a purchase agreement with the City.

The planned development abuts the state highway and given the location traffic noise will need to be evaluated by the developer such that the noise standards established by the state and federal standards are in compliance. The Developer is required to assess the noise situation and take action deemed necessary to minimize the impact to the proposed development from any highway noise.



City of Chaska Memorandum

To: Planning Commission
From: Marshall Grange, Parks & Recreation Director
Date: June 7, 2018
Subject: Harvest West Neighborhood Park Concept Plan-UPDATE

The proposed neighborhood park area for the Harvest West development will provide approximately 1 acre of active space along with 4 acres of passive nature space that will offer recreational opportunities for the area residents, thus improving quality of life. While planning this park site, the following items should be considered:

Connections into the park from the development:

- The proposed trails leading into the active area of the park are sufficient, however, the trail on the west side between home lots 1, 2 & 8 may require additional buffer.
- The intersection of Vista View Drive & Savanna Way shall include signage and a designated cross-walk to allow safe crossing for kids/residents in the Savanna Estates Development wishing to go to the park. Vista View Drive shall include a sidewalk leading to the access trail into the park to prevent residents from walking in the street.
- Consideration should be given to additional park access with future development planned to the north.

Views and tree preservation:

- Sightlines into the active area of the park (southern portion) are important for safety, thus the trees located along the outside perimeter need to be cleared with the exception of quality oak trees.
- The passive area of the park (northern portion) has a high density of trees. The trees will remain with removal only being for the purpose of safety to include a nature trail through this area.

Active area:

- The active area currently indicates a storm water management area that may be of concern. Measures need to be taken to create a buffer around this area to prevent any accidents given this is the designated active area and the nature of children's play.
- The active area shall be graded to be as level as possible while still providing adequate drainage.

- The active area will include a few amenities that are yet to be determined. Depending on the timeline of the buildout for this development and the installation of the park area there may be opportunity for neighborhood feedback on park amenities. In general, the area will include a playground and tot lot.
- Ideally, there will be some grass area to allow for casual sports activities.

Passive area:

- The passive area to the north of the active area includes a wetland and large section of trees. This area shall include a network of nature trails.
- Prairie grasses and native flowers shall be planted around the wetland area to provide beauty and a buffer.
- Installation of a butterfly garden and birdhouses throughout the passive area can provide nature education and opportunities for photography.

UPDATE:

- The provided artistic rendition showcasing the park entrance off of Vista View Drive are acceptable. The park sign and landscaping leading into the park will differ as shown per the discretion of public works park maintenance staff, however, the overall open sightline leading into the park as depicted will remain.

June 6th, 2018

Elizabeth Hanson
City of Chaska Planner
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: Harvest West
MnDOT Review P18-033
SE Quad of US 212 and CR 110
Chaska, Carver County
Control Section 1017

Dear Ms. Hanson,

The Minnesota Department of Transportation (MnDOT) has reviewed the proposed Harvest West plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Planning:

It looks as though the plans have accounted for this, but please be aware that there is an interchange planned for US 212 and CR 140.

For questions concerning this comment, please contact Jennifer Wiltgen at jennifer.wiltgen@state.mn.us or 651-234-7788.

Surveys:

The Harvest West plat should show monuments found, B-numbers and access control as shown on MnDOT plats 10-27 and 10-28.

Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or Natalie.Ries@state.mn.us.

An equal opportunity employer

Water Resources:

This development will require a drainage permit (drainage permit checklist attached). There are two ponds located adjacent to existing MnDOT ponds. These ponds outlet into the MnDOT ponds.

Below are the requirements for design:

- Ponds adjacent to MnDOT right of way must be designed using Atlas 14 storm events
- They also must be designed using 24hr -100 year storm levels
- They must have at least one foot of freeboard

No increase in runoff will be allowed on MnDOT right of way.

For questions concerning these comments please contact Marty Kors at 651-234-7537 or martin.kors@state.mn.us.

Permits:

Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website: <http://www.dot.state.mn.us/utility/forms.html>. Please include one 11x17 plan set and one full size plan set with each permit application.

Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

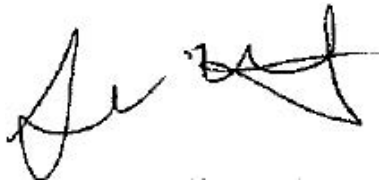
1. An electronic .pdf version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is less than 20 megabytes.
2. A compact disc with the plans in .pdf format. The disc can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. A .pdf version of the plans sent to MnDOT's external shared workspace site located at: <https://mft.dot.state.mn.us>. Please contact MnDOT development review staff gain access to the shared workspace site. Also, please send a note to metrodevreviews.dot@state.mn.us indicating the file name and stating that the plans have been submitted on the shared workspace site.
4. If you are unable to send the plans electronically, please submit a set of full size plans to the above address.

If you have any questions concerning this review, contact me at (651) 234-7788.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Wiltgen', with a stylized, cursive script.

Jennifer Wiltgen
Principal Planner

Copy sent via E-Mail:

Diane Langenbach, Area Engineer
Cameron Muhic, Bike-Ped
Natalie Ries, Noise
Almin Ramic, Traffic
Hailu Shekur, Water Resources
Nancy Jacobson, Design
Buck Craig, Permits
Doug Nelson, Right-of-Way

Shane Rowbotham, Design
Bruce Wetherbee, Surveys
Luke Kranz, Carver County Surveys
Russ Owen, Metropolitan Council

MnDOT Drainage Permits Checklist

Purpose of the MnDOT Drainage Permit

MnDOT Metro District regulates activities that impact its drainage systems and its MS4 regulated area. The purpose of the Drainage Permit is to protect State of Minnesota investment in infrastructure including but not limited to roadways, storm water treatment basins, ditches and storm sewer systems. Excess storm water and/or sediment laden storm water added to MnDOT's drainage systems leads to degradation of these assets. Negative impacts include but are not limited to: sediment deposition, loss of flood storage capacity and also loss of hydraulic conveyance capacity. These impacts may cause premature flooding of the road surface and/or erosion damage on State right-of-way.

Technical Requirements of the MnDOT Drainage Permit

The permit applicant shall demonstrate that offsite runoff coming to MnDOT drainage system and/or right-of-way will not increase as a result of the proposed project. This is quantified as a "no increase in discharge" criteria for the 2-year, 10-year and 100-year storm events. Compliance is demonstrated by applying hydraulic/hydrologic software models. HydroCAD and XPSWMM are the approved models to compare the pre and post project discharge values. Typically, HydroCAD is sufficient to model most proposed projects. However, XPSWMM may be required if the project contains extensive storm water pipe systems connected to MnDOT storm sewer or if HydroCAD cannot in MnDOT's judgment effectively model pressure flow, complex junctions and/or backwater effects that are present. The 2-year, 10-year and 100-year storm events shall be based upon Atlas 14 runoff amounts per the NOAA website.

In addition, Drainage Permit Applicants shall meet all applicable water quality treatment requirements established by the local Watershed District(s) and the MPCA.

Permit applicants should anticipate that specific projects that seek to divert runoff to another sub-watershed or watershed will be denied. It is MnDOT practice to avoid such watershed diversions whenever practicable.

Submittal Requirements:

- Readable/legible watershed maps that show pre and post project drainage conditions. These two separate contour maps shall be large enough in scale so that approximate flow paths can be determined for verifying the Time of Concentrations used in the models. The drainage/watershed maps shall include enough detail so that Curve Numbers used in the hydraulic models may be verified by MnDOT.

April 2014

- Surface water flow direction and storm water pipe water flow direction shall be indicated on the pre and post project watershed maps.
- Minimum recommended watershed map scale is 1"=100'. Project applications submitted with smaller scales (e.g., 1"=500') may be rejected and returned to the applicant. The same would apply for project watershed maps that do not include topographic contours or basic land use information such as the location of buildings, pavement and "green space". Watershed maps submitted as pdf files or CAD files shall be readily printable at scales that allow for good readability.
- Pre and post project watershed maps shall be clearly linked to the drainage models such that the names of the sub-watersheds, ponds and drainage structures are the same in the models as shown on the watershed maps. In addition, watershed and sub-watershed boundaries shall be clearly shown.
- Submission of the actual pre and post project HydroCAD or XPSWMM models is required: pdf copies of the drainage model simulations are unacceptable. In the event that the models cannot be transferred readily by electronic mail or electronic repository site, a hardcopy CD shall be provided.
- Curve numbers shall be determined per NRCS methodology and should be modified as needed based upon detailed knowledge of soil type and specific conditions on site. HydroCAD modeling software includes NRCS guidance for determining curve numbers based upon land use and condition.
- Time of concentration (Tc) computations and assumptions that in MnDOT's assessment clearly overestimate or underestimate this critical runoff parameter will be rejected. Two common assumptions that lead to overestimating Tc include: using the "Lag/CN" method to determine peak runoff from watersheds that have a relatively long and/or diverse flow path, and assuming that sheet flow occurs for a distance exceeding 100 feet. Conversely, pre-project Tc shall not be underestimated to offset post project increases in peak discharge.
- Available freeboard for existing and proposed treatment ponds shall be shown on the watershed maps as well as the normal and 100-year high water levels. All proposed pond treatment systems along MnDOT right-of-way shall have a minimum freeboard of 2.0 feet between the road surface and the proposed 100-year HWL.
- Infiltration basins, filtration basins and ponds adjacent to MnDOT right-of-way shall be designed to provide at least 2 feet of elevation difference between the 100-year HWL and the crest of the basin berm. The berm crest shall be at least 5 feet wide. The emergency overflow shall be lined from crest to toe of slope with Turf Reinforcement mat or Category 6 or 7 Erosion Control Blanket.

April 2014

- Best management practices (BMP's) including infiltration/filtration sites, storm water ponds, etc. shall be clearly labeled on the pre and post project watershed maps.
- Plan sheets submitted as watershed maps shall be evaluated as such. They shall be readable and legible and meet all the same requirements including clear delineation of watershed boundaries, readable map scale, and land use shown by an aerial photo background map, or that is clearly depicted based on details on the plan sheet or sheets submitted.
- Project plan sheets relevant to the Drainage Permit are required and include: existing site conditions, the proposed grading plan as well as proposed site drainage system plans and profiles. The plans shall include applicable wetland impact/mitigation features and temporary sediment and erosion control measures for the project. In addition, erosion control blanket will be used to stabilize disturbed area on MnDOT right-of-way unless other methods such as rip-rap treatment are called for in the plans and approved by MnDOT.
- Pond and basin special structures including weirs and orifices shall be consistent with what is used in the HydroCAD or XPSWMM models submitted and include relevant calculations/details.
- A table summary of existing versus proposed site discharge to MnDOT drainage system/right-of-way is required for the 2-year, 10-year and 100-year Atlas 14 rainfall events.
- Post project storm water discharge to MnDOT ditches or other open channel shall be limited to flow velocities of 6 fps or less for a 50-year Atlas 14 rainfall event.
- Project discharge points that will connect to MnDOT ditch or channel shall be located such that they do not cause erosion or conflict with the grade of the existing ditch or channel.
- Proposed access road culverts on MnDOT right-of-way shall be designed for the 10-year Atlas 14 rainfall event unless they are part of a significant drainage ditch along the roadway in which case a 100-year or 50-year design will apply.
- Direct connections to MnDOT storm system shall be avoided. Connection to open ditch, or channel is preferred. If direct storm sewer connections cannot be avoided, it is the applicant's responsibility to provide a good connection typically via a new structure. Furthermore, MnDOT offers no warranty that there will not be a hydraulic backwater effects on the new storm line upstream that is connected to MnDOT's existing storm sewer.

April 2014

- For all disturbed areas that sheet flow to MnDOT right-of-way and any disturbed areas within MnDOT right-of-way, either Erosion Control Mat or Bonded Fiber Matrix shall be used for temporary/permanent erosion control.
- Silt fence shall not be used for erosion control at the proposed project site perimeter. Rather, continuous Wood Chip or compost Sediment Control Logs shall be implemented.

Permit applicants are encouraged to contact MnDOT Metro Water Resource Engineering with questions/concerns. Questions posed early in the permit application process help to avoid project delays. This is particularly true for large project Drainage Permits with significant complexity.

April 2014

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

July 16, 2018

Paid and Unpaid Invoices:

Check #'s 323705-324097

\$3,018,887.91

Paid Electronic Invoices:

Wire #'s 1557-1583

\$8,923,953.23

Amount for Approval-Council Meeting:

July 16, 2018

\$11,942,841.14

Checks

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106897 A-1 STRIPES INC									
21150		06/29/2018	071718	323904	800.00 07/29/2018	INV	PD	RE-STRIPING OF VFW LOT DU	
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106867 ABDI, NUR O									
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106875 ABDI, SHUKRI									
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100016 ABM EQUIPMENT & SUPPLY INC									
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106870 ACEVEDO, NICOLAS									
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103825 ACUSHNET COMPANY									
906050839		06/12/2018	070318	323725	2,760.90 09/10/2018	INV	PD	resale	
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906104033		06/22/2018	070318	323725	102.86 07/22/2018	INV	PD	resale	

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City of Chaska
VENDOR INVOICE LIST



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906156199		07/05/2018	071718	323907	152.10	08/04/2018	INV	PD	resale
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106669 ADIDAS AMERICA INC					7,968.94				
6175423138		05/09/2018	070318	323726	-312.00	06/09/2018	CRM	PD	resale credit returned sh
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715474		06/13/2018	070318	323727	263.80	07/13/2018	INV	PD	vending supplies
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717989		06/27/2018	071718	323908	148.73	07/27/2018	INV	PD	CCC vending
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718014		06/27/2018	071718	323908	350.09	07/27/2018	INV	PD	6/27: Concessions Food Or
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718233		06/27/2018	071718	323908	15.05	07/27/2018	INV	PD	Concessions food order 6/
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719356		07/05/2018	071718	323908	36.16	08/05/2018	INV	PD	CCC vending
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103196 AOM HOLDINGS LLC									
INV-130125		06/15/2018	070318	323728	1,000.00	07/15/2018	INV	PD	TC advertising--June
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100106 DANIEL ANDERSON									
589973		06/19/2018	070318	323729	600.00	07/19/2018	INV	PD	FLOORING INSTALLATION-FD
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100122 ARAMARK REFRESHMENT SERVICES									
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7526046		06/15/2018	070318	323730	93.40	07/15/2018	INV	PD	Water Filter, Breakroom
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7548484		06/05/2018	070318	323730	51.90	07/05/2018	INV	PD	COFFEE/SUPPLIES
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104422 ARCHETYPE SIGNMAKERS INC									
82618		06/30/2018	071718	323910	2,950.00	07/30/2018	INV	PD	SUNSET PARK NAME CHANGE O
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100146 ASPEN MILLS INC									
219338		07/02/2018	071718	323911	339.08	08/01/2018	INV	PD	UNIFORM BADGES
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100155 AUBURN MANOR									
JUL 2018	180000	06/19/2018	070318	323731	200.00	07/15/2018	INV	PD	JUL 2018 SENIOR CITIZEN D
CHECK DATE: 07/03/2018									
100174 BAUER BUILT TIRE AND BATTERY									



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City of Chaska
VENDOR INVOICE LIST

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180232511 CHECK DATE: 07/17/2018		06/29/2018	071718	323912	169.50	07/29/2018	INV	PD	PARK SAND PRO TIRES
180232512 CHECK DATE: 07/17/2018		06/29/2018	071718	323912	169.50	07/29/2018	INV	PD	TC SAND PRO TIRES
					673.30				
106322 BAY WEST LLC									
18S-001069 CHECK DATE: 07/03/2018		03/09/2018	070318	323733	527.50	07/14/2018	INV	PD	CHASKA HOT SPOT
18S-007422 CHECK DATE: 07/03/2018		06/08/2018	070318	323733	562.50	07/08/2018	INV	PD	ENVIRONMENTAL CONSULTING-
18S-007618 CHECK DATE: 07/17/2018		06/22/2018	071718	323913	236.25	07/22/2018	INV	PD	CHASKA HOT SPOT
					1,326.25				
100186 BELL LUMBER & POLE COMPANY									
INV74137 CHECK DATE: 07/03/2018		06/13/2018	070318	323734	3,377.00	07/13/2018	INV	PD	WO#425 - LAKE HAZELTINE S
104798 BELVITCH, SCOTT									
55622 CHECK DATE: 07/17/2018		06/26/2018	071718	323914	51.32	07/26/2018	INV	PD	FOOD FOR STAFF TRAINING &
106873 BERGER, JOANNA									
31332 CHECK DATE: 07/03/2018		06/14/2018	070318	323735	168.45	07/14/2018	INV	PD	METER DEPOSIT REFUND-3477
106755 TBC CORPORATION									
023005-4007 CHECK DATE: 07/17/2018		06/27/2018	071718	323915	50.00	07/27/2018	INV	PD	#708 - ALIGNMENT
105318 BLACKSTONE CONTRACTORS LLC									
1899.06		06/28/2018	071718	323916	6,550.00	07/28/2018	INV	PD	REPAIR OF SEATWALL DAMAGE



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City of Chaska
VENDOR INVOICE LIST

P 5
apinvlst

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100201 BCBSM INC					286,147.59				
180601055052		06/01/2018	071018	323887	141,788.66	06/20/2018	INV	PD	JUL 2018 EMP INS PREM-MED
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106882 BOLER, KELSEY					291,525.97				
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102279 BOLTON & MENK INC									
0216455		04/19/2018	071218	323895	1,351.88	05/19/2018	INV	PD	DOWNTOWN FUNDING ASSISTAN
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0217273		05/15/2018	071218	323895	444.06	06/15/2018	INV	PD	DOWNTOWN FUNDING ASSISTAN
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0218639		06/14/2018	071218	323895	315.00	07/14/2018	INV	PD	DOWNTOWN & TRAIL IMPROVEM
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0218640		06/14/2018	071218	323895	1,295.00	07/14/2018	INV	PD	DOWNTOWN FUNDING ASSISTAN
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100214 BORDER STATES INDUSTRIES INC					3,405.94				
915490093		06/13/2018	070318	323737	39.41	07/13/2018	INV	PD	MISC LINE HARDWARE - HOT
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915499799	180115	06/14/2018	070318	323737	5,809.69	07/25/2018	INV	PD	ELBOW, CLAMP, ELBW STDOFF
CHECK DATE: 07/03/2018									
915518584	180117	06/18/2018	070318	323737	526.09	07/25/2018	INV	PD	INSUL SUSP 15KV
CHECK DATE: 07/03/2018									
915528119	180119	06/19/2018	070318	323737	292.32	07/25/2018	INV	PD	PERFORM TIE 336 ACSR TOP
CHECK DATE: 07/03/2018									
915548440	180123	06/21/2018	070318	323737	586.48	07/25/2018	INV	PD	SPLICE 1/0 QUICK 5411
CHECK DATE: 07/03/2018									



07/12/2018 15:13 8482mrob		City of Chaska VENDOR INVOICE LIST				P apinvlst		6	
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100220 BOYER FORD TRUCKS INC									
10023D		07/02/2018	071718	323918	300.90	08/02/2018	INV	PD	#91 PARTS - SWITCH
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119136SAV		06/25/2018	070318	323738	329.88	07/25/2018	INV	PD	#116 PARTS - INR DR PNL
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106876 BRELAND, CASHANNAH									
31834		06/14/2018	070318	323739	53.25	07/14/2018	INV	PD	METER DEPOSIT REFUND-245
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100251 BROCK WHITE COMPANY LLC									
12902923-00		06/07/2018	070318	323740	443.15	07/10/2018	INV	PD	DETACK FOR CRACK SEALING
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12909136-00		06/18/2018	071718	323919	4,400.00	07/18/2018	INV	PD	RENTAL OF CRACK SEALING E
CHECK DATE: 07/17/2018									
					4,843.15				
100254 BRYAN ROCK PRODUCTS INC									
28479		06/15/2018	070318	323741	1,034.71	07/15/2018	INV	PD	PARKS-RED BALL DIAMOND, W
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106890 BUMRAH, ROUNACK									
10000442		06/28/2018	071718	323920	22.10	07/28/2018	INV	PD	CREDIT BALANCE REFUND-101
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102474 BUREAU OF CRIMINAL APPREHENSION									
00000486050		06/30/2018	071718	323921	270.00	07/30/2018	INV	PD	Data processing
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106878 BURGWARD, KRISTINE									
32004		06/14/2018	070318	323742	33.04	07/14/2018	INV	PD	METER DEPOSIT REFUND-325
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07/12/2018 15:13 8482mrob		City of Chaska VENDOR INVOICE LIST				P 7 apinvlst		
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32004-1		07/11/2018	071718	323922	34.70 08/11/2018	INV	PD	CREDIT BALANCE REFUND-325
CHECK DATE: 07/17/2018								
100324 NEW LINE CUSTOM UPHOLSTERY INC					67.74			
21474		04/30/2018	062218	323706	142.10 05/30/2018	INV	PD	#102 STREET + INTEREST
CHECK DATE: 06/22/2018								
21475		04/30/2018	062218	323706	142.10 06/05/2018	INV	PD	#83 WATER + INTEREST
CHECK DATE: 06/22/2018								
21476		04/30/2018	062218	323706	223.30 06/05/2018	INV	PD	#2711 STREET + INTEREST
CHECK DATE: 06/22/2018								
21564		05/22/2018	062218	323706	340.00 06/21/2018	INV	PD	#204 PARK
CHECK DATE: 06/22/2018								
21565		05/22/2018	062218	323706	360.00 06/21/2018	INV	PD	#103 STREET
CHECK DATE: 06/22/2018								
21566		05/22/2018	062218	323706	140.00 06/21/2018	INV	PD	#101 STREET
CHECK DATE: 06/22/2018								
100275 CALLAWAY GOLF					1,347.50			
929185601		05/17/2018	061918	323705	-421.20 06/17/2018	CRM	PD	resale credit
CHECK DATE: 06/19/2018								
929264880		06/05/2018	061918	323705	846.00 08/04/2018	INV	PD	resale
CHECK DATE: 06/19/2018								
929309990		06/14/2018	070318	323743	222.30 08/13/2018	INV	PD	resale
CHECK DATE: 07/03/2018								
929309991		06/14/2018	070318	323743	672.53 08/13/2018	INV	PD	resale
CHECK DATE: 07/03/2018								
929309992		06/14/2018	070318	323743	108.90 08/13/2018	INV	PD	resale
CHECK DATE: 07/03/2018								
929335322		06/21/2018	070318	323743	108.90 08/20/2018	INV	PD	resale
CHECK DATE: 07/03/2018								
929340021		06/22/2018	070318	323743	1,138.28 08/21/2018	INV	PD	resale
CHECK DATE: 07/03/2018								
929382327		07/05/2018	071718	323923	222.30 09/03/2018	INV	PD	resale
CHECK DATE: 07/17/2018								



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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
106757	CAPRI BIG BAND				2,898.01				
55618	CHECK DATE: 07/17/2018	07/02/2018	071718	323924	400.00	08/02/2018	INV	PD	7/13/18: The Capri Big Ba
100285	CARVER COUNTY ATTORNEY								
55516	CHECK DATE: 07/17/2018	06/28/2018	071718	323925	150.00	07/28/2018	INV	PD	Forfeiture Payout 17-1225
55776	CHECK DATE: 07/17/2018	07/02/2018	071718	323926	21,999.27	08/02/2018	INV	PD	2ND QTR PROSECUTION FEES
100314	CARVER COUNTY IS/GIS DEPT				22,149.27				
1971	CHECK DATE: 07/03/2018	04/12/2018	070318	323744	275.00	05/12/2018	INV	PD	APR 2018 INTERNET SERVICE
100454	CARVER COUNTY								
266600011-2018-2	CHECK DATE: 07/17/2018	07/09/2018	071718	323927	510.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
105231	JAMES J DONNA								
54959	CHECK DATE: 07/03/2018	06/13/2018	070318	323745	650.00	07/13/2018	INV	PD	Castaways concert 6.27.18
100323	CDW GOVERNMENT INC								
MXK3421	CHECK DATE: 07/03/2018	06/04/2018	070318	323746	122.08	07/04/2018	INV	PD	CABLES
NBP8408	CHECK DATE: 07/03/2018	06/13/2018	070318	323746	140.69	07/13/2018	INV	PD	FIBER SFPS
NET1037	CHECK DATE: 07/03/2018	06/14/2018	070318	323746	424.36	07/14/2018	INV	PD	PDF SOFTWARE
100332	CENTERPOINT ENERGY RESOURCES CORP				687.13				
105010300/JUN18	CHECK DATE: 07/17/2018	07/05/2018	071718	323928	1,980.22	08/02/2018	INV	PD	JUN 2018 3210 CHASKA BLVD
53306098/MAY18		06/11/2018	062518	323714	1,796.57	07/09/2018	INV	PD	MAY 2018 1611 PARK RIDGE



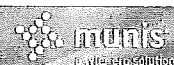
07/12/2018 15:13 8482mrob		City of Chaska VENDOR INVOICE LIST				P apinvlst				9
INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
CHECK DATE: 06/25/2018										
62034434/MAY18		06/11/2018	062518	323714	3,946.69	07/09/2018	INV	PD	MAY 2018 1661 PARK RIDGE	
CHECK DATE: 06/25/2018										
80000146268/MAY18		06/12/2018	062518	323714	549.37	07/09/2018	INV	PD	MAY 2018 GAS SVC	
CHECK DATE: 06/25/2018										
80000167843/MAY18		06/12/2018	062518	323714	862.98	07/09/2018	INV	PD	MAY 2018 GAS SVC	
CHECK DATE: 06/25/2018										
100333 CENTERPOINT ENERGY RESOURCES CORP					9,135.83					
80000167793/MAY18		06/12/2018	062518	323715	84.71	07/09/2018	INV	PD	MAY 2018 CITY PKS GAS SVC	
CHECK DATE: 06/25/2018										
100337 QWEST CORPORATION										
1443206329		06/15/2018	071018	323888	11,833.00	07/15/2018	INV	PD	JUN 2018 INTERNET SERVICE	
CHECK DATE: 07/10/2018										
313196254/JUN18		06/18/2018	062918	323718	578.34	07/16/2018	INV	PD	JUN 2018 CITY HALL LOC PH	
CHECK DATE: 06/29/2018										
313249294/JUN18		06/11/2018	062918	323718	52.64	07/09/2018	INV	PD	JUN 2018 TC MAINT LOC PHN	
CHECK DATE: 06/29/2018										
313408124/JUN18		06/11/2018	062918	323718	123.68	07/09/2018	INV	PD	JUN 2018 TC MAINT LOC PHN	
CHECK DATE: 06/29/2018										
313692512/JUN18		06/01/2018	062918	323718	243.95	06/29/2018	INV	PD	JUN 2018 TC CLUBHS LOC PH	
CHECK DATE: 06/29/2018										
313773369/JUL18		07/01/2018	071718	323929	80.31	07/27/2018	INV	PD	JUL 2018 CCC BURGLAR ALAR	
CHECK DATE: 07/17/2018										
314238800/JUN18		06/18/2018	062918	323718	72.12	07/16/2018	INV	PD	JUN 2018 LOCAL PHN SVC	
CHECK DATE: 06/29/2018										
					12,984.04					
100338 QWEST CORPORATION										
202000790/JUN18		06/21/2018	071218	323896	3,499.68	07/17/2018	INV	PD	JUN 2018 PHN/LONG DIST SV	
CHECK DATE: 07/12/2018										
202001327/JUN18		06/21/2018	070318	323747	40.95	07/17/2018	INV	PD	JUN 2018 T1 FOR PHONE SYS	
CHECK DATE: 07/03/2018										
					3,540.63					
100347 CHAPPELL CENTRAL INC										



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION	
00003036 CHECK DATE: 07/17/2018		06/29/2018	071718	323930	606.30 07/29/2018	INV PD	OLD WTP BDG - HVAC REPAI	
SRVCE000000077571 CHECK DATE: 07/03/2018		05/31/2018	070318	323748	1,002.68 06/30/2018	INV PD	WTP - ROUTINE HVAC MAINT	
					1,608.98			
102903 HAWKS BOOSTER CLUB INC								
55055 CHECK DATE: 07/03/2018		06/14/2018	070318	323749	995.63 07/14/2018	INV PD	Cheerleading Camp- June 2	
100346 CHASKA DOWNTOWN BUSINESS ALLIANCE								
2018-2Q CHECK DATE: 07/03/2018		06/07/2018	070318	323750	14,525.00 07/07/2018	INV PD	2ND QTR SPECIAL SERVICES	
55098 CHECK DATE: 07/17/2018		06/07/2018	071718	323931	5,000.00 07/07/2018	INV PD	2ND ST REOPENING CELEBRAT	
					19,525.00			
100368 CHASKA LAUNDRY CENTER								
2149 CHECK DATE: 07/17/2018		06/30/2018	071718	323932	117.83 07/20/2018	INV PD	towels	
100377 CHASKA ROTARY CLUB								
4193 CHECK DATE: 07/17/2018		07/05/2018	071718	323933	179.00 08/05/2018	INV PD	QUARTERLY DUES, MEALS-M P	
100350 CHASKA, CITY OF								
54731 CHECK DATE: 07/17/2018		06/06/2018	071718	323936	2,700.00 07/18/2018	INV PD	FIRE & ICE BONSPIEL PRIZE	
55663 CHECK DATE: 07/17/2018		07/03/2018	071718	323934	400.00 07/18/2018	INV PD	FIRE & ICE BEAN BAG TOURN	
55664 CHECK DATE: 07/17/2018		07/03/2018	071718	323935	400.00 07/18/2018	INV PD	FIRE & ICE CHANGE FUNDS	
					3,500.00			
100379 CHANHASSEN SENIOR CENTER								
55579 CHECK DATE: 07/17/2018		06/27/2018	071718	323937	740.00 07/29/2018	INV PD	Sinatra tickets for AOA T	

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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
100418 CLEARSOFT INC									
105-310		07/01/2018	071718	323938	75.00	08/01/2018	INV	PD	JUL FD WATER SOFTENER REN
CHECK DATE:	07/17/2018								
55539		06/26/2018	070318	323751	159.77	07/26/2018	INV	PD	softener salt
CHECK DATE:	07/03/2018								
					234.77				
100419 CLOVER CONDOMINIUM ASSN									
1005000101-7/2018	180001	06/19/2018	070318	323752	291.90	07/15/2018	INV	PD	JUL 2018 COMMUNITY ROOM D
CHECK DATE:	07/03/2018								
100428 COBRA GOLF INC									
G1334915		06/21/2018	071718	323939	602.73	08/20/2018	INV	PD	resale
CHECK DATE:	07/17/2018								
G1340364		06/26/2018	071718	323939	564.21	08/25/2018	INV	PD	resale
CHECK DATE:	07/17/2018								
G1340368		06/26/2018	071718	323939	72.15	08/25/2018	INV	PD	resale
CHECK DATE:	07/17/2018								
G1345406		07/02/2018	071718	323939	656.86	08/31/2018	INV	PD	resale
CHECK DATE:	07/17/2018								
					1,895.95				
106862 COLUCCI, ROBERT									
10002518		06/14/2018	070318	323753	21.55	07/14/2018	INV	PD	METER DEPOSIT REFUND-3110
CHECK DATE:	07/03/2018								
100436 COMCAST CORPORATION									
0033141 July18 CCC		06/25/2018	071018	323889	42.01	07/20/2018	INV	PD	CCC cable
CHECK DATE:	07/10/2018								
0318609 Jul18Fitness		06/23/2018	071018	323889	339.98	07/18/2018	INV	PD	Fitness cable
CHECK DATE:	07/10/2018								
55135TC		06/07/2018	062218	323707	153.86	07/02/2018	INV	PD	TC cable
CHECK DATE:	06/22/2018								
					535.85				
102867 TILLER CORPORATION									
180630		06/30/2018	071718	323940	16,887.34	07/30/2018	INV	PD	BRICKYARD TO YELLOW BRICK



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2018							
104611 COMMERCIAL FURNITURE SERVICES INC							
80558-0		06/08/2018	070318	323754	4,980.00 07/08/2018 INV	PD	relpacement sunroom chair
CHECK DATE: 07/03/2018							
100440 COMMERCIAL REFIGERATION SYSTEMS INC							
45918		07/05/2018	071718	323941	4,730.00 08/05/2018 INV	PD	Curl ice plant top end ov
CHECK DATE: 07/17/2018							
45919		07/05/2018	071718	323941	8,413.00 08/09/2018 INV	PD	CCC Ice Plant top end and
CHECK DATE: 07/17/2018							
					13,143.00		
106866 CONNER, JESSICA							
10009703		06/14/2018	070318	323755	51.45 07/14/2018 INV	PD	METER DEPOSIT REFUND-306
CHECK DATE: 07/03/2018							
104802 JEFFREY LEE CONRADI							
55054		06/15/2018	070318	323756	108.00 07/15/2018 INV	PD	Pickleball Clinic- 5.29.1
CHECK DATE: 07/03/2018							
100429 COORDINATED BUSINESS SYSTEMS LTD							
CNIN278878		06/06/2018	070318	323759	361.99 06/16/2018 INV	PD	JUN 2018 PRINTER CONTRACT
CHECK DATE: 07/03/2018							
CNIN278880		06/06/2018	070318	323758	55.21 07/06/2018 INV	PD	copier contract
CHECK DATE: 07/03/2018							
CNIN280068		06/15/2018	070318	323757	44.22 06/25/2018 INV	PD	HP M401n Laser Jet Pro
CHECK DATE: 07/03/2018							
CNIN281765		07/06/2018	071718	323942	500.35 07/31/2018 INV	PD	Maintenance contract
CHECK DATE: 07/17/2018							
					961.77		
106301 CORE AND MAIN LP							
J014321	180118	06/19/2018	070318	323760	3,556.10 07/19/2018 INV	PD	HYDRNT PACER, VALVE GATE,
CHECK DATE: 07/03/2018							
J126895	180127	07/10/2018	071718	323943	508.80 08/10/2018 INV	PD	BOX 8" CURBSTOP CASTING L
CHECK DATE: 07/17/2018							

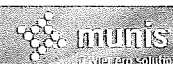
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City of Chaska
VENDOR INVOICE LIST



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					4,064.90				
100464 CREATIVE ARC INC									
13177		07/01/2018	071718	323944	225.00	07/31/2018	INV	PD	qtrly web host
CHECK DATE: 07/17/2018									
106893 CROOKS, REBECCA									
10004933		06/28/2018	071718	323945	18.92	07/28/2018	INV	PD	CREDIT BALANCE REFUND-816
CHECK DATE: 07/17/2018									
100479 CULLIGAN-METRO BROOKLYN PARK									
55165		05/31/2018	062918	323719	64.13	06/20/2018	INV	PD	WATER COOLER RENT/WATER
CHECK DATE: 06/29/2018									
106880 KKRA LLC									
17625		06/18/2018	070318	323761	3,136.20	07/18/2018	INV	PD	WO#461 DBL OH CIRCUIT -- B
CHECK DATE: 07/03/2018									
105020 STEPHAN P DALY									
55625		07/03/2018	071718	323946	650.00	08/03/2018	INV	PD	Balance for Critical Mass
CHECK DATE: 07/17/2018									
104289 DATA METALCRAFT									
260408100-2018-1		07/09/2018	071718	323947	5,258.97	08/09/2018	INV	PD	JUL 2018 REBATE-CUSTOM
CHECK DATE: 07/17/2018									
100517 DE LAGE LANDEN FINANCIAL SERVICES									
59705846		06/23/2018	070618	323875	501.00	07/15/2018	INV	PD	Ricoh/MPC5503
CHECK DATE: 07/06/2018									
100520 DEM CON COMPANIES LLC									
15474		06/30/2018	071718	323948	152.56	07/30/2018	INV	PD	DISPOSAL OF CITY HALL OLD
CHECK DATE: 07/17/2018									
106627 DIGITAL GOLF TECHNOLOGIES INC									
2983		05/31/2018	070318	323762	920.00	06/30/2018	INV	PD	hole in one contest
CHECK DATE: 07/03/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102187 LANE J WILLEY									
55617		07/02/2018	071718	323949	450.00	08/02/2018	INV	PD	7/11/18 Summer Concert Di
CHECK DATE: 07/17/2018									
100537 DITCH WITCH OF MN									
P28897		05/02/2018	070318	323763	169.31	06/02/2018	INV	PD	#702 - PARTS - BELT
CHECK DATE: 07/03/2018									
106879 LISA MARIE FURTH									
32005		06/19/2018	070318	323764	450.00	07/19/2018	INV	PD	The Dollipops 7/10/18 Per
CHECK DATE: 07/03/2018									
100540 DIVERSIFIED SNACK DISTRIBUTION INC									
146429		06/22/2018	070318	323765	216.03	07/22/2018	INV	PD	Snack For Extreme Kids
CHECK DATE: 07/03/2018									
105629 DICKS SANITATION SERVICE INC									
DT0002218347		06/30/2018	071718	323950	596.99	07/10/2018	INV	PD	JUL CCC TRASH PICK UP
CHECK DATE: 07/17/2018									
100557 DSS SERVICES									
005781		06/27/2018	071718	323951	518.34	07/27/2018	INV	PD	window cleaning
CHECK DATE: 07/17/2018									
104633 EASTERN CARVER COUNTY SCHOOLS									
101455014-2018-CMSW		07/09/2018	071718	323952	3,970.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018									
101455014-2018-DOME		07/09/2018	071718	323952	12,089.23	08/09/2018	INV	PD	JUL 2018 CUSTOM
CHECK DATE: 07/17/2018									
100577 EASY PICKER GOLF PRODUCTS INC					16,059.23				
0117171-IN		06/06/2018	070318	323766	1,113.65	07/06/2018	INV	PD	range picker parts
CHECK DATE: 07/03/2018									
0117409-IN		06/11/2018	070318	323766	132.62	07/11/2018	INV	PD	water cooler
CHECK DATE: 07/03/2018									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106828 CHAD LAMOUR EDWARDS					1,246.27				
55620		07/02/2018	071718	323953	400.00	08/02/2018	INV	PD	7/18/18: Chad Edwards Con
CHECK DATE: 07/17/2018									
100592 ELECTRIC PUMP INC									
0062925-IN		06/06/2018	070318	323767	462.30	07/06/2018	INV	PD	CLVRFLD LIFT STATION - LO
CHECK DATE: 07/03/2018									
0063092-IN		06/25/2018	071718	323954	16,699.72	07/25/2018	INV	PD	SHADOW WOOD LIFT STATION
CHECK DATE: 07/17/2018									
102687 EMERGENCY RESPONSE SOLUTIONS LLC					17,162.02				
11300		06/20/2018	070318	323768	423.08	07/05/2018	INV	PD	GAS FOR CALIBRATION
CHECK DATE: 07/03/2018									
11333		06/28/2018	071718	323955	332.81	07/28/2018	INV	PD	PARATECH INLINE RELIEF VA
CHECK DATE: 07/17/2018									
102657 ENERGY MANAGEMENT SOLUTIONS INC					755.89				
9254		07/01/2018	071718	323956	6,605.68	08/05/2018	INV	PD	MONTHLY RETAINER
CHECK DATE: 07/17/2018									
100611 ENTEGRIS INC									
261000900-2018-1		07/09/2018	071718	323957	6,467.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018									
261000900-2018-2		07/09/2018	071718	323957	18,990.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018									
100619 ESS BROTHERS & SONS INC					25,457.00				
YY3491		06/18/2018	071718	323958	9,595.00	07/18/2018	INV	PD	ADJUSTMENT RINGS FOR 2018
CHECK DATE: 07/17/2018									
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
163554051		06/27/2018	071218	323897	670.06	07/01/2018	INV	PD	JULY 2018 EMP VISION INS
CHECK DATE: 07/12/2018									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105908 FAMILY SUPPORT REGISTRY									
PR062218 #10859189		06/22/2018	062218	323708	34.00	06/22/2018	INV	PD	062218 Payroll Child Supp
CHECK DATE: 06/22/2018									
PR070618#10859189		07/06/2018	070618	323876	34.00	07/06/2018	INV	PD	070618 Payroll Child Supp
CHECK DATE: 07/06/2018									
					68.00				
100653 FERGUSON ENTERPRISES INC									
0111483		06/19/2018	071718	323959	20.02	07/19/2018	INV	PD	LOCATING PAINT
CHECK DATE: 07/17/2018									
100655 FERRELLGAS 7780961									
1101673889		06/13/2018	070318	323769	76.52	07/13/2018	INV	PD	PROPANE
CHECK DATE: 07/03/2018									
1101817807		06/27/2018	071718	323960	42.53	07/27/2018	INV	PD	PROPANE
CHECK DATE: 07/17/2018									
1101949511		07/11/2018	071718	323960	42.84	08/11/2018	INV	PD	PROPANE
CHECK DATE: 07/17/2018									
					161.89				
106319 CHAD JEREMY FIGG									
55766		07/09/2018	071718	323961	327.60	08/09/2018	INV	PD	JUN TAE KWON DO
CHECK DATE: 07/17/2018									
106864 FILIPEK, JEFFREY									
10005672		06/14/2018	070318	323770	163.80	07/14/2018	INV	PD	METER DEPOSIT REFUND-3420
CHECK DATE: 07/03/2018									
100660 FINANCE & COMMERCE									
743840350		06/28/2018	071718	323962	151.74	07/28/2018	INV	PD	FORMACOAT SITE DEMO BID A
CHECK DATE: 07/17/2018									
100680 FORCE AMERICA INC									
CM001-0009287		02/06/2018	071718	323963	-185.82	03/06/2018	CRM	PD	CREDIT SNOW
CHECK DATE: 07/17/2018									
IN001-1255640		07/05/2018	071718	323963	2,495.64	08/05/2018	INV	PD	#116 - PARTS - C SIDE POR
CHECK DATE: 07/17/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					2,309.82				
104338 FORD, MICHAEL									
55088		06/14/2018	070318	323771	340.08	07/14/2018	INV	PD	MILEAGE-ONBASE TRAINING I
CHECK DATE: 07/03/2018									
100685 FOX LABS INTERNATIONAL INC									
00026345		01/12/2018	070318	323772	472.74	07/03/2018	INV	PD	Department OC Spray
CHECK DATE: 07/03/2018									
100693 FS3 INC									
48332	180116	06/13/2018	070318	323773	10,880.00	07/13/2018	INV	PD	CONDUIT 2" CONTINUOUS
CHECK DATE: 07/03/2018									
101756 MII LIFE INCORPORATED									
1236952		06/06/2018	070618	323877	306.00	07/06/2018	INV	PD	June 2018 Participant Fee
CHECK DATE: 07/06/2018									
1241043		07/05/2018	070618	323878	306.00	07/06/2018	INV	PD	July 2018 Participant Fee
CHECK DATE: 07/06/2018									
					612.00				
106895 GARENS, BRENNIA									
10011441		06/28/2018	071718	323964	113.06	07/28/2018	INV	PD	CREDIT BALANCE REFUND-110
CHECK DATE: 07/17/2018									
100700 GARY L FISCHLER AND ASSOCIATES PA									
10227		06/26/2018	071718	323965	625.00	07/26/2018	INV	PD	Pre-employment Psych - Hu
CHECK DATE: 07/17/2018									
100716 GENERAL OFFICE PRODUCTS COMPANY									
435841		06/21/2018	071718	323966	1,390.05	07/21/2018	INV	PD	NEW OFFICE DESK (INSPECTO
CHECK DATE: 07/17/2018									
100719 GEORGE, CHRISTOPHER									
54928		06/07/2018	070318	323774	75.07	07/07/2018	INV	PD	AXON Conf-Uber rides from
CHECK DATE: 07/03/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100724 GOVERNMENT FINANCE OFFICERS ASSOCIATION									
0123001-2018		06/25/2018	071718	323967	190.00	07/25/2018	INV	PD	GFOA Membership - Noel Gr
CHECK DATE: 07/17/2018									
100745 DEBBIE M BACKLUND									
55326		05/31/2018	070318	323775	2,798.43	07/27/2018	INV	PD	APR & MAY FLOWER PLANTING
CHECK DATE: 07/03/2018									
101463 GOPHER STATE ONE CALL									
8060266		06/30/2018	071718	323968	1,412.10	07/30/2018	INV	PD	JUNE LOCATES
CHECK DATE: 07/17/2018									
100752 GPSI LEASING LLC									
LEASE0015558		06/01/2018	070318	323776	5,120.00	07/01/2018	INV	PD	GPS LEASE
CHECK DATE: 07/03/2018									
100759 GRAINGER									
9770029545		04/26/2018	071718	323970	386.35	07/26/2018	INV	PD	par 30 supplies
CHECK DATE: 07/17/2018									
9812186824		06/08/2018	070318	323777	187.54	07/08/2018	INV	PD	SUPPLIES - CONNECTORS
CHECK DATE: 07/03/2018									
9821286854		06/18/2018	070318	323777	269.37	07/18/2018	INV	PD	replacement parts
CHECK DATE: 07/03/2018									
9822282431		06/19/2018	070318	323777	325.71	07/19/2018	INV	PD	cleaning supplies
CHECK DATE: 07/03/2018									
9836566209		07/03/2018	071718	323969	379.36	08/02/2018	INV	PD	replacement air filters
CHECK DATE: 07/17/2018									
9836703885		07/03/2018	071718	323969	181.50	08/02/2018	INV	PD	replacement bulbs
CHECK DATE: 07/17/2018									
					1,729.83				
100785 HACH COMPANY									
11012100		06/20/2018	070318	323778	522.56	07/20/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 07/03/2018									
100789 DAVID HALLSTROM									
292950/1		05/15/2018	070318	323779	2,577.65	06/15/2018	INV	PD	FLOWERS

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City of Chaska
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018									
293716/1		05/22/2018	070318	323779	8,766.00	06/22/2018	INV	PD	FLOWERS
CHECK DATE: 07/03/2018									
294382/1		05/29/2018	070318	323779	49.80	06/29/2018	INV	PD	FLOWERS
CHECK DATE: 07/03/2018									
100807 HARTMAN COMPANIES INC					11,393.45				
8163		05/18/2018	071718	323971	8,663.79	06/18/2018	INV	PD	61 LANDSCAPING
CHECK DATE: 07/17/2018									
8209		06/05/2018	070318	323780	4,723.00	07/05/2018	INV	PD	REPLACEMENT TREES
CHECK DATE: 07/03/2018									
8210		06/05/2018	071718	323971	31,791.10	07/05/2018	INV	PD	61 LANDSCAPING
CHECK DATE: 07/17/2018									
8224		06/08/2018	071718	323971	18,015.86	07/08/2018	INV	PD	2nd ST LANDSCAPING
CHECK DATE: 07/17/2018									
8252		06/14/2018	071718	323971	44,579.28	07/14/2018	INV	PD	SAVANNA WAY COLLECTOR RD
CHECK DATE: 07/17/2018									
8308		06/01/2018	071718	323971	18,745.00	07/01/2018	INV	PD	2018 SHADE TREE PROGRAM
CHECK DATE: 07/17/2018									
8320		06/27/2018	071718	323971	5,400.00	07/27/2018	INV	PD	ASSISTANCE W/ENGLER BLVD
CHECK DATE: 07/17/2018									
8367		07/03/2018	071718	323971	13,270.00	08/03/2018	INV	PD	LAKE HAZELTINE SUB-LANDSC
CHECK DATE: 07/17/2018									
100810 HAWKINS INC					145,188.03				
4304744		06/20/2018	070318	323781	185.91	07/20/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 07/03/2018									
4304756		06/15/2018	070318	323781	2,659.48	07/15/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 07/03/2018									
4311398		06/29/2018	071718	323972	15.00	07/29/2018	INV	PD	WTP CONTAINER DEMURRAGE
CHECK DATE: 07/17/2018									
4311529		06/29/2018	071718	323972	10.00	07/29/2018	INV	PD	WTP - CONTAINER DEMURRAGE
CHECK DATE: 07/17/2018									
4313052		06/29/2018	071718	323972	3,547.43	07/29/2018	INV	PD	WTP CHEMICALS
CHECK DATE: 07/17/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION
106872 HEANG, MAKARA					6,417.82		
31104		06/14/2018	070318	323782	57.35 07/14/2018 INV	PD	METER DEPOSIT REFUND-2915
CHECK DATE: 07/03/2018							
106889 HEARN, JENNIFER							
10000426		06/28/2018	071718	323973	6.37 07/28/2018 INV	PD	CREDIT BALANCE REFUND-311
CHECK DATE: 07/17/2018							
100827 HEGERS DAIRY LLC							
1234		06/12/2018	070318	323783	135.75 07/12/2018 INV	PD	Concessions Ice Cream 6/1
CHECK DATE: 07/03/2018							
1235		06/15/2018	070318	323783	128.05 07/15/2018 INV	PD	Concessions Ice Cream 6/1
CHECK DATE: 07/03/2018							
1236		06/18/2018	070318	323783	266.59 07/18/2018 INV	PD	Concessions Ice Cream 6/1
CHECK DATE: 07/03/2018							
1237		06/18/2018	070318	323783	158.30 07/18/2018 INV	PD	Concessions Ice Cream 6/1
CHECK DATE: 07/03/2018							
1238		06/18/2018	070318	323783	70.70 07/18/2018 INV	PD	3 gallons of Ice cream fo
CHECK DATE: 07/03/2018							
1239		06/22/2018	070318	323783	165.89 07/22/2018 INV	PD	Concessions Ice Cream 6/2
CHECK DATE: 07/03/2018							
1240		06/22/2018	071718	323974	191.25 07/22/2018 INV	PD	Concessions 6/22 Ice Crea
CHECK DATE: 07/17/2018							
1241		06/26/2018	071718	323974	320.05 07/26/2018 INV	PD	Concessions: 6/26 Ice Cre
CHECK DATE: 07/17/2018							
55007		06/13/2018	070318	323783	149.76 07/13/2018 INV	PD	Ice Cream for 6/13/18 Spe
CHECK DATE: 07/03/2018							
55075		06/13/2018	070318	323783	16.25 06/18/2018 INV	PD	Treks & Trails Milk For M
CHECK DATE: 07/03/2018							
106877 HELMERICHS, RICHARD					1,602.59		
31894		06/14/2018	070318	323784	41.68 07/14/2018 INV	PD	METER DEPOSIT REFUND-3373
CHECK DATE: 07/03/2018							
100837 HENNEPIN TECHNICAL COLLEGE							

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
00382443 CHECK DATE: 07/17/2018		06/26/2018	071718	323975	305.00	07/26/2018	INV	PD	MEDICAL TRAINING
100841 HERMANS LANDSCAPE SUPPLIES									
29184/1 CHECK DATE: 07/17/2018		06/27/2018	071718	323976	942.45	07/27/2018	INV	PD	SHADOW WOOD LIFT STATION
29282/1 CHECK DATE: 07/17/2018		06/29/2018	071718	323976	-171.70	06/29/2018	CRM	PD	CREDIT - RETURN ON INV#29
					770.75				
100848 HIGH TECH CLEANING INC									
13959 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	3,092.25	08/01/2018	INV	PD	CITY HALL CLEANING FOR JU
13960 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	1,971.55	08/01/2018	INV	PD	MSB CLEANING FOR JULY
13961 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	1,495.91	08/01/2018	INV	PD	FIRE STATION CLEANING FOR
13962 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	1,140.83	08/01/2018	INV	PD	HISTORY CTR CLEANING FOR
13963 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	161.72	08/01/2018	INV	PD	STANTEC CLEANING FOR JULY
13964 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	625.00	08/01/2018	INV	PD	WTP CLEANING FOR JULY
13965 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	202.15	08/01/2018	INV	PD	IT DEPT CLEANING FOR JULY
13966 CHECK DATE: 07/17/2018		07/01/2018	071718	323977	485.16	08/01/2018	INV	PD	CLOVER RIDGE COMM RM CLEA
14003 CHECK DATE: 07/17/2018		07/02/2018	071718	323977	111.96	08/02/2018	INV	PD	CLOVER RIDGE COMM RM - EX
14005 CHECK DATE: 07/17/2018		07/03/2018	071718	323977	232.50	08/03/2018	INV	PD	CITY HALL BATHROOM TISSUE
					9,519.03				
101612 THOMAS AND SANDRA RAUSA									
056322 CHECK DATE: 07/17/2018		07/09/2018	071718	323978	19.75	08/09/2018	INV	PD	nametags



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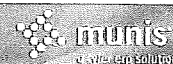
City of Chaska
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106758 HUBBARD, MELISSA									
2004240.002 CHECK DATE: 06/22/2018		06/18/2018	062218	323709	170.00	07/18/2018	INV	PD	WITHDRAWAL-PRAIRIE FIRE C
100878 HUEBSCH									
84176/JUN2018 CHECK DATE: 07/17/2018		06/30/2018	071718	323979	1,335.02	07/10/2018	INV	PD	JUN 2018 RUG./MAT SVC
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2018/0622-ICMA CHECK DATE: 06/25/2018		06/22/2018	062518	323716	3,630.27	06/22/2018	INV	PD	20180622 - Payroll 457 &
2018/0706-ICMA CHECK DATE: 07/10/2018		07/06/2018	071018	323890	3,630.27	07/06/2018	INV	PD	20180706 - Payroll 457 &
					7,260.54				
104751 IMPACT MAILING OF MINNESOTA INC									
133392 CHECK DATE: 07/03/2018		06/14/2018	070318	323785	285.58	07/14/2018	INV	PD	Jun Disconnects processed
133659 CHECK DATE: 07/17/2018		06/28/2018	071718	323980	1,083.80	07/28/2018	INV	PD	June Reminders 6/18/18
133662 CHECK DATE: 07/17/2018		06/28/2018	071718	323980	283.68	07/28/2018	INV	PD	June Final Bills 6/14/18
133729 CHECK DATE: 07/17/2018		07/02/2018	071718	323980	8,658.49	08/02/2018	INV	PD	June Bills & Qtrly 6/21/1
					10,311.55				
104628 IT'S ALL ABOUT THE SHOWS INC									
55624 CHECK DATE: 07/17/2018		07/03/2018	071718	323981	3,500.00	08/03/2018	INV	PD	Balance for Arch Allies-F
100943 JEFFERSON FIRE & SAFETY INC									
248792 CHECK DATE: 07/03/2018		05/31/2018	070318	323786	196.20	06/30/2018	INV	PD	HELMET BADGES
248797 CHECK DATE: 07/03/2018		05/31/2018	070318	323786	2,729.50	06/30/2018	INV	PD	COLD WATER RESCUE SUITS
249268 CHECK DATE: 07/17/2018		06/25/2018	071718	323982	327.98	07/25/2018	INV	PD	HELMET BADGES



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
249282		06/25/2018	071718	323982	775.00 07/15/2018	INV	PD	DECON KIT
CHECK DATE: 07/17/2018								
					4,028.68			
100948 JH LARSON COMPANY								
S101769921.001		06/18/2018	070318	323787	597.41 07/18/2018	INV	PD	LIGHT BULB REPLACEMENT
CHECK DATE: 07/03/2018								
106885 JOHNSON, ADAM								
2004265.002		06/25/2018	062918	323720	500.00 07/25/2018	INV	PD	DAMAGE DEPOSIT REFUND-6/1
CHECK DATE: 06/29/2018					PAYEE: JOHNSON, ADAM			
100977 KARIAN/PETERSON POWERLINE CONTRACTING								
1456		06/22/2018	070318	323789	5,535.00 07/22/2018	INV	PD	WO#445 2018 CITYWIDE OH T
CHECK DATE: 07/03/2018								
1457		06/22/2018	070318	323789	15,170.00 07/22/2018	INV	PD	WO#445 2018 CITYWIDE OH T
CHECK DATE: 07/03/2018								
1458		06/22/2018	070318	323789	10,532.50 07/22/2018	INV	PD	LAKE HAZELTINE SUB - DIST
CHECK DATE: 07/03/2018								
1465		06/28/2018	071718	323983	11,682.50 07/28/2018	INV	PD	WO#461 41 DBL OH CIRCUIT
CHECK DATE: 07/17/2018								
1466		06/28/2018	071718	323983	3,540.00 07/28/2018	INV	PD	WO#461 DBL OH CIRCUIT
CHECK DATE: 07/17/2018								
1467		06/28/2018	071718	323983	15,095.00 07/28/2018	INV	PD	WO#461 41 DBL OH CIRCUIT
CHECK DATE: 07/17/2018								
1468		06/28/2018	071718	323983	5,955.00 07/28/2018	INV	PD	WO#509 LK HZLTNE TRANSMIS
CHECK DATE: 07/17/2018								
1469		06/28/2018	071718	323983	11,758.75 07/28/2018	INV	PD	WO#463 LK HZLTNE SUB FEED
CHECK DATE: 07/17/2018								
1471		06/28/2018	071718	323983	17,846.25 07/28/2018	INV	PD	WO#509 LK HZLTNE TRANSMIS
CHECK DATE: 07/17/2018								
					97,115.00			
102949 KENNEDY & GRAVEN, CHARTERED								
CH145-00006 MAR-APR		05/31/2018	070318	323790	972.50 06/30/2018	INV	PD	DEFENDER BREWERY PURCHASE
CHECK DATE: 07/03/2018								
CH145-00010 MAR-APR		05/31/2018	070318	323790	50.00 06/30/2018	INV	PD	HOT SPOT PURCHASE AGREEME
CHECK DATE: 07/03/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CH145-00011 CHECK DATE: 07/03/2018		05/31/2018	070318	323790	862.50	06/30/2018	INV	PD	COOPERS PURCHASE AGREEMEN
CH145-00012 CHECK DATE: 07/03/2018		05/31/2018	070318	323790	312.50	06/30/2018	INV	PD	JB ALLIANCE PURCHASE AGRE
CH145-00014 CHECK DATE: 07/03/2018		05/31/2018	070318	323790	100.00	06/30/2018	INV	PD	BAVARIA DOWNS TAX ABATEME
CH145-00015 CHECK DATE: 07/03/2018		05/31/2018	070318	323790	637.50	06/30/2018	INV	PD	CONDEMNATION AUTHORITY
CH145-00016 CHECK DATE: 07/03/2018		05/31/2018	070318	323790	3,083.00	06/30/2018	INV	PD	TIF 18 (FORMACOAT)
					6,018.00				
106896 KLINGBERG, MARK 30913 CHECK DATE: 07/17/2018		06/28/2018	071718	323984	100.96	07/28/2018	INV	PD	METER DEPOSIT REFUND-800
101018 KRISS PREMIUM PRODUCTS INC									
156669 CHECK DATE: 07/03/2018		06/11/2018	070318	323791	689.75	07/11/2018	INV	PD	cooling tower chemicals
156670 CHECK DATE: 07/17/2018		06/11/2018	071718	323985	866.50	07/11/2018	INV	PD	cooling tower chemicals
					1,556.25				
106869 KUPHAL, ZACHARY 10015204 CHECK DATE: 07/03/2018		06/14/2018	070318	323792	73.12	07/14/2018	INV	PD	METER DEPOSIT REFUND-418
101022 KUSSKE CONSTRUCTION CO LLC									
13001-7 CHECK DATE: 07/17/2018		06/29/2018	071718	323986	105,560.39	07/29/2018	INV	PD	CHASKA CREEK BLVD
102695 LAKE REGION MEDICAL									
183497000-2018-1 CHECK DATE: 07/17/2018		07/09/2018	071718	323987	27,172.00	08/09/2018	INV	PD	JUL 2018 REBATE-CUSTOM
101043 LANO EQUIPMENT INC									
01-545751-2		02/21/2018	070318	323793	9.00	08/27/2018	INV	PD	BALANCE DUE ON INV 01-545



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018									
01-564583		05/31/2018	070318	323793	235.73	06/30/2018	INV	PD	PARKS #255 - TIRE
CHECK DATE: 07/03/2018									
01-567638		06/13/2018	070318	323793	201.79	07/13/2018	INV	PD	PARKS - DOOR GLASS
CHECK DATE: 07/03/2018									
01-572497		07/05/2018	071718	323988	83.56	08/05/2018	INV	PD	PARTS #701 - GLASS
CHECK DATE: 07/17/2018									
01-573427		07/10/2018	071718	323988	237.65	08/10/2018	INV	PD	PARTS - BOBCAT WINDOW
CHECK DATE: 07/17/2018									
					767.73				
101050 LAW ENFORCEMENT LABOR SERVICES INC									
July 2018		07/06/2018	070618	323879	980.00	07/06/2018	INV	PD	July 2018 Police Union Du
CHECK DATE: 07/06/2018									
101057 LEAGUE OF MINNESOTA CITIES									
10002436/JUN18		06/04/2018	062518	323717	114,912.00	07/01/2018	INV	PD	WORKERS COMPENSATION INSU
CHECK DATE: 06/25/2018									
106868 LECK, COLLIN									
10011592		06/14/2018	070318	323794	176.00	07/14/2018	INV	PD	METER DEPOSIT REFUND-2537
CHECK DATE: 07/03/2018									
105326 LENNAR									
3891		06/19/2018	070318	323795	1,500.00	07/19/2018	INV	PD	BLDRS DEP REF-3891 CARVER
CHECK DATE: 07/03/2018									
3894		06/26/2018	070318	323795	1,500.00	07/26/2018	INV	PD	BLDRS DEP REF-3894 CARVER
CHECK DATE: 07/03/2018									
3895		06/19/2018	070318	323795	1,500.00	07/19/2018	INV	PD	BLDRS DEP REF-3895 CARVER
CHECK DATE: 07/03/2018									
3900		06/26/2018	070318	323795	1,500.00	07/26/2018	INV	PD	BLDRS DEP REF-3900 CARVER
CHECK DATE: 07/03/2018									
					6,000.00				
101097 LOCATORS & SUPPLIES INC									
0267626-IN		06/27/2018	071718	323989	566.92	07/27/2018	INV	PD	TRENCH SHOVELS
CHECK DATE: 07/17/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
45430		05/31/2018	070318	323796	654.00	06/30/2018	INV	PD	May SA Support
CHECK DATE: 07/03/2018									
101117 LYNCH CAMPS									
55260		06/25/2018	070318	323797	2,012.00	07/25/2018	INV	PD	Instructor Pay- Youth Ten
CHECK DATE: 07/03/2018									
103449 MADDEN GALANTER HANSEN LLP									
55139		06/01/2018	070318	323798	94.80	07/01/2018	INV	PD	MAY LEGAL
CHECK DATE: 07/03/2018									
106883 MAIN LINE CONSULTING INC									
1308		05/22/2018	070318	323799	2,125.00	06/22/2018	INV	PD	VETS PARK IRRIGATION DESI
CHECK DATE: 07/03/2018									
1309		05/22/2018	071718	323990	1,125.00	06/22/2018	INV	PD	CO RD 61 IRRIGATION DESIG
CHECK DATE: 07/17/2018									
					3,250.00				
104521 MANGOLD GROUP LLC									
7110		05/31/2018	070318	323800	2,040.00	06/30/2018	INV	PD	CEMETERY LAWN MAINTENANCE
CHECK DATE: 07/03/2018									
7430		06/30/2018	071718	323991	2,040.00	07/30/2018	INV	PD	JUNE MOWING OF MT PLEASAN
CHECK DATE: 07/17/2018									
					4,080.00				
103176 MANSFIELD OIL COMPANY									
867725		06/29/2018	071718	323992	9,526.60	07/29/2018	INV	PD	UNLEADED
CHECK DATE: 07/17/2018									
867727		06/29/2018	071718	323992	7,588.19	07/29/2018	INV	PD	DIESEL
CHECK DATE: 07/17/2018									
					17,114.79				
101151 MCDONALD CONSTRUCTION INC									
3029		06/26/2018	071718	323993	1,500.00	07/26/2018	INV	PD	BLDRS DEP REF-3029 FAIRWA
CHECK DATE: 07/17/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103867 TIMOTHY PATRICK MCGRAW									
55587		04/11/2018	071718	323994	200.00	08/17/2018	INV	PD	Entertainment for Brick C
CHECK DATE: 07/17/2018									
103343 MCLAUGHLIN GORMLEY KING									
260200000-2018-1		07/09/2018	071718	323995	905.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018									
101168 MELCHERT HUBERT SJODIN PLLP									
139009		06/14/2018	071718	323996	888.00	07/14/2018	INV	PD	GENERAL FUND
CHECK DATE: 07/17/2018									
139010		06/14/2018	071718	323996	471.25	07/14/2018	INV	PD	PLANNING & COUNCIL MTGS
CHECK DATE: 07/17/2018									
139011		06/14/2018	071718	323996	5,725.00	07/14/2018	INV	PD	ELECTRIC DEPT
CHECK DATE: 07/17/2018									
139012		06/14/2018	071718	323996	1,054.50	07/14/2018	INV	PD	ELECTRIC FRANCHISE ORD AN
CHECK DATE: 07/17/2018									
139013		06/14/2018	071718	323996	8,838.75	07/14/2018	INV	PD	MCGLENNEN SPECIAL ASSESSM
CHECK DATE: 07/17/2018									
139014		06/14/2018	071718	323996	2,181.75	07/14/2018	INV	PD	SALONEK SPECIAL ASSESSMEN
CHECK DATE: 07/17/2018									
139015		06/14/2018	071718	323996	477.75	07/14/2018	INV	PD	NE COLLECTOR ASSESSMENT
CHECK DATE: 07/17/2018									
139016		06/14/2018	071718	323996	694.50	07/14/2018	INV	PD	BAVARIA DOWNS
CHECK DATE: 07/17/2018									
139017		06/14/2018	071718	323996	1,525.00	07/14/2018	INV	PD	CCC EXPANSION
CHECK DATE: 07/17/2018									
139019		06/14/2018	071718	323996	1,455.00	07/14/2018	INV	PD	KLINGELHUTZ SITE ASSESSME
CHECK DATE: 07/17/2018									
139020		06/14/2018	071718	323996	1,022.25	07/14/2018	INV	PD	CREEK WAY
CHECK DATE: 07/17/2018									
					24,333.75				
101172 MERCHANT JOB TRAINING & SAFETY INC									
3961		02/28/2018	071718	323997	550.00	03/30/2018	INV	PD	LINEMAN APPRENTICESHIP -
CHECK DATE: 07/17/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101176 METRO ALARM CONTRACTORS INC									
66090		06/29/2018	071718	323998	687.50	07/29/2018	INV	PD	ALARM & LOCK REPAIR HUNDE
CHECK DATE: 07/17/2018									
101183 METROPOLITAN COUNCIL									
2018/0630-SAC		06/30/2018	071718	323999	290,297.70	07/31/2018	INV	PD	JUN 2018 SAC CHARGES
CHECK DATE: 07/17/2018									
101182 METROPOLITAN COUNCIL									
0001084494		07/03/2018	071718	324000	192,411.50	08/01/2018	INV	PD	AUG 2018 SEWER SERVICES F
CHECK DATE: 07/17/2018									
106134 DNR ENTERPRISES INC									
276050		03/16/2018	070318	323801	776.37	06/20/2018	INV	PD	GARAGE DOOR REPAIR - W/S
CHECK DATE: 07/03/2018									
101187 METRO SALES INC									
INV1102347		06/18/2018	070318	323802	165.00	07/18/2018	INV	PD	Ricoh/MP C3003 Color
CHECK DATE: 07/03/2018									
INV1106773		06/25/2018	070318	323802	159.00	07/25/2018	INV	PD	JUL 2018 COPIER-FD
CHECK DATE: 07/03/2018									
INV1114569		07/05/2018	071718	324001	197.00	08/04/2018	INV	PD	Contract invoice
CHECK DATE: 07/17/2018									
					521.00				
102688 MINNESOTA STATE COLLEGES & UNIVERSITIES									
629430-6490		06/14/2018	070318	323803	425.00	06/29/2018	INV	PD	FIRE TRUCK DRIVING CLASS
CHECK DATE: 07/03/2018									
101196 MID COUNTY COOP #122622									
33660		06/06/2018	070318	323804	764.75	07/31/2018	INV	PD	250 GLS GAS-TC
CHECK DATE: 07/03/2018									
33661		06/06/2018	070318	323804	794.35	07/31/2018	INV	PD	261 GLS DIESEL-TC
CHECK DATE: 07/03/2018									
33768		06/20/2018	070318	323804	727.25	07/31/2018	INV	PD	260 GLS GAS-TC
CHECK DATE: 07/03/2018									
33769		06/20/2018	070318	323804	583.29	07/31/2018	INV	PD	197 GLS DIESEL-TC



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018									
105846 MID MINNESOTA STORAGE INC					2,869.64				
2337		06/21/2018	071718	324002	2,030.00	07/21/2018	INV	PD	WO#461 DBL OH CIRCUIT - 2
CHECK DATE: 07/17/2018									
106822 MIDWEST CIVIL CONSTRUCTORS LLC									
90110-2		07/02/2018	071718	324003	139,693.84	08/02/2018	INV	PD	BAVARIA RD TURN LANES AT
CHECK DATE: 07/17/2018									
101204 MIDWEST PLAYSCAPES INC									
7971		06/14/2018	070318	323805	2,828.00	07/14/2018	INV	PD	BNG WOOD FIBER FOR PLAYGR
CHECK DATE: 07/03/2018									
101212 MINNESOTA ASA									
1479		06/21/2018	070318	323806	675.00	07/21/2018	INV	PD	Co-Rec and Women's Softba
CHECK DATE: 07/03/2018									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR070618#0014172152		07/06/2018	070618	323880	184.12	07/06/2018	INV	PD	070618 Payroll Child Supp
CHECK DATE: 07/06/2018									
PR62218#001510208001		06/22/2018	062218	323710	373.66	06/22/2018	INV	PD	062218 Payroll Child Supp
CHECK DATE: 06/22/2018									
PR70618#001510208001		07/06/2018	070618	323881	373.66	07/06/2018	INV	PD	070618 Payroll Child Supp
CHECK DATE: 07/06/2018									
101222 MINNESOTA CLAY CO USA					931.44				
105205		06/11/2018	070318	323807	69.45	07/11/2018	INV	PD	Pottery Supplies
CHECK DATE: 07/03/2018									
101225 MINNESOTA CRIME PREVENTION ASSOCIATION									
55209		06/21/2018	070318	323808	40.00	07/21/2018	INV	PD	Safety and Security train
CHECK DATE: 07/03/2018									
101227 MINNESOTA BLEVATOR INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
757020		07/02/2018	071718	324004	342.50	08/02/2018	INV	PD	JUL CCC ELEVATOR SERVICE
CHECK DATE: 07/17/2018									
101216 MINNESOTA FIRE SERVICE CERT BRD									
5799		07/03/2018	071718	324005	280.00	07/03/2018	INV	PD	EXAM FEE
CHECK DATE: 07/17/2018									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
51338		07/02/2018	071718	324006	1,350.00	08/01/2018	INV	PD	JOB TRAINING & SAFETY PRO
CHECK DATE: 07/17/2018									
51451		07/05/2018	071718	324006	595.00	08/04/2018	INV	PD	FIRSTLINE SUPERVISION - E
CHECK DATE: 07/17/2018									
					1,945.00				
101265 MINNESOTA ROADWAYS CO									
80143		06/28/2018	071718	324007	1,566.50	07/28/2018	INV	PD	EMULSION OIL FOR TACK TRU
CHECK DATE: 07/17/2018									
101303 MINNESOTA TEAMSTERS LOCAL #320									
July 2018		06/28/2018	071018	323891	3,375.00	07/06/2018	INV	PD	July 2018 Local #320 Unio
CHECK DATE: 07/10/2018									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE INC									
107050711/JUN18		06/27/2018	071218	323898	797.17	07/22/2018	INV	PD	JUN 2018 ST LITES-TOWN CO
CHECK DATE: 07/12/2018									
107051510/JUN18		06/21/2018	070318	323809	28.62	07/16/2018	INV	PD	JUN 2018 82ND ST & HWY 41
CHECK DATE: 07/03/2018									
778320601/JUN18		06/21/2018	070318	323809	100.06	07/16/2018	INV	PD	JUN 2018 CHEVALLE LIFT ST
CHECK DATE: 07/03/2018									
780272000/JUN18		06/21/2018	070318	323809	10.62	07/16/2018	INV	PD	JUN 2018 CHEVALLE IRRIGAT
CHECK DATE: 07/03/2018									
					936.47				
106884 CHRISTOPHER J COLLINS									
000002		06/15/2018	071718	324008	1,240.00	07/18/2018	INV	PD	Umpire Fees- May-July 201
CHECK DATE: 07/17/2018									
106745 TONY SCHIMMEL									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
55626		07/03/2018	071718	324009	300.00	08/03/2018	INV	PD	Balance for Disc Jockey-F
CHECK DATE: 07/17/2018									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
2018/0630-SUR		06/30/2018	071718	324010	4,582.98	07/31/2018	INV	PD	JUNE0190352018 PERMIT SUR
CHECK DATE: 07/17/2018									
101351 MN DEPARTMENT OF TRANSPORTATION									
P00009205		06/20/2018	071718	324011	861.08	07/20/2018	INV	PD	MATERIAL TESTING & INSPEC
CHECK DATE: 07/17/2018									
101272 MN SUPPLY									
C13856		06/14/2018	070318	323810	85.67	07/14/2018	INV	PD	FORKLIFT REPAIR - CYLINDE
CHECK DATE: 07/03/2018									
102370 MODELL INVESTMENTS									
10004530-2018-1		07/09/2018	071718	324012	674.85	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018									
106881 MOHAMMED, QADRA									
2004248.002		06/20/2018	062218	323711	12.29	07/20/2018	INV	PD	REFUND YOUTH MEMBERSHIP-T
CHECK DATE: 06/22/2018									
PAYEE: MOHAMMED, QADRA									
105995 MONEY MOVERS INC									
109721		06/01/2018	071718	324013	80.50	07/02/2018	INV	PD	May Heath Ins Reimb
CHECK DATE: 07/17/2018									
101317 MOORE, ROB									
55247		06/04/2018	071718	324014	25.00	07/03/2018	INV	PD	AXON Conference. Checked
CHECK DATE: 07/17/2018									
105853 MOR GOLF AND UTILITY INC									
6581		06/20/2018	070318	323811	26.26	07/20/2018	INV	PD	fuses for carts
CHECK DATE: 07/03/2018									
102968 KIMBERLY A MOTSCHENBACHER									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102-2018		06/09/2018	070318	323812	1,980.00	07/09/2018	INV	PD	WELLNESS PROGRAM-YOGA SVC
CHECK DATE: 07/03/2018									
106886 MR PIG STUFF									
2004268.002		06/25/2018	062918	323721	518.98	07/25/2018	INV	PD	CATERING SURCHARGE REFUND
CHECK DATE: 06/29/2018									PAYEE: MR PIG STUFF
103236 MRA-THE MANAGEMENT ASSOCIATION									
09104897		06/07/2018	070318	323813	2,268.75	07/07/2018	INV	PD	MAY 2018 COMPENSATION SER
CHECK DATE: 07/03/2018									
9105529		06/14/2018	071718	324015	2,200.00	07/14/2018	INV	PD	MEMBERSHIP RENEWAL
CHECK DATE: 07/17/2018									
101356 MTI DISTRIBUTING INC #31380					4,468.75				
1172561-00		06/19/2018	070318	323814	7.82	07/19/2018	INV	PD	PARKS PARTS - BOLT WASHER
CHECK DATE: 07/03/2018									
1172561-01		06/20/2018	070318	323814	318.65	07/20/2018	INV	PD	PARKS PARTS SPINDLE ASSY
CHECK DATE: 07/03/2018									
1172992-00		06/21/2018	070318	323814	62.68	07/21/2018	INV	PD	PARKS - PARTS - SOLENOID
CHECK DATE: 07/03/2018									
1173876-00		06/25/2018	071718	324016	274.02	07/25/2018	INV	PD	#234 MOWER PARTS - IGNITI
CHECK DATE: 07/17/2018									
1175268-00		07/02/2018	071718	324016	607.00	08/02/2018	INV	PD	MOWER PARTS - THERMOSWITC
CHECK DATE: 07/17/2018									
1175490-00		07/03/2018	071718	324016	191.92	08/03/2018	INV	PD	PARTS - MOWER - BELT SHAF
CHECK DATE: 07/17/2018									
1175490-01		07/05/2018	071718	324016	316.70	08/05/2018	INV	PD	PARTS - MOWER - BELT, COV
CHECK DATE: 07/17/2018									
1175673-00		07/03/2018	071718	324016	282.59	08/03/2018	INV	PD	WORKMAN PARTS - CHOKE, SP
CHECK DATE: 07/17/2018									
1175703-00		07/03/2018	071718	324016	29.82	08/03/2018	INV	PD	PARTS #265 - SPRING EXT
CHECK DATE: 07/17/2018									
101355 MTI DISTRIBUTING INC #400012					2,091.20				
1164934-00		06/12/2018	070318	323815	287.38	07/12/2018	INV	PD	HYDRAULIC TANK
CHECK DATE: 07/03/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101354 MTI DISTRIBUTING INC #700767									
1171787-00		06/15/2018	070318	323816	112.03	07/15/2018	INV	PD	WALK MOWER PARTS
CHECK DATE:	07/03/2018								
1173670-00		06/25/2018	070318	323816	156.59	07/25/2018	INV	PD	72" MOWER PARTS
CHECK DATE:	07/03/2018								
1174503-00		06/27/2018	071718	324017	203.64	07/27/2018	INV	PD	72" MOWER PARTS
CHECK DATE:	07/17/2018								
					472.26				
106894 MUFFENBIER, MIKE									
31594		06/28/2018	071718	324018	44.18	07/28/2018	INV	PD	METER DEPOSIT REFUND-2882
CHECK DATE:	07/17/2018								
101359 MUNICIPAL EMERGENCY SERVICES INC									
IN1235773		06/14/2018	071718	324019	3,552.32	07/14/2018	INV	PD	FF BOOTS
CHECK DATE:	07/17/2018								
101759 MY ALARM CENTER LLC									
10800939		07/01/2018	070318	323817	96.42	08/01/2018	INV	PD	CITY HALL ALARM MONITORIN
CHECK DATE:	07/03/2018								
106198 NAVIANT INC									
0134947-IN		06/08/2018	070618	323882	4,962.50	07/08/2018	INV	PD	OnBase Setup #6
CHECK DATE:	07/06/2018								
0135058-IN		06/29/2018	071718	324020	1,955.00	07/29/2018	INV	PD	OnBase June Hosting Fee
CHECK DATE:	07/17/2018								
					6,917.50				
101253 NCPERS MINNESOTA									
3836718		06/22/2018	070618	323883	144.00	07/06/2018	INV	PD	July 18 PERA Life Premium
CHECK DATE:	07/06/2018								
105582 AARON DOUGLAS NELSON									
033831		06/13/2018	070318	323818	31.62	07/13/2018	INV	PD	ALUMINUM FOR FISHING DOCK
CHECK DATE:	07/03/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106898 NEXT STEPS LEARNING									
70191106-2018-1		07/09/2018	071718	324021	1,160.00	08/09/2018	INV PD	JUL 2018	REBATE-BUSINESS
CHECK DATE: 07/17/2018								PAYEE: NEXT STEPS	LEARNING CENTER
102654 NORTH AMERICAN SAFETY INC									
35647		06/13/2018	070318	323819	1,196.74	08/13/2018	INV PD		SAFETY CLOTHING - HI VIS
CHECK DATE: 07/03/2018									
35676		06/14/2018	071718	324022	292.97	07/14/2018	INV PD		INITIAL CLOTHING FOR NEW
CHECK DATE: 07/17/2018									
35803		06/20/2018	070318	323819	750.09	07/20/2018	INV PD		SAFETY TSHIRTS FOR SEASON
CHECK DATE: 07/03/2018									
35867		06/25/2018	071718	324022	158.50	07/25/2018	INV PD		YEARLY SAFETY SHIRT ALLOW
CHECK DATE: 07/17/2018									
35930		06/27/2018	070318	323819	107.31	07/27/2018	INV PD		SAFETY CLOTHING FOR SEASO
CHECK DATE: 07/03/2018									
					2,505.61				
101425 NORTHERN SAFETY TECHNOLOGY INC									
46163		07/09/2018	071718	324023	48.32	08/08/2018	INV PD		PARTS - STINGER BATTERY S
CHECK DATE: 07/17/2018									
101409 BIESANZ CHEMICALS INC									
1329		06/21/2018	071718	324024	1,238.24	07/21/2018	INV PD		cleaning supplies
CHECK DATE: 07/17/2018									
101436 NUCO2 INC									
56192760		07/01/2018	071718	324025	155.69	08/01/2018	INV PD		pool supplies
CHECK DATE: 07/17/2018									
56290637		06/15/2018	070318	323820	258.70	07/15/2018	INV PD		pool chemicals
CHECK DATE: 07/03/2018									
					414.39				
106863 NYMAN, JACQUELINE									
10003388		06/14/2018	070318	323821	29.59	07/14/2018	INV PD		METER DEPOSIT REFUND-2910
CHECK DATE: 07/03/2018									
101445 OFFICE DEPOT									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
148496622001 CHECK DATE: 07/03/2018		06/12/2018	070318	323822	57.18	07/13/2018	INV	PD	Address stamps
151365346001 CHECK DATE: 07/03/2018		06/13/2018	070318	323822	9.34	07/13/2018	INV	PD	Wrist rest
151848835001 CHECK DATE: 07/03/2018		06/14/2018	070318	323822	9.34	07/20/2018	INV	PD	wrist rest
155017127001 CHECK DATE: 07/17/2018		06/22/2018	071718	324026	9.08	07/28/2018	INV	PD	Rubberbands
155017253001 CHECK DATE: 07/17/2018		06/22/2018	071718	324026	46.96	07/28/2018	INV	PD	Paper, Standard Copy
155698024001 CHECK DATE: 07/17/2018		06/26/2018	071718	324026	19.45	07/27/2018	INV	PD	Report dividers
155698156001 CHECK DATE: 07/17/2018		06/25/2018	071718	324026	22.98	07/27/2018	INV	PD	Report folders
158010770001-1 CHECK DATE: 07/17/2018		06/29/2018	071718	324026	47.64	08/04/2018	INV	PD	Misc Office Supplies
158010770001-2 CHECK DATE: 07/17/2018		06/29/2018	071718	324026	20.29	08/04/2018	INV	PD	Paper
158010770001-3 CHECK DATE: 07/17/2018		06/29/2018	071718	324026	12.99	08/04/2018	INV	PD	Breakroom Supplies - Motr
158029190001 CHECK DATE: 07/17/2018		06/29/2018	071718	324026	41.96	08/04/2018	INV	PD	Received Stamps
159300909001 CHECK DATE: 07/17/2018		07/05/2018	071718	324026	31.08	08/04/2018	INV	PD	Misc Office Supplies
159313620001 CHECK DATE: 07/17/2018		07/04/2018	071718	324026	37.98	08/04/2018	INV	PD	Business Cards
101456 OLSEN FIRE PROTECTION INC					366.27				
017955 CHECK DATE: 07/17/2018		06/29/2018	071718	324027	255.00	07/29/2018	INV	PD	MSB - ANNUAL SPRINKLER IN
106748 ANNIKA MARIE OLSON									
55218 CHECK DATE: 07/03/2018		06/25/2018	070318	323823	984.00	07/26/2018	INV	PD	Babysitting Instructor 6/
55219 CHECK DATE: 07/03/2018		06/21/2018	070318	323823	525.00	07/11/2018	INV	PD	Safe kids Instructor 6/11



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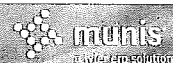
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VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101465 ON SITE SANITATION INC					1,509.00				
0000601141		06/16/2018	070318	323824	320.00	07/16/2018	INV	PD	TOWN COURSE MTHLY RESTROO
CHECK DATE: 07/03/2018									
0000601142		06/16/2018	070318	323824	140.00	07/16/2018	INV	PD	SUNSET PARK - MTHLY RESTR
CHECK DATE: 07/03/2018									
0000601143		06/16/2018	070318	323824	140.00	07/16/2018	INV	PD	CLOVER RIDGE SOCCER FIELD
CHECK DATE: 07/03/2018									
0000601144		06/16/2018	070318	323824	80.00	07/16/2018	INV	PD	PAR 30 MTHLY RESTROOM
CHECK DATE: 07/03/2018									
0000601145		06/16/2018	070318	323824	140.00	07/16/2018	INV	PD	CITY SQUARE PARK - MTHLY
CHECK DATE: 07/03/2018									
0000601146		06/16/2018	070318	323824	140.00	07/16/2018	INV	PD	LION'S PARK - MTHLY RESTR
CHECK DATE: 07/03/2018									
0000606818		06/21/2018	071718	324028	56.25	07/21/2018	INV	PD	CITY SQUARE PARK
CHECK DATE: 07/17/2018									
0000606925		06/21/2018	071718	324028	30.00	07/21/2018	INV	PD	LIONS PARK - XTRA SERVICE
CHECK DATE: 07/17/2018									
101484 PAPCO INC					1,046.25				
207353		07/02/2018	071718	324029	120.15	08/01/2018	INV	PD	cleaning supplies
CHECK DATE: 07/17/2018									
106871 PARRISH, MATTHEW									
31039		06/14/2018	070318	323825	57.82	07/14/2018	INV	PD	METER DEPOSIT REFUND-418
CHECK DATE: 07/03/2018									
105181 BOTTLING GROUP LLC									
45505570		06/13/2018	070318	323826	211.46	07/13/2018	INV	PD	Concessions Pepsi 6/13/18
CHECK DATE: 07/03/2018									
48693014		06/21/2018	070318	323826	225.83	07/21/2018	INV	PD	Concessions Pepsi 6/21/18
CHECK DATE: 07/03/2018									
101527 PIERCE, CHRIS					437.29				
55547		06/10/2018	071718	324030	72.40	07/29/2018	INV	PD	MILEAGE, TAXI-IAFC CONF I

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City of Chaska
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE:	07/17/2018								
55882		06/16/2018	071718	324030	20.00	07/16/2018	INV	PD	FUEL FOR CITY VEHICLE-DRI
CHECK DATE:	07/17/2018								
					92.40				
101530 PING INC									
14245796		06/07/2018	070318	323827	300.62	08/07/2018	INV	PD	resale
CHECK DATE:	07/03/2018								
14259501		06/14/2018	070318	323827	120.30	08/14/2018	INV	PD	resale
CHECK DATE:	07/03/2018								
14259502		06/14/2018	070318	323827	257.87	08/14/2018	INV	PD	resale
CHECK DATE:	07/03/2018								
14265970		06/19/2018	070318	323827	744.24	08/19/2018	INV	PD	resale
CHECK DATE:	07/03/2018								
14279283		06/28/2018	070318	323827	306.89	08/28/2018	INV	PD	resale
CHECK DATE:	07/03/2018								
14293236		07/06/2018	071718	324031	286.97	09/05/2018	INV	PD	resale
CHECK DATE:	07/17/2018								
					2,016.89				
101543 PLUNKETTS PEST CONTROL INC									
5953674		06/04/2018	071718	324033	67.06	07/04/2018	INV	PD	PEST CONTROL
CHECK DATE:	07/17/2018								
5955471		06/05/2018	071718	324032	55.00	07/05/2018	INV	PD	KLEIN MANSION PEST CONTRO
CHECK DATE:	07/17/2018								
5984198		07/03/2018	071718	324033	83.20	08/03/2018	INV	PD	PEST CONTROL - WTP
CHECK DATE:	07/17/2018								
5985965		07/05/2018	071718	324033	56.00	08/05/2018	INV	PD	PEST CONTROL - OAK ST LIF
CHECK DATE:	07/17/2018								
5986990		07/06/2018	071718	324032	53.04	08/06/2018	INV	PD	PEST CONTROL ~ VETERAN'S
CHECK DATE:	07/17/2018								
					314.30				
101557 POWER SYSTEM ENGINEERING INC									
9027075	170210	06/27/2018	071718	324034	2,540.00	07/27/2018	INV	PD	LAKE HAZELTINE SUB - SCAD
CHECK DATE:	07/17/2018								
9027161		07/09/2018	071718	324034	1,036.87	08/09/2018	INV	PD	MISC ENGINEERING FOR JUNE
CHECK DATE:	07/17/2018								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101563 PRAIRIE FIRE THEATRE					3,576.87				
55086		06/19/2018	070318	323828	2,020.00	06/19/2018	INV	PD	Final Payment for Snow Wh
CHECK DATE: 07/03/2018									
101576 KENNETH F FORNER									
20184680		06/18/2018	070318	323829	350.00	07/18/2018	INV	PD	SIGN CHANGE FROM VETS TO
CHECK DATE: 07/03/2018									
20184689		06/23/2018	070318	323829	560.00	07/23/2018	INV	PD	Squad 118 graphics
CHECK DATE: 07/03/2018									
101591 PUMP AND METER SERVICE INC					910.00				
93441		06/29/2018	071718	324035	116.00	07/29/2018	INV	PD	GAS & DIESEL PUMP MONITOR
CHECK DATE: 07/17/2018									
103055 QUALITY PROPANE INC									
163191T		06/18/2018	071718	324036	69.41	07/18/2018	INV	PD	L P Gas
CHECK DATE: 07/17/2018									
165507T		07/02/2018	071718	324036	67.70	08/01/2018	INV	PD	L P gas
CHECK DATE: 07/17/2018									
I011218		06/27/2018	071718	324036	67.00	07/27/2018	INV	PD	L P Gas
CHECK DATE: 07/17/2018									
101600 QUILL CORPORATION					204.11				
8127654		06/26/2018	071718	324037	251.45	07/26/2018	INV	PD	Office Supplies
CHECK DATE: 07/17/2018									
8136294		06/26/2018	071718	324037	58.99	07/26/2018	INV	PD	Office Supplies
CHECK DATE: 07/17/2018									
101684 R & R SPECIALTIES OF WISCONSIN INC					310.44				
0065129-IN		06/12/2018	070318	323830	40.50	07/12/2018	INV	PD	blade sharpen
CHECK DATE: 07/03/2018									
0065204-IN		06/25/2018	071718	324038	40.50	07/25/2018	INV	PD	blade sharpen
CHECK DATE: 07/17/2018									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					81.00			
101687 R.S.O.A.								
55259		06/19/2018	070318	323831	904.00 06/30/2018	INV	PD	Umpire Fees- May 2018- Co
CHECK DATE: 07/03/2018								
104417 RAPIT PRINTING INC								
201154		06/18/2018	070318	323832	2,011.16 07/18/2018	INV	PD	Tumblers-Fire & Ice Bonsp
CHECK DATE: 07/03/2018								
101620 RECREATION SUPPLY CO INC								
342582		06/12/2018	070318	323833	12.86 07/12/2018	INV	PD	pool supplies
CHECK DATE: 07/03/2018								
342594		06/12/2018	070318	323833	688.96 07/12/2018	INV	PD	replacement pump park poo
CHECK DATE: 07/03/2018								
					701.82			
106874 REGIS, JESSE								
31484		06/14/2018	070318	323834	66.94 07/14/2018	INV	PD	METER DEPOSIT REFUND-203
CHECK DATE: 07/03/2018								
101631 REINDERS INC								
3054863-01		06/25/2018	071718	324039	182.37 07/25/2018	INV	PD	DE FOAMER
CHECK DATE: 07/17/2018								
3054986-01		06/08/2018	070318	323835	6,180.00 07/08/2018	INV	PD	SCHOOL DIST SEED
CHECK DATE: 07/03/2018								
3054987-00		06/08/2018	070318	323835	4,635.00 07/08/2018	INV	PD	SEED FOR CITY PARKS
CHECK DATE: 07/03/2018								
3055586-00		06/15/2018	070318	323835	1,973.74 07/15/2018	INV	PD	WETTING AGENT
CHECK DATE: 07/03/2018								
3146092-00		05/11/2018	070618	323884	19,585.71 07/09/2018	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE: 07/06/2018								
3146093-00		05/11/2018	070318	323835	13,120.91 07/09/2018	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE: 07/03/2018								
3146094-00		05/11/2018	070618	323884	12,568.50 07/09/2018	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE: 07/06/2018								
3146095-00		05/11/2018	070318	323835	10,731.57 07/09/2018	INV	PD	EARLY ORDER CHEMICALS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018									
3146096-00		05/11/2018	070318	323835	409.42	07/06/2018	INV	PD	INSECTICIDES
CHECK DATE: 07/03/2018									
3146099-00		05/11/2018	070618	323884	4,969.69	07/14/2018	INV	PD	CUTLESS HERBICIDE
CHECK DATE: 07/06/2018									
3149021-00		06/05/2018	070318	323835	5,234.95	07/05/2018	INV	PD	FERTILIZER, TRICURE
CHECK DATE: 07/03/2018									
3150223-00		06/13/2018	070318	323835	1,298.53	07/13/2018	INV	PD	FUNGICIDE
CHECK DATE: 07/03/2018									
3150538-00		06/21/2018	070318	323835	78.06	07/21/2018	INV	PD	SOIL TESTS
CHECK DATE: 07/03/2018									
					80,968.45				
101638 RURAL ELECTRIC SUPPLY COOPERATIVE									
706235-00		07/03/2018	071718	324040	30,358.00	08/03/2018	INV	PD	LAKE HAZELTINE SUB - FEED
CHECK DATE: 07/17/2018									
101652 RIES HEATING & A/C INC									
18419		06/06/2018	070318	323836	95.00	07/06/2018	INV	PD	AC repair
CHECK DATE: 07/03/2018									
18432		06/14/2018	070318	323836	410.00	07/14/2018	INV	PD	HVAC REPAIRS
CHECK DATE: 07/03/2018									
18448		06/20/2018	070318	323836	338.50	07/20/2018	INV	PD	A/C TUNE UP ON CITY BUILD
CHECK DATE: 07/03/2018									
					843.50				
101654 RILEY BUS SERVICE INC									
11415		06/26/2018	071718	324041	700.00	07/27/2018	INV	PD	Transportation Sinatra Tr
CHECK DATE: 07/17/2018									
101662 KEVIN G SIEGLE									
15257		06/06/2018	070318	323837	80.00	07/06/2018	INV	PD	rain check passes
CHECK DATE: 07/03/2018									
15275		06/11/2018	070318	323837	39.00	07/11/2018	INV	PD	Business cards-Personius
CHECK DATE: 07/03/2018									
					119.00				
105914 OMG MIDWEST INC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1469988 CHECK DATE: 07/03/2018		06/09/2018	070318	323838	537.00	07/09/2018	INV	PD	WO#444 OH TO UG SECON SER
1469994 CHECK DATE: 07/03/2018		06/09/2018	070318	323838	420.00	07/09/2018	INV	PD	EITEL CIR - CURB
					957.00				
101668 ROBBS ELECTRIC INC									
30508 CHECK DATE: 07/17/2018		06/20/2018	071718	324042	26,482.00	07/20/2018	INV	PD	replacement light fixture
101669 ROBERT HALF TECHNOLOGY									
51129263 CHECK DATE: 07/03/2018		06/18/2018	070318	323839	1,296.00	07/18/2018	INV	PD	UB TEMP - WALTERS - W/E 6
51164284 CHECK DATE: 07/03/2018		06/20/2018	070318	323840	2,730.00	07/20/2018	INV	PD	HR TEMP - MOODY - W/E 6/1
51185529 CHECK DATE: 07/03/2018		06/25/2018	070318	323839	1,036.80	07/25/2018	INV	PD	UB TEMP - WALTERS - W/E 6
51211274 CHECK DATE: 07/03/2018		06/26/2018	070318	323840	3,120.00	07/26/2018	INV	PD	HR TEMP - MOODY - W/E 6/2
51237913 CHECK DATE: 07/17/2018		07/02/2018	071718	324043	1,296.00	08/02/2018	INV	PD	UB TEMP - WALTERS - W/E 6
51261555 CHECK DATE: 07/17/2018		07/03/2018	071718	324044	3,120.00	08/03/2018	INV	PD	HR TEMP - MOODY - W/E 6/2
51284459 CHECK DATE: 07/17/2018		07/09/2018	071718	324043	1,036.80	08/09/2018	INV	PD	UB Temp - Walters - W/E 7
					13,635.60				
101673 ROCHESTER MIDLAND CORP									
INV00055618 CHECK DATE: 07/17/2018		06/29/2018	071718	324045	54.60	07/29/2018	INV	PD	CITY HALL RESTROOMS
106892 ROEBER, MATTHEW									
10002118 CHECK DATE: 07/17/2018		06/28/2018	071718	324046	26.48	07/28/2018	INV	PD	CREDIT BALANCE REFUND-376
101696 RYAN CONTRACTING CO									
15001-5		07/05/2018	071718	324047	63,900.70	08/05/2018	INV	PD	NE COLLECTOR RD

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2018									
101703 SALVATION ARMY									
MAY/18 HS		06/28/2018	070318	323841	163.00	06/28/2018	INV	PD	MAY/18 HEAT SHARE CONTRIB
CHECK DATE: 07/03/2018									
106900 SANCHEZ, ESTRELLA									
2004288.002		07/10/2018	071018	323892	18.20	08/10/2018	INV	PD	REFUND NONRESIDENT OVERCH
CHECK DATE: 07/10/2018									
101710 SAUBER MFG CO									
PSI204030		06/27/2018	071718	324048	221.70	07/27/2018	INV	PD	#T13 POLE TRAILER - PIN A
CHECK DATE: 07/17/2018									
101738 SCHILLING SUPPLY COMPANY									
663728-00		06/08/2018	070318	323842	93.15	07/08/2018	INV	PD	FIREMAN'S PARK CLEANING S
CHECK DATE: 07/03/2018									
663801-00		06/15/2018	070318	323842	55.34	07/15/2018	INV	PD	CITY SHELTER CLEANING SUP
CHECK DATE: 07/03/2018									
664827-00		06/13/2018	070318	323842	2,217.60	07/13/2018	INV	PD	cleaning supplies
CHECK DATE: 07/03/2018									
665814-00		06/20/2018	070318	323842	1,026.78	07/20/2018	INV	PD	cleaning supplies
CHECK DATE: 07/03/2018									
					3,392.87				
101730 SCHWEITZER ENGINEERING LABORATORIES INC									
INV-000288282	180121	06/28/2018	071718	324049	5,250.00	07/28/2018	INV	PD	LAKE HAZELTINE SUB - SCAD
CHECK DATE: 07/17/2018									
101744 SCOTT COUNTY TREASURER									
IN22386		06/27/2018	071718	324050	750.00	07/24/2018	INV	PD	SCALE FIRE TRAINING
CHECK DATE: 07/17/2018									
104416 KELBRO COMPANY									
2248140		06/15/2018	070318	323843	260.35	07/15/2018	INV	PD	ice machine rental
CHECK DATE: 07/03/2018									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104827 ROHN INDUSTRIES INC								
307622		06/18/2018	070318	323844	20.25 07/18/2018	INV	PD	Secure Document Shredding
CHECK DATE: 07/03/2018								
105388 SHRED-IT US HOLDCO INC								
8124951757		06/15/2018	070318	323845	83.75 07/15/2018	INV	PD	Shredding
CHECK DATE: 07/03/2018								
101790 SIGN SOURCE INC								
58266		06/29/2018	071718	324051	129.25 07/29/2018	INV	PD	NAME TAGS
CHECK DATE: 07/17/2018								
104383 SIR LINES-A-LOT								
51978		06/20/2018	070318	323846	2,043.50 07/20/2018	INV	PD	RE-STRIPED CURING CENTER
CHECK DATE: 07/03/2018								
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC								
86505799		06/15/2018	070318	323847	73.49 07/15/2018	INV	PD	IRRIGATION REPAIR/SUPPLIE
CHECK DATE: 07/03/2018								
86647475		06/22/2018	070318	323847	61.37 07/22/2018	INV	PD	IRRIGATION REPAIR PARTS F
CHECK DATE: 07/03/2018								
86854989		07/03/2018	071718	324052	1,314.14 08/15/2018	INV	PD	IRRIGATION PARTS/ ROUND U
CHECK DATE: 07/17/2018								
					1,449.00			
101814 ERIC SONGER								
54960		06/13/2018	070318	323848	350.00 07/13/2018	INV	PD	Calhoun Brass 6/29/18 Con
CHECK DATE: 07/03/2018								
102576 SOUTHWEST CHRISTIAN HIGH SCHOOL								
152389589-2018-1		07/09/2018	071718	324053	2,355.00 08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS
CHECK DATE: 07/17/2018								
101844 SPS COMPANIES INC								
S3620957.001		06/20/2018	071718	324054	149.50 07/20/2018	INV	PD	replacement toilets
CHECK DATE: 07/17/2018								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101847 SRF CONSULTING GROUP INC									
11351.00-3		05/31/2018	071718	324055	3,445.24	07/19/2018	INV	PD	TH 212 & CSAH 44 RIGHT OF
CHECK DATE: 07/17/2018									
101857 ST ANDREWS PRODUCT COMPANY									
0000826491		06/14/2018	070318	323849	672.42	07/14/2018	INV	PD	golf tees
CHECK DATE: 07/03/2018									
101850 STANTEC CONSULTING SERVICES INC									
1361493		05/25/2018	070318	323850	5,914.73	06/25/2018	INV	PD	APR 2018-GENERAL ENGINEER
CHECK DATE: 07/03/2018									
1361496		05/25/2018	070318	323850	5,658.50	06/25/2018	INV	PD	APR 2018-TH 41 CULVERT CR
CHECK DATE: 07/03/2018									
1361497		05/25/2018	070318	323850	28,580.94	06/25/2018	INV	PD	APR 2018-CLOVER RIDGE DR
CHECK DATE: 07/03/2018									
1361499		05/25/2018	070318	323850	275.00	06/25/2018	INV	PD	APR 2018-MN RIVER FLOODPL
CHECK DATE: 07/03/2018									
1361502		05/25/2018	070318	323850	13,098.76	06/25/2018	INV	PD	APR 2018-VETERAN'S PARK M
CHECK DATE: 07/03/2018									
1361503		05/25/2018	070318	323850	6,635.75	06/25/2018	INV	PD	APR 2018-NE COLLECTOR IN
CHECK DATE: 07/03/2018									
1361504		05/25/2018	070318	323850	17,521.50	06/25/2018	INV	PD	APR 2018-RECORD PLAN/BASE
CHECK DATE: 07/03/2018									
1361505		05/25/2018	070318	323850	453.50	06/25/2018	INV	PD	APR 2018-2017 DT RECONSTR
CHECK DATE: 07/03/2018									
1361506		05/25/2018	070318	323850	12,131.25	06/25/2018	INV	PD	APR 2018-LAKE HAZELTINE S
CHECK DATE: 07/03/2018									
1361507		05/25/2018	070318	323850	418.00	06/25/2018	INV	PD	APR 2018-CTY RD 61 UPGRAD
CHECK DATE: 07/03/2018									
1361508		05/25/2018	070318	323850	107.00	06/25/2018	INV	PD	APR 2018-2017 WELL NO 8 M
CHECK DATE: 07/03/2018									
1361512		05/25/2018	070318	323850	1,757.00	06/25/2018	INV	PD	APR 2018-LAKE GRACE TRAIL
CHECK DATE: 07/03/2018									
1361513		05/25/2018	070318	323850	36,726.25	06/25/2018	INV	PD	APR 2018-2018 DT RECONSTR
CHECK DATE: 07/03/2018									
1361514		05/25/2018	070318	323850	26,334.45	06/25/2018	INV	PD	APR 2018-BAVARIA DOWNS TR
CHECK DATE: 07/03/2018									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1361515 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	1,025.00	06/25/2018	INV	PD	APR 2018-2018 WELL NO 4 R
1361516 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	8,995.50	06/25/2018	INV	PD	APR 2018-BAVARIA RD TURN
1361517 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	6,712.83	06/25/2018	INV	PD	APR 2018-BAVARIA RD TURN
1361520 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	3,322.50	06/25/2018	INV	PD	APR 2018-CREEK CENTER/CRE
1361521 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	1,095.00	06/25/2018	INV	PD	APR 2018-COMPREHENSIVE SE
1361522 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	2,225.00	06/25/2018	INV	PD	APR 2018-WATER MASTER PLA
1361523 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	1,105.00	06/25/2018	INV	PD	APR 2018-HARVEST (FORMERL
1361524 CHECK DATE: 07/03/2018		05/25/2018	070318	323850	863.08	06/25/2018	INV	PD	APR 2018-BAVARIA DOWNS (P
1370675 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	4,648.55	07/15/2018	INV	PD	MAY 2018-GENERAL ENGINEER
1370676 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	4,535.00	07/15/2018	INV	PD	MAY 2018-TH 41 CULVERT CR
1370678 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	810.00	07/15/2018	INV	PD	MAY 2018-DT RECONSTRUCTIO
1370679 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	19,398.93	07/15/2018	INV	PD	MAY 2018- CLOVER RIDGE DR
1370680 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	19,113.87	07/15/2018	INV	PD	MAY 2018-NE COLLECTOR IN
1370681 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	17,105.50	07/15/2018	INV	PD	MAY 2018-RECORD PLAN/BASE
1370682 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	979.00	07/15/2018	INV	PD	MAY 2018-2017 DT RECONSTR
1370683 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	6,503.80	07/15/2018	INV	PD	MAY 2018-LAKE HAZELTINE,
1370684 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	224.00	07/15/2018	INV	PD	MAY 2018-CTY RD 61 UPGRAD
1370685 CHECK DATE: 07/17/2018		06/15/2018	071718	324056	40.00	07/15/2018	INV	PD	MAY 2018-2017 WELL #8 MAI



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
1370686 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	21,598.95	07/15/2018	INV	PD	MAY 2018-VETERAN'S PARK M	
1370687 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	3,588.95	07/15/2018	INV	PD	MAY 2018-2017 BRIDGE SAFE	
1370688 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	69,610.74	07/15/2018	INV	PD	MAY 2018-2018 DT RECONSTR	
1370689 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	184.50	07/15/2018	INV	PD	MAY 2018-CREEK RD TRUNK S	
1370690 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	17,308.32	07/15/2018	INV	PD	MAY 2018- BAVARIA DOWNS T	
1370691 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	2,305.15	07/15/2018	INV	PD	MAY 2018-2018 WELL #4 REH	
1370692 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	2,777.00	07/15/2018	INV	PD	MAY 2018-BAVARIA RD TURN	
1370693 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	29,074.96	07/15/2018	INV	PD	MAY 2018- BAVARIA RD TURN	
1370694 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	13,022.40	07/15/2018	INV	PD	MAY 2018-CREEK CENTER/CRE	
1370695 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	336.00	07/15/2018	INV	PD	MAY 2018-COMPREHENSIVE SE	
1370696 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	1,147.50	07/15/2018	INV	PD	MAY 2018-BAVARIA DOWNS ST	
1370697 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	1,105.00	07/15/2018	INV	PD	MAY 2018-FORMACOAT STORM	
1370698 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	977.50	07/15/2018	INV	PD	MAY 2018-HARVEST WEST	
1370699 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	583.00	07/15/2018	INV	PD	MAY 2018-WATER MASTER PLA	
1370700 CHECK DATE:	07/17/2018	06/15/2018	071718	324056	7,834.00	07/15/2018	INV	PD	MAY 2018-FORMACOAT SITE P	
101858 STAPLES CONTRACT & COMMERCIAL INC					425,769.16					
3383509707 CHECK DATE:	07/17/2018	07/07/2018	071718	324057	41.89	07/28/2018	INV	PD	Foot Rest - HR Generalist	
3383509708-1 CHECK DATE:	07/17/2018	07/07/2018	071718	324057	5.50	08/06/2018	INV	PD	Pens	



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3383509708-2 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	37.76	08/06/2018	INV	PD	Standard Copy Paper
3383509709 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	167.84	08/06/2018	INV	PD	Misc Breakroom Supplies
3383509710-1 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	21.16	08/06/2018	INV	PD	Misc Office Supplies
3383509710-2 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	86.12	08/06/2018	INV	PD	Standard Copy Paper
3383509711 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	9.42	08/06/2018	INV	PD	Breakroom - Cold Cups
3383509712-1 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	44.06	08/06/2018	INV	PD	UB Paper - 3 Hole Punched
3383509712-2 CHECK DATE: 07/17/2018		07/07/2018	071718	324057	10.88	08/06/2018	INV	PD	Breakroom - Bowls
					424.63				
101864 STAR TRIBUNE									
3609527-18 CHECK DATE: 07/03/2018		06/17/2018	070318	323851	410.28	07/04/2018	INV	PD	ANNUAL SUBSCRIPTION-CITY
101876 STEVEN C ANDERSON									
55621 CHECK DATE: 07/17/2018		07/02/2018	071718	324058	300.00	08/02/2018	INV	PD	7/19/18: Sticks and Tones
106899 STOCKWOOD ASSOCIATION									
111652100-2018-1 CHECK DATE: 07/17/2018		07/09/2018	071718	324059	725.00	08/09/2018	INV	PD	JUL 2018 REBATE-BUSINESS PAYEE: STOCKWOOD ASSOCIATION
101884 STOP PROCESSING CENTER									
17773 CHECK DATE: 07/17/2018		06/30/2018	071718	324060	209.67	07/31/2018	INV	PD	Auto bill pymnt sign-ups
101888 STREICHERS									
I1316727-1 CHECK DATE: 07/03/2018		05/31/2018	070318	323852	965.99	07/03/2018	INV	PD	Godinez-Replacement vest,
101892 STUART C IRBY CO									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION
S010753249.002 CHECK DATE: 07/03/2018	180114	06/05/2018	070318	323853	1,265.85 07/05/2018	INV PD	FUSES 20 & 65 AMPS SMU S&
S010769331.002 CHECK DATE: 07/03/2018		06/08/2018	070318	323853	60.00 07/08/2018	INV PD	N/S MISC. LINE HARDWARE -
S010792621.001 CHECK DATE: 07/03/2018	180113	06/08/2018	070318	323853	22,290.00 07/08/2018	INV PD	SWITCH OH 600 AMP 3 PHS
S010794590.001 CHECK DATE: 07/03/2018	180122	06/13/2018	070318	323853	358.88 07/13/2018	INV PD	GUY WIRE,BRKT SINGPHSGLAS
S010794590.002 CHECK DATE: 07/03/2018		06/13/2018	070318	323853	247.50 07/13/2018	INV PD	MISC LINE HARDWARE - BOLT
S010794590.003 CHECK DATE: 07/03/2018	180122	06/13/2018	070318	323853	420.00 07/13/2018	INV PD	GUY WIRE,BRKT SINGPHSGLAS
S010796545.001 CHECK DATE: 07/03/2018		06/11/2018	070318	323853	76.73 07/11/2018	INV PD	SAFETY GLOVES & SLEEVE BA
S010800798.001 CHECK DATE: 07/03/2018		06/13/2018	070318	323853	443.50 07/13/2018	INV PD	CABLE CUTTER (BANANA PEEL
S010807193.002 CHECK DATE: 07/17/2018	180124	06/21/2018	071718	324061	131.04 07/21/2018	INV PD	INSUL PIN 15KV C-NECK
S010807500.001 CHECK DATE: 07/17/2018	180126	06/28/2018	071718	324061	423.24 07/28/2018	INV PD	SPLICE SJ1A COLD SHRINK
S010813746.001 CHECK DATE: 07/17/2018		06/21/2018	071718	324061	66.16 07/21/2018	INV PD	SAFETY - SLEEVE BUTTONS
S010813746.002 CHECK DATE: 07/17/2018		06/26/2018	071718	324061	63.15 07/26/2018	INV PD	POWDER FOR RUBBER GLOVES
105849 SUBURBAN ELEVATOR OF MN					25,846.05		
1780 CHECK DATE: 07/17/2018		07/01/2018	071718	324062	405.00 08/01/2018	INV PD	3RD QTR FD ELEVATOR MAINT
103677 SUN LIFE ASSURANCE COMPANY OF CANADA							
237741/JUL18 CHECK DATE: 07/12/2018		06/20/2018	071218	323899	3,636.35 07/11/2018	INV PD	JULY EMP LIFE INS PREMIUM
237741/JUN18 CHECK DATE: 07/12/2018		06/12/2018	071218	323900	3,646.15 07/12/2018	INV PD	JUNE EMP LIFE INS PREMIUM
101821 SW CORRIDOR TRANSPORTATION COALITION					7,282.50		

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
SW-0003 CHECK DATE: 07/17/2018		07/06/2018	071718	324063	7,000.00	08/01/2018	INV	PD	Dues Aug. 2018 to July 20
106847 SWANNIES GOLF APPAREL CO									
INV000878 CHECK DATE: 07/17/2018		06/11/2018	071718	324064	812.00	07/16/2018	INV	PD	resale
101587 PUBLIC SAFETY EQUIPMENT LLC									
6768 CHECK DATE: 07/17/2018		06/28/2018	071718	324065	369.00	07/28/2018	INV	PD	Radar certification
101932 TAYLOR MADE GOLF CO INC									
33277979 CHECK DATE: 07/03/2018		06/20/2018	070318	323854	334.28	07/20/2018	INV	PD	resale
33292331 CHECK DATE: 07/17/2018		06/28/2018	071718	324066	715.24	07/28/2018	INV	PD	resale
105137 TEE TIMES PRESS INC					1,049.52				
24180 CHECK DATE: 07/03/2018		02/19/2018	070318	323855	225.00	07/13/2018	INV	PD	advertising-Junior Progra
100757 THE GRAPHIC EDGE INC									
1220600 CHECK DATE: 07/03/2018		06/13/2018	070318	323856	2,784.62	07/13/2018	INV	PD	Fire & Ice, Curling T-Shi
1226228 CHECK DATE: 07/03/2018		06/11/2018	070318	323856	254.37	07/11/2018	INV	PD	T-shirts for Cheerleading
1231027 CHECK DATE: 07/03/2018		06/20/2018	070318	323856	251.01	07/20/2018	INV	PD	Fire & Ice T-Shirts- 2018
101956 THE HARTFORD					3,290.00				
854494371784 CHECK DATE: 07/12/2018		07/01/2018	071218	323901	1,980.68	07/15/2018	INV	PD	JUL 2018 EMP LTD INS PREM
101150 THE MCDOWELL AGENCY INC									
102516		06/15/2018	070318	323857	146.10	07/14/2018	INV	PD	BACKGROUND VERIFICATION F



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018								
102517		06/15/2018	070318	323857	585.90	07/14/2018	INV PD	BACKGROUND CHECKS ON NEW
CHECK DATE: 07/03/2018								
101831 SPECIALIZED ENVIRONMENTAL TECHNOLOGIES INC					732.00			
105000548		06/08/2018	071718	324067	60.00	07/08/2018	INV PD	ATHLETIC PARK DEBRIS
CHECK DATE: 07/17/2018								
101950 THE TESSMAN COMPANY								
S274569-IN		06/08/2018	070318	323858	226.00	07/08/2018	INV PD	FLOWERS - PETUNA FEED
CHECK DATE: 07/03/2018								
104701 RICKY J KAUFMAN								
54958		06/13/2018	070318	323859	600.00	07/13/2018	INV PD	Tuxedo Band Concert 7/6/2
CHECK DATE: 07/03/2018								
101966 THYSSENKRUPP ELEVATOR CORPORATION								
3003992600		07/01/2018	071718	324068	547.92	08/01/2018	INV PD	WTP ELEVATOR MAINTENANCE
CHECK DATE: 07/17/2018								
104908 TIMESAVER OFF SITE SECRETARIAL INC								
M23878		06/13/2018	070318	323860	503.88	07/13/2018	INV PD	5-21 Council, 6-4 Council
CHECK DATE: 07/03/2018								
M23912		06/28/2018	071718	324069	635.25	07/09/2018	INV PD	6/13 Planning, 6/18 Council
CHECK DATE: 07/17/2018								
					1,139.13			
101983 TOTAL CONTROL SYSTEMS INC								
8364		06/29/2018	071718	324070	1,063.70	07/29/2018	INV PD	SCADA REPAIR - CHEVALLE L
CHECK DATE: 07/17/2018								
101985 TOTAL LIFE SECURITY LLC								
017888		06/25/2018	071718	324071	313.00	07/25/2018	INV PD	MSB ANNUAL FIRE ALARM INS
CHECK DATE: 07/17/2018								
101995 TRANE								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
39147373		07/02/2018	071718	324072	1,359.00	08/02/2018	INV	PD	QUARTERLY SCHEDULED MAINT
CHECK DATE: 07/17/2018									
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/JUN18		07/01/2018	071718	324073	110.00	08/15/2018	INV	PD	Data processing
CHECK DATE: 07/17/2018									
101994 TRAVIS MATHEW LLC									
3448428		06/12/2018	070318	323861	3,484.46	07/25/2018	INV	PD	resale
CHECK DATE: 07/03/2018									
3460234		06/27/2018	070318	323861	90.11	07/27/2018	INV	PD	resale
CHECK DATE: 07/03/2018									
					3,574.57				
102004 TREBIATOWSKI, KEVIN									
55087		06/10/2018	070318	323862	25.07	07/10/2018	INV	PD	MILEAGE TO & FROM AIRPORT
CHECK DATE: 07/03/2018									
102012 TRI-TECH FORENSICS INC									
160550		07/05/2018	071718	324074	53.12	08/03/2018	INV	PD	Field drug tests
CHECK DATE: 07/17/2018									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M013133-IN		06/28/2018	071718	324075	862.49	07/28/2018	INV	PD	WATERMAIN CROSSING JONATH
CHECK DATE: 07/17/2018									
102026 API GARAGE DOOR INC									
508037		06/13/2018	070318	323863	276.50	07/13/2018	INV	PD	REPAIR TO CITY HALL GARAG
CHECK DATE: 07/03/2018									
508814		06/25/2018	071718	324076	538.00	07/25/2018	INV	PD	garage fire door safety c
CHECK DATE: 07/17/2018									
					814.50				
102028 TWIN CITY WATER CLINIC INC									
11620		07/02/2018	071718	324077	510.00	08/02/2018	INV	PD	JUNE SAMPLES
CHECK DATE: 07/17/2018									
102033 TYLER TECHNOLOGIES INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
045-225367 CHECK DATE: 07/06/2018		05/16/2018	070618	323885	640.00	06/30/2018	INV	PD	ExecuTime Install-May
045-227878 CHECK DATE: 07/06/2018		06/01/2018	070618	323885	51,183.02	07/16/2018	INV	PD	Q3-2018 MUNIS SaaS
045-227906 CHECK DATE: 07/06/2018		06/01/2018	070618	323885	533.26	07/16/2018	INV	PD	Q3-2018 MUNIS BMI-SaaS
045-228499 CHECK DATE: 07/17/2018		06/14/2018	071718	324078	640.00	07/29/2018	INV	PD	ExecuTime Install-Jun
102129 UNITED FARMERS COOPERATIVE					52,996.28				
K83833 CHECK DATE: 07/03/2018		06/08/2018	070318	323864	180.24	07/08/2018	INV	PD	REPAIR TURF SPRAYER - REP
K83835 CHECK DATE: 07/03/2018		06/08/2018	070318	323864	47.70	07/08/2018	INV	PD	#81 PARTS - CARB KIT, DEC
K84874 CHECK DATE: 07/03/2018		06/18/2018	070318	323864	165.05	07/18/2018	INV	PD	#80 REPAIR - V-BELT
K85144 CHECK DATE: 07/03/2018		06/20/2018	070318	323864	232.51	07/20/2018	INV	PD	TRIMMER PARTS, BLADE, HEAD
K85158 CHECK DATE: 07/03/2018		06/20/2018	070318	323864	29.95	07/20/2018	INV	PD	SUPPLIES - INSECT REPELLE
K85738 CHECK DATE: 07/03/2018		06/25/2018	070318	323864	256.97	07/25/2018	INV	PD	GRASS SEED & SPREADER
K86051 CHECK DATE: 07/17/2018		06/28/2018	071718	324079	59.99	07/28/2018	INV	PD	PARKS SUPPLIES
K86112 CHECK DATE: 07/17/2018		06/28/2018	071718	324079	165.75	07/28/2018	INV	PD	#80 CHOP SAW PARTS - V BE
K86113 CHECK DATE: 07/17/2018		06/28/2018	071718	324079	187.51	07/28/2018	INV	PD	#252 REPAIR - FAN, FILTER
K86114 CHECK DATE: 07/17/2018		06/28/2018	071718	324079	24.45	07/28/2018	INV	PD	PARKS - WEEDWHIP REPAIRS
K86197 CHECK DATE: 07/17/2018		06/29/2018	071718	324079	52.09	07/29/2018	INV	PD	PARTS FOR EXMARK WALK BEH
K86621 CHECK DATE: 07/17/2018		07/03/2018	071718	324079	50.99	08/03/2018	INV	PD	PROMARK FOAM MARKER

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,453.20				
102037 ULINE INC									
99035912		07/03/2018	071718	324080	90.14	08/03/2018	INV	PD	Evidence supplies
CHECK DATE:	07/17/2018								
102038 ULTIMATE SAFETY CONCEPTS INC									
177820		06/26/2018	071718	324081	22.50	07/26/2018	INV	PD	MEDICAL SUPPLIES
CHECK DATE:	07/17/2018								
101555 UNITED STATES POSTAL SERVICE									
55765		07/09/2018	071718	324082	5,077.64	08/09/2018	INV	PD	postage for Fall 2018 Par
CHECK DATE:	07/17/2018								
105730 PROVIDENT LIFE & ACCIDENT INSURANCE COMPANY									
E0665216-Jun18		06/25/2018	070618	323886	312.16	07/06/2018	INV	PD	Jun 18 Insurance Premiums
CHECK DATE:	07/06/2018								
E0665216-May18		05/23/2018	062218	323712	312.16	06/30/2018	INV	PD	May 18 Insurance Premiums
CHECK DATE:	06/22/2018								
					624.32				
102051 UPS									
000027V7Y7238		06/09/2018	062218	323713	15.56	07/20/2018	INV	PD	shipping
CHECK DATE:	06/22/2018								
000027V7Y7268		06/30/2018	071018	323893	12.03	07/11/2018	INV	PD	shipping
CHECK DATE:	07/10/2018								
					27.59				
104522 US FOODS INC									
3764384		06/15/2018	070318	323865	135.39	07/15/2018	INV	PD	hand towels
CHECK DATE:	07/03/2018								
4013926		06/29/2018	071718	324083	135.86	07/29/2018	INV	PD	paper towels
CHECK DATE:	07/17/2018								
4023211		06/29/2018	071718	324083	213.42	07/29/2018	INV	PD	food probe for combi oven
CHECK DATE:	07/17/2018								
4128550		07/06/2018	071718	324083	129.48	08/06/2018	INV	PD	hand soap and towels
CHECK DATE:	07/17/2018								
5969016		06/21/2018	070318	323865	112.17	07/21/2018	INV	PD	dishwasher lease



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/03/2018									
102072 US HEALTHWORKS MEDICAL GROUP OF MN PC					726.32				
0086501-MN		06/15/2018	070318	323866	134.00	07/15/2018	INV	PD	Pre-employment medical ca
CHECK DATE: 07/03/2018									
102061 USA BLUE BOOK									
590427		06/05/2018	070318	323867	78.83	07/05/2018	INV	PD	BRASS PLUG FOR FD CONNECT
CHECK DATE: 07/03/2018									
103039 MARK BEAUCHAMP									
15493UFS		06/06/2018	071718	324084	1,188.75	07/06/2018	INV	PD	COS STUDY #1
CHECK DATE: 07/17/2018									
36572UFS		06/06/2018	071718	324084	10,777.50	07/06/2018	INV	PD	2017/2018 COS Study #3
CHECK DATE: 07/17/2018									
38048UFS		06/06/2018	071718	324084	770.00	07/06/2018	INV	PD	COS STUDY #1
CHECK DATE: 07/17/2018									
102102 VERIZON WIRELESS					12,736.25				
9809534850		06/21/2018	071218	323902	5,385.83	07/13/2018	INV	PD	JUL 2018 PHONE SERVICE
CHECK DATE: 07/12/2018									
9809629175		06/23/2018	071218	323902	216.24	07/15/2018	INV	PD	JUN 2018 CRADLEPOINTS LES
CHECK DATE: 07/12/2018									
102109 VICTORIA REPAIR & MANUFACTURING					5,602.07				
8500		05/10/2018	070318	323868	148.00	06/10/2018	INV	PD	STRAPPING FOR TRNSFMR BAS
CHECK DATE: 07/03/2018									
8523		05/23/2018	070318	323868	285.00	06/23/2018	INV	PD	BASE PLATE FOR TRANSFORME
CHECK DATE: 07/03/2018									
8564		06/20/2018	071718	324085	42.00	07/20/2018	INV	PD	#312 FIRE TRUCK
CHECK DATE: 07/17/2018									
8588		07/06/2018	071718	324085	550.00	08/06/2018	INV	PD	PARTS FOR STORAGE CONTAIN
CHECK DATE: 07/17/2018									



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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
105134 LYNDA VOLAVKA					1,025.00				
55581		06/30/2018	071718	324086	130.00	07/30/2018	INV	PD	Face Painting-Fire & Ice
CHECK DATE:		07/17/2018							
55582		06/30/2018	071718	324086	190.00	07/30/2018	INV	PD	Face Painting-Fire & Ice
CHECK DATE:		07/17/2018							
					320.00				
102126 VOSS ELECTRIC									
15319196-01		06/14/2018	071718	324087	494.40	07/14/2018	INV	PD	Rink 1 replacement bulbs
CHECK DATE:		07/17/2018							
102110 VIDEO SERVICE OF AMERICA INC									
442842		06/26/2018	071718	324088	209.43	07/26/2018	INV	PD	DVDs
CHECK DATE:		07/17/2018							
102133 WAGNER PRESS & GRAPHICS									
30470		06/19/2018	071718	324089	3,140.00	07/04/2018	INV	PD	Fire & Ice utility & pape
CHECK DATE:		07/17/2018							
106891 WALTZ, COLLEEN									
10001896		06/28/2018	071718	324090	48.21	07/28/2018	INV	PD	CREDIT BALANCE REFUND-112
CHECK DATE:		07/17/2018							
102141 WASTE MANAGEMENT-SAVAGE									
7834469-2282-6		06/28/2018	071718	324091	344.80	07/28/2018	INV	PD	MSB
CHECK DATE:		07/17/2018							
7834471-2282-2		06/28/2018	071718	324091	795.25	07/28/2018	INV	PD	CITY HALL
CHECK DATE:		07/17/2018							
7834484-2282-5		06/28/2018	071718	324091	1,119.43	07/28/2018	INV	PD	TC waste removal
CHECK DATE:		07/17/2018							
7834489-2282-4		06/28/2018	071718	324091	222.98	07/28/2018	INV	PD	LION'S PARK
CHECK DATE:		07/17/2018							
7834492-2282-8		06/28/2018	071718	324091	283.79	07/28/2018	INV	PD	COMMUNITY PARK
CHECK DATE:		07/17/2018							
7834493-2282-6		06/28/2018	071718	324091	436.46	07/28/2018	INV	PD	TOWN COURSE
CHECK DATE:		07/17/2018							



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VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7834509-2282-9 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	148.14	07/28/2018	INV	PD	VETERAN'S PARK
7834524-2282-8 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	162.85	07/28/2018	INV	PD	MCKNIGHT PARK
7834531-2282-3 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	288.71	07/28/2018	INV	PD	ATHLETIC PARK
7834542-2282-0 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	215.90	07/28/2018	INV	PD	FIRE STATION
7834545-2282-3 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	199.46	07/28/2018	INV	PD	PAR 30
7835909-2282-0 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	154.26	07/28/2018	INV	PD	SUNSET PARK
7836090-2282-8 CHECK DATE: 07/17/2018		06/28/2018	071718	324091	1,068.62	07/28/2018	INV	PD	JUL CURLING CTR GARBAGE
7837664-2282-9 CHECK DATE: 07/17/2018		07/02/2018	071718	324091	814.50	08/01/2018	INV	PD	MSB - PERM
					6,255.15				
102146 WATER SPECIALTY OF MN INC									
11007 CHECK DATE: 07/03/2018		06/12/2018	070318	323869	5,349.66	07/12/2018	INV	PD	pool chemicals
102148 WAYNE DAUWALTER PLUMBING									
3738 CHECK DATE: 07/03/2018		06/07/2018	070318	323870	427.49	07/07/2018	INV	PD	new toilet
3820 CHECK DATE: 07/17/2018		06/27/2018	071718	324092	150.00	07/27/2018	INV	PD	sink repair
3829 CHECK DATE: 07/17/2018		07/05/2018	071718	324092	195.00	08/04/2018	INV	PD	2856 TIMBERVIEW TRL - VAL
					772.49				
106887 KRISTIN ROSE WEINZIERL									
55285 CHECK DATE: 07/03/2018		06/25/2018	070318	323871	1,275.00	07/25/2018	INV	PD	Running Camp- June 2018-
102166 WESCO DISTRIBUTION INC									
160826	180125	06/22/2018	071718	324093	945.13	07/22/2018	INV	PD	PREFORM TIES



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2018									
102180 WIDMER CONSTRUCTION LLC									
90110-2		06/29/2018	071718	324094	11,374.29	07/29/2018	INV	PD	BAVARIA DOWNS TRUNK WATER
CHECK DATE: 07/17/2018									
102189 WM MUELLER & SONS									
234605		06/07/2018	071718	324095	36.40	07/25/2018	INV	PD	WATERMAIN REPAIR
CHECK DATE: 07/17/2018									
235067		06/19/2018	071718	324095	202.92	07/25/2018	INV	PD	EITEL RD HYDRANT DIG
CHECK DATE: 07/17/2018									
235105		06/20/2018	071718	324095	120.66	07/25/2018	INV	PD	TOP DRESSING SAND
CHECK DATE: 07/17/2018									
235185		06/22/2018	071718	324095	199.87	07/25/2018	INV	PD	POTHOLE PATCHING
CHECK DATE: 07/17/2018									
235435		06/28/2018	071718	324095	74.19	07/25/2018	INV	PD	W/S STOCK PILE
CHECK DATE: 07/17/2018									
235516		06/29/2018	071718	324095	2,277.72	07/25/2018	INV	PD	ASHLEY DR PATCH
CHECK DATE: 07/17/2018									
3850		06/01/2018	071718	324095	-315.21	07/15/2018	CRM	PD	CREDIT ON INV#233988 TKT1
CHECK DATE: 07/17/2018									
					2,596.55				
106865 WOODEY, MICHAEL									
10005879		06/14/2018	070318	323872	37.64	07/14/2018	INV	PD	METER DEPOSIT REFUND-3263
CHECK DATE: 07/03/2018									
102210 DAVID M WORM									
20180522		05/22/2018	070318	323873	250.00	06/22/2018	INV	PD	REPAIRS TO #91 SEWER WATE
CHECK DATE: 07/03/2018									
106731 YETI COOLERS LLC									
91502866		06/21/2018	070318	323874	1,162.92	07/21/2018	INV	PD	resale
CHECK DATE: 07/03/2018									
102228 ZEE MEDICAL SERVICE INC									
54124470		06/28/2018	071718	324096	183.60	07/28/2018	INV	PD	First aide refill



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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CHECK DATE: 07/17/2018

102231 ZIEGLER INC

PC001983661		07/04/2018	071718	324097	239.19	08/04/2018	INV	PD	#140 - PARTS - PIN,ROMMET
CHECK DATE: 07/17/2018									

PC001983662		07/04/2018	071718	324097	57.29	08/04/2018	INV	PD	#140 - PARTS - ALARM
CHECK DATE: 07/17/2018									

PC001983663		07/04/2018	071718	324097	99.16	08/04/2018	INV	PD	#140 - PARTS - BLADE, WIP
CHECK DATE: 07/17/2018									

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698 INVOICES

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3,018,887.91

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION
100005 4M FUND							
55099		06/18/2018	061818	1557	2,500,000.00 06/18/2018 DIR	PD	TRANSFER TO 4M TO STAY BE
CHECK DATE: 06/18/2018							
55706		07/05/2018	070518	1576	3,000,000.00 07/05/2018 DIR	PD	TRANSFER TO 4M TO STAY BE
CHECK DATE: 07/05/2018							
					5,500,000.00		
105243 ALERUS FINANCIAL							
C66419		06/04/2018	062018	1562	107.10 06/20/2018 DIR	PD	MAY 2018 PARTICIPANT FEES
CHECK DATE: 06/20/2018							
100385 CHASKA FIRE DEPT RELIEF ASSN							
2018/05-CFDRA		06/22/2018	062218	1564	27,985.91 06/22/2018 DIR	PD	MAY 2018 FIRE RELIEF ASSO
CHECK DATE: 06/22/2018							
101756 MII LIFE INCORPORATED							
38707569		06/19/2018	062118	1563	940.87 06/21/2018 DIR	PD	6/21/18 FSA REIMBURSEMENT
CHECK DATE: 06/21/2018							
38714258		06/26/2018	062818	1575	2,185.86 06/28/2018 DIR	PD	6/28/18 FSA REIMBURSEMENT
CHECK DATE: 06/28/2018							
38720848		07/03/2018	070618	1582	4,694.67 07/06/2018 DIR	PD	7/6/18 FSA REIMBURSEMENTS
CHECK DATE: 07/06/2018							
					7,821.40		
100927 INTERNAL REVENUE SERVICE							
55150		06/22/2018	062218	1565	113,600.30 06/22/2018 DIR	PD	062218 Payroll FICA Feder
CHECK DATE: 06/22/2018							
55651		07/06/2018	070618	1577	113,273.97 07/06/2018 DIR	PD	070618 Payroll FICA Feder
CHECK DATE: 07/06/2018							
					226,874.27		
101345 MINNESOTA COMMISSIONER OF REVENUE							
2018/0531-USE		05/31/2018	061918	1559	1,078.60 06/19/2018 DIR	PD	MAY 2018 USE TAX
CHECK DATE: 06/19/2018							
2018/0630-ACC USE		06/25/2018	062718	1572	446.78 06/27/2018 DIR	PD	JUN 2018 ACC USE TAX
CHECK DATE: 06/27/2018							



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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
101346 MINNESOTA COMMISSIONER OF REVENUE					1,525.38				
2018/0531-CC CHECK DATE: 06/19/2018		05/31/2018	061918	1560	8,951.02	06/19/2018	DIR	PD	MAY 2018 CARVER CTY TRANS
2018/0531-SLS/UB CHECK DATE: 06/19/2018		05/31/2018	061918	1558	126,914.41	06/19/2018	DIR	PD	MAY 2018 GEN/UB SALES TAX
2018/0630-ACC CC CHECK DATE: 06/27/2018		06/25/2018	062718	1573	10,539.49	06/27/2018	DIR	PD	JUN 2018 ACC CARVER CTY T
2018/0630-ACC SLS/UB CHECK DATE: 06/27/2018		06/25/2018	062718	1571	143,432.86	06/27/2018	DIR	PD	JUN 2018 ACC GEN/UB SALES
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES					289,837.78				
55151 CHECK DATE: 06/22/2018		06/22/2018	062218	1566	22,351.94	06/22/2018	DIR	PD	062218 Payroll MN State T
55652 CHECK DATE: 07/06/2018		07/06/2018	070618	1578	22,595.35	07/06/2018	DIR	PD	070618 Payroll MN State T
101249 MINNESOTA MUNICIPAL POWER AGENCY					44,947.29				
2884 CHECK DATE: 06/20/2018		06/05/2018	062018	1561	2,590,479.65	06/20/2018	DIR	PD	MAY 2018 ELECTRIC SERVICE
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
55152 CHECK DATE: 06/22/2018		06/22/2018	062218	1567	12,224.04	06/22/2018	DIR	PD	062218 Payroll 457 & Roth
55653 CHECK DATE: 07/06/2018		07/06/2018	070618	1579	11,729.04	07/06/2018	DIR	PD	070618 Payroll 457 Contri
55656 CHECK DATE: 07/06/2018		07/06/2018	070618	1580	95.00	07/06/2018	DIR	PD	070618 Payroll Roth Contr
104668 OPTUM BANK INC					24,048.08				
55154 CHECK DATE: 06/25/2018		06/22/2018	062518	1570	12,794.31	06/25/2018	DIR	PD	062218 Payroll HSA Contri
55655 CHECK DATE: 07/09/2018		07/06/2018	070918	1583	11,000.67	07/09/2018	DIR	PD	070618 Payroll HSA Contri



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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
					23,794.98				
101498 PCARD									
2018/0612-PC		06/12/2018	062718	1574	27,998.95	06/27/2018	DIR	PD	JUNE 2018 P-CARD PURCHASE
CHECK DATE:	06/27/2018								
101525 PITNEY BOWES POSTAGE									
2018/0621-PB		06/21/2018	062218	1569	1,200.00	06/22/2018	DIR	PD	6/21/18 REPLENISH POSTAGE
CHECK DATE:	06/22/2018								
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
55153		06/22/2018	062218	1568	79,672.41	06/22/2018	DIR	PD	062218 Payroll PERA Contr
CHECK DATE:	06/22/2018								
55654		07/06/2018	070618	1581	77,660.03	07/06/2018	DIR	PD	070618 Payroll PERA Contr
CHECK DATE:	07/06/2018								
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27 INVOICES					8,923,953.23	=====			

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JUNE 2018 P-CARD STATEMENT

Account Name	Transaction Date	Transaction Amount	Merchant DBA Name	Charge Description
ANDREA TUCKER	05/15/18	\$27.00	DOLLARTREE	GRADUATION BALLOONS
ANDREA TUCKER	05/16/18	\$120.00	LOWRY NATURE CENTER	FIELD TRIP TO LOWRY NATURE CENTER
ANDREA TUCKER	05/20/18	\$34.98	TARGET	DVD'S AND DVD CASES
ANDREA TUCKER	05/20/18	\$2.13	APPLE ONE	TREKS & TRAILS-SONGS FOR TREKS GRADUATION
ANDREA TUCKER	05/25/18	\$2.13	APPLE ITUNES STORE	TREKS & TRAILS-SONGS FOR TREKS GRADUATION
ANDREA TUCKER	06/01/18	\$31.82	AMAZON.COM PHASE 5	EXTREME KIDS-POCKET CHART, LABELS
ANDREA TUCKER	06/02/18	\$21.88	AMAZON.COM	TREKS & TRAILS-FRAMES FOR CLASS PICTURES
ANNE M FOWLER	05/18/18	\$127.92	CHASKA CUB FOODS	BDAY CAKES-WEEKEND 5.18 TO 5.20.18
ANNE M FOWLER	05/24/18	\$47.97	CHASKA CUB FOODS	BDAY CAKES-WEEKEND 5.26-5.28.18
ANNE M FOWLER	06/01/18	\$79.95	CHASKA CUB FOODS	BDAY CAKES-WEEKEND 6.1-6.3.18
ANNE M FOWLER	06/05/18	\$21.00	DOLLAR TREE	BDAY PARTY SUPPLIES-WATERBALL, MAGIC TOWEL, CRINKLE PAPER, GLITTER GLUE
ANNE M FOWLER	06/05/18	\$48.91	PARTY CITY #1017	BDAY PARTY SUPPLIES-PLATES, KNIVES
ANNE M FOWLER	06/04/18	\$689.61	GRAPHIC EDGE, THE	BDAY PARTY T-SHIRTS
ANNE M FOWLER	06/08/18	\$79.95	CHASKA CUB FOODS	BDAY CAKES-6.8.18
BRAD DOERR	05/14/18	\$9.77	HOME DEPOT, THE	WELL 5 REPAIRS
BRAD DOERR	05/15/18	\$204.95	THE UPS STORE	SHIPPING OF WATER SAMPLES
BRAD DOERR	05/24/18	\$5.72	HOME DEPOT, THE	WELL 4 MAINTENANCE- PVC
BRAD DOERR	05/31/18	\$39.06	HOME DEPOT, THE	WELL 5 - TEMPORARY REPAIRS - SEALANT
BRAD DOERR	06/07/18	\$26.46	HOME DEPOT, THE	WELL 6 SUPPLIES - STAKES
BRIAN JUNG	06/06/18	\$250.00	WALLY'S SPORTS AND CLOTHIN	SHIRTS FOR PART TIME STAFF
CHAD A PALM	05/22/18	\$39.99	SAFARI BOOKS ONLINE, LLC	Online Books
CHRIS GEORGE	05/22/18	\$130.00	BUREAU CRIMINAL APPREHENS	REG-2018 BCA Conference-C.George
CHRIS GEORGE	05/30/18	\$139.38	AMAZON.COM	Replacement medical bag
CHRIS GEORGE	06/07/18	\$90.00	MSP AIRPORT PARKING	Parking at airport - AXON Conference
CHRIS GEORGE	06/08/18	\$212.77	WESTIN HOTELS	Hotel rooms - AXON Conference 408/422/424
CHRIS GEORGE	06/08/18	\$212.76	WESTIN HOTELS	Hotel rooms - AXON Conference 408/422/424
DENISE WETZEL	05/20/18	\$26.83	TARGET	Carry Case for Surface Pro
DENISE WETZEL	05/31/18	\$49.41	TARGET	Jack MacKinnon's Retirement Cake and Small plates for breakroom
ERIN LINK	05/22/18	\$71.20	HASTY AWARDS	ROOKIE SPORTS-MEDALS
ERIN LINK	05/23/18	\$369.95	GOPHER SPORT AND PLAY	YOUTH BASEBALL EQUIPMENT-HELMETS, BASES
HANNAH HALLAHAN	05/11/18	(\$176.41)	LITTLE BLIND SPOT	SALES TAX REFUND FOR BLINDS PURCHASE
HANNAH HALLAHAN	05/16/18	\$496.67	US SECURITY ASSOCIATES IN	SECURITY 4.27.18 -5.3.18
HANNAH HALLAHAN	05/23/18	\$127.35	US SECURITY ASSOCIATES IN	SECURITY 5.4.18 -5.10.18
HANNAH HALLAHAN	05/31/18	\$191.03	US SECURITY ASSOCIATES IN	SECURITY 5.11.18-5.17.18
HANNAH HALLAHAN	05/31/18	\$369.33	US SECURITY ASSOCIATES IN	SECURITY 5.18.18-5.24.18
JASON N KIRSCH	05/21/18	(\$26.64)	HOME DEPOT, THE	CREDIT-RECALL-WALL MOUNT
JASON N KIRSCH	05/21/18	\$26.64	HOME DEPOT, THE	WALL MOUNT
JASON N KIRSCH	05/21/18	\$26.64	HOME DEPOT, THE	WALL ANCHORS
JASON N KIRSCH	05/22/18	\$13.89	HOME DEPOT, THE	CABLE SPLITTERS FOR TV'S
JASON R TOBIN	05/14/18	\$60.00	MINNESOTA GOVERNMENT F	MNGFOA Monthly Meeting (Tobin/Graczyk/Burt)
JASON R TOBIN	05/18/18	\$85.00	GOVERNMENT FINANCE	GFOA Webinar - Fin Statements & Conversions
JOAN SEEDORF	05/14/18	\$16.19	WALGREENS	PROGRAM SUPPLIES-WATER, DRY ERASE MARKERS, CANDY FOR PRIZES
JOAN SEEDORF	05/15/18	\$181.00	HAHN'S DINING & LOUNGE	DAY TRIP-BREAKFAST-ROLL & DRINK
JOAN SEEDORF	05/14/18	\$1,522.00	TWINS BALLPARK LLC	DAYTRIP-56 TWINS TICKETS FOR 6.21.18
JOAN SEEDORF	05/22/18	\$76.18	TARGET	COOKIES FOR T&T GRAD,CUPCAKES, NAPKINS, TABLECOTH FOR SWEET SOUNDS
JOAN SEEDORF	05/22/18	\$31.49	CHASKA CUB FOODS	PUNCH FOR T&T GRAD/JUICE, SODA, CHOCOLATE CHIPS
JOAN SEEDORF	05/22/18	\$134.37	COSTCO WHOLESALE	WATER, CAKE, FRUIT, FOR SWEET SOUNDS/WATER FOR T&T PICNIC
JOHN KELLIN	05/17/18	\$8.79	COSTCO WHOLESALE	IBUPROFEN
JOHN KELLIN	05/17/18	\$17.31	HOME DEPOT, THE	IRRIGATION PARTS-PVC PIPE, COUPLING
JOHN KELLIN	05/21/18	\$9.64	HOME DEPOT, THE	WINDEX GLASS CLEANER
JOHN KELLIN	05/22/18	\$63.78	R AND R MARINE INC	AIR HORN CANISTERS
JOHN KELLIN	05/23/18	\$34.68	IMAGE SUPPLY	TAPE FOR LABEL PRINTER
JOHN KELLIN	05/29/18	\$9.96	CHASKA CUB FOODS	PAR 30-VINEGAR TO CLEAN COFFEE POTS
JOHN KELLIN	06/07/18	\$56.99	TARGET	ENVELOPES/CARDS/CLEANING-LYSOL
JOHN KELLIN	06/06/18	\$245.89	JANEX INC	VACUUM CLEANER
JOHN WORM	05/21/18	\$321.80	MILLS FLEET FARM	Bulk Strut SCREWS
JOHN WORM	05/23/18	\$57.93	HOME DEPOT, THE	SMTH FACE FRMING HAMMER & ROOFING NAILS
JOSEPH YAEGER	05/18/18	\$95.17	WALMART	MARQUEE EASEL TO ADVERTISE ICE CREAM FLAVORS
JOSEPH YAEGER	05/21/18	\$42.95	LITTLE CAESARS 3036-0001	PIZZA FOR STAFF IN-SERVICE
JOSEPH YAEGER	05/22/18	\$54.34	HOME DEPOT, THE	PAINT/PAINT SUPPLIES TO REPAINT THE CONCESSION STAND MENU BOARD
JOSEPH YAEGER	05/23/18	\$123.75	OTC BRANDS, INC.	GAME PRIZES FOR FAMILY BEACH BASHES
JOSEPH YAEGER	05/30/18	\$68.58	LIFEGUARD STORE - ONLINE	BREAK AWAY NECK LANYARDS, GUARD HIP PACK KITS
JOSEPH YAEGER	05/30/18	\$120.00	DISTRICT 196	REG-LIFEGUARDING INSTRUCTOR REVIEW-JYAEGER
JOSEPH YAEGER	05/30/18	\$60.00	DISTRICT 196	REG-LIFEGUARDING RENEWAL FOR INSTRUCTORS ONLY-JYAEGER
JULIE LANO	05/17/18	\$236.41	4IMPRINT	Reflective pet collar tags - Paw Patrol
KAREN CAMPBELL	05/15/18	\$83.21	HOME DEPOT, THE	CCC AND LODGE LANDSCAPING PLANTS
KAREN CAMPBELL	05/17/18	\$17.98	HOME DEPOT, THE	CCC AND LODGE LANDSCAPING PLANTS
KAREN CAMPBELL	05/31/18	\$23.90	CHASKA LAUNDRY CENTER INC	LODGE TABLECLOTH CLEANING
KEVIN ABRAHAM	05/15/18	\$227.49	CANNON POWER SPORTS, INC.	G 12 POLARIS SIDE BY SIDE PARTS - DRIVE GEAR
KEVIN ABRAHAM	05/22/18	\$56.03	DISCOUNT STEEL -MN	FOR NEW SUNSET PARK SIGN - STEEL PLATE
KEVIN ABRAHAM	05/29/18	\$1,258.56	PRO-VISION VIDEO SYSTEMS	BACK UP CAMERA'S FOR PARK #108 & STREET BOBCATS
KEVIN ABRAHAM	06/04/18	\$222.61	HOME DEPOT, THE	STOCK/SUPPLIES SHOP AND ELECT SHOP STOCK/SUPPLIES
KEVIN RINGWALD	05/28/18	\$20.00	ITR ECONOMICS	ITR MONTHLY SUBSCRIPTION-INSIDER ARB
KEVIN TREBIATOWSKI	05/17/18	\$185.46	AMAZON MKTPLACE PMTS	BOOKS FOR TRAINING
KEVIN TREBIATOWSKI	05/17/18	\$1,047.38	PENNWELL PUBLISHING COMPA	BOOKS FOR TRAINING
KEVIN TREBIATOWSKI	06/10/18	\$37.01	UBER TECHNOLOGIES	TRAVEL COST FOR HAZ MAT TRAINING-T.TREBIALOWSKI
KEVIN WRIGHT	05/15/18	\$9.99	AMAZON.COM PHASE 5	USB CABLES FOR CCTV PRODUCTION STUDIO
KEVIN WRIGHT	05/22/18	\$245.00	MACTA	REGISTRATION FEE FOR MACTA ANNUAL CONFERENCE
KEVIN WRIGHT	05/31/18	\$2,248.44	DRI AVAST SOFTWARE	SLINGSTUDIO EQUIPMENT FOR BETTER QUALITY MOBILE VIDEO
KEVIN WRIGHT	06/01/18	\$68.00	AMAZON.COM PHASE 5	DIGITAL VOICE RECORDER AS BACKUP OPTION FOR CITY MEETINGS
LATH WICKRAMARATNE	05/26/18	\$149.98	GODADDY.COM	CPD Website Certificate
MARELIA GARCIA	05/15/18	\$32.21	LITTLE CAESARS 3036-0001	Refreshments for Vet Clinic
MARELIA GARCIA	06/05/18	\$92.00	THREAD TASTIC EMBROIDERY	Schneek Uniform - shirts and embroidery
MARK MOERS	05/16/18	\$40.72	MILLS FLEET FARM	SPRAYER GUN
MARK MOERS	05/23/18	\$103.58	HOME DEPOT, THE	SUPPLIES - WOOD LATH & STAKES
MARK MOERS	05/23/18	\$150.31	HOME DEPOT, THE	IRRIGATION PARTS
MARK MOERS	05/24/18	(\$90.94)	HOME DEPOT, THE	CREDIT - RETURN OF IRRIGATION PART
MARK MOERS	05/24/18	\$109.20	HOME DEPOT, THE	CLUBHOUSE IRRIGATION - ROTOR SPRINKLERS
MARK MOERS	05/24/18	\$34.34	HOME DEPOT, THE	SUPPLIES - DRAIN TILE FITTINGS
MARK MOERS	05/29/18	\$9.89	HOME DEPOT, THE	IRRIGATION PARTS
MARK MOERS	06/07/18	\$5.15	HOME DEPOT, THE	IRRIGATION PARTS
MARK STEINBAUER	05/30/18	\$10.71	HOME DEPOT, THE	CONCRETE SAW BLADE
MARY MONTEITH	05/19/18	\$504.00	ARC-SERVICES/TRAINING	18-ADULT & PEDIATRIC FIRST AID/CPR/AED TRAINING
MARY MONTEITH	05/31/18	\$113.05	D2GUSD	FACILITY EASELS
MARY MONTEITH	06/05/18	\$107.35	ADOBE ECOSIGN	CREATIVE CLOUD ALL APPS
MATTHEW HAEFNER	05/18/18	\$45.35	EXCALIBUR HOTEL AND CASIN	Employment Negotiation lunch to try and fill Asst. Eng. for Podhrasky, Kabal,Cla
MATTHEW HAEFNER	05/18/18	\$45.35	EXCALIBUR HOTEL AND CASIN	AWWA CONF - HOTEL DEPOSIT - MATT HAEFNER
MATTHEW HAEFNER	05/18/18	\$45.35	EXCALIBUR HOTEL AND CASIN	AWWA CONF - HOTEL DEPOSIT - BRAD DOERR
MATTHEW HAEFNER	05/18/18	\$45.35	EXCALIBUR HOTEL AND CASIN	AWWA CONF - HOTEL DEPOSIT - STEVE M
MATTHEW HAEFNER	05/27/18	\$202.00	AWWA	AWWA CONF - HOTEL DEPOSIT - DAN A
MATTHEW HAEFNER	05/27/18	\$202.00	AWWA	AWWA CONF - HYDRANT HYSTERIA - DAN A
MATTHEW HAEFNER	06/04/18	\$130.24	TONY B'S PIZZERIA	AWWA CONF - HYDRANT HYSTERIA - STEVE M
MATTHEW HAEFNER	06/05/18	\$38.50	NORTH AMERICAN SAFETY INC	ANNUAL SPRING DEPT/PROJECT MEETING
MATTHEW R PODHRADSKY	05/17/18	\$66.42	GOOD EARTH RESTAURANT, TH	SAFETY - HELMET CAP AND CHINSTRAPS

JUNE 2018 P-CARD STATEMENT

MELISSA GOFF	05/24/18	\$74.58	AMAZON.COM	BODY COMPOSITION MONITOR WITH SCALE
MELISSA GOFF	05/29/18	\$144.93	HOME DEPOT, THE	FAN FOR WELLNESS STUDIO, BATTERIES FOR STUDIO MICS
MELISSA GOFF	06/07/18	\$32.21	THREAD TASTIC EMBROIDERY	SCREEN PRINT FOR PERSONAL TRAINER ATTIRE
MELISSA GOFF	06/11/18	\$16.07	TARGET #00013524	DUMBBELL STORAGE, NAPKINS & WETWIPES
MELISSA GOFF	06/12/18	\$45.72	AMAZON.COM	PADDED ANKLE/WRIST STRAP ATTACHMENTS/WIRELESS TRANSMITTERS
MICHAEL FORD	05/31/18	\$175.00	COMPTIA	Complia Course for Certificate renewal.
MICHAEL O'CONNOR	05/17/18	\$120.15	HOME DEPOT, THE	PEAVEY RD CATCH BASIN
MICHAEL O'CONNOR	05/29/18	\$23.99	MILLS FLEET FARM	TRAIL OVER BRICKYARD POND - PANEL
MICHAEL O'CONNOR	06/07/18	\$63.00	EDIGER AUCTIONS	STRAW FOR EROSION PROJECTS
NOEL GRACZYK	05/09/18	(\$186.29)	DRURY INNS	GFOA ST LOUIS-REDUCED ROOM RATE
PAUL MEYER	05/31/18	\$4,110.00	AMAZON MKTPLACE PMTS	MAC Desktop For CCTV Studio
PAUL MEYER	06/01/18	(\$350.00)	AMAZON MKTPLACE PMTS	MAC Purchase Manufacturer Credit
RON PIEPER	05/14/18	\$133.70	HOME DEPOT, THE	STUDS, SEALANT, RUST REMOVER
RON PIEPER	05/17/18	\$69.87	THE WEBSTaurantSTORE	CONCESSION STAND REPAIR-FAUCET
RON PIEPER	05/18/18	\$58.88	HOME DEPOT, THE	CLEANING SUPPLIES-BLEACH, CHEMICAL SPRAYER
RON PIEPER	05/23/18	\$1,017.72	THE WEBSTaurantSTORE	11-SUN ROOM REPLACEMENT TABLES
RON PIEPER	05/31/18	\$250.48	HOME DEPOT, THE	ROUNDUP, SEALANT, HAMMER, RAID ANT KILLER
RON PIEPER	06/06/18	\$56.97	HOME DEPOT, THE	OUTLET, SHELF ROD, WALL PLATE, SURGE PROTECTOR
RON PIEPER	06/07/18	\$58.30	ALLFUSES.COM	REPLACEMENT FUSES
RYAN KERBER	05/18/18	\$13.48	HOME DEPOT, THE	CITY HALL - LIGHT BULBS
RYAN KERBER	05/18/18	\$21.88	HOME DEPOT, THE	PARK SHELTER - LIGHT BULBS
RYAN KERBER	05/20/18	\$65.68	HOME DEPOT, THE	COMMUNITY PARK SHELTER REPAIR - PLUMBING
RYAN KERBER	05/21/18	\$80.55	MILLS FLEET FARM	PARKS TRACTOR REPAIR & IRRIGATION SUPPLIES
RYAN KERBER	05/23/18	(\$21.49)	MILLS FLEET FARM	RETURN OF TRACTOR PART
RYAN KERBER	05/23/18	\$27.48	MILLS FLEET FARM	TRACTOR REPAIR & SUPPLIES - STAKES
RYAN KERBER	05/25/18	\$6.86	HOME DEPOT, THE	LIONS PARK SHELTER - LIGHTS
SANDRA JANSEN	05/21/18	\$5.98	PARTY CITY #1017	RULERS FOR END OF THE YEAR
SANDRA JANSEN	05/22/18	\$11.97	TARGET	ICE CREAM FOR LAST DAY
SANDRA JANSEN	05/31/18	\$24.94	DISCOUNT SCHOOL SUPPLY	TOT TIME ART-TEMPERA STICKS
SANDRA JANSEN	06/04/18	\$90.62	TARGET	STAFF TRAINING/GAMES FOR SUMMER
SANDRA JANSEN	06/04/18	\$7.97	KWIK TRIP	LODGE-WALK IN THE PARK-BANANAS
SANDRA JANSEN	06/05/18	\$67.20	COOPER'S SUPER VALU FOODS	LODGE-WALK IN THE PARK-DONUTS
SANDRA JANSEN	06/05/18	\$71.03	AMAZON.COM PHASE 5	BLOCK PARTY WAGON-GAME-SPIKEBALL 3-BALL SPORTS GAME SET
SANDRA JANSEN	06/07/18	\$234.75	TARGET	EXTREME KIDS-WEEK ONE SUPPLY-LEMONADE, PASTA, BAND-AIDS
SARAH ANDERSON	05/21/18	\$330.00	ONLINEAHA.ORG	11-BLS Instructor Essentials Online CPR TRAINING MATERIAL
SARAH ANDERSON	05/20/18	\$206.24	DAYS INN	LODGING-BRAINERD FIRE SCHOOL-S.LOVEJOY
SARAH ANDERSON	05/29/18	\$69.99	WWW.EMTPREP.COM	EMT TRAINING SUPPLIES
SARAH ANDERSON	06/01/18	\$140.00	MINN FIRE SVC CERT BOARD	REG-MFSCB CERTIFICATION TESTING FEE
SARAH ANDERSON	06/07/18	\$45.17	OFFICE DEPOT #1090	HANGING FOLDERS, MANILA FOLDERS
SARAH E SIMMONS	05/21/18	\$35.13	DOMINO'S 1973	DINNER FOR STAFF-FIRE DEPT INTERVIEWS 4:30-8:30PM
SCOTT BELVITCH	05/15/18	\$29.00	ROYAL SUPPLY	CLEANING SUPPLIES-FURNITURE POLISH
SCOTT BELVITCH	06/02/18	\$549.75	DAKOTA CURLING SUPPLIES	PEBBLE HEADS & STRING MOPS FOR ICE MAINTENANCE
SCOTT BELVITCH	06/07/18	\$302.41	CLEARSOFT WATER CONDITION	SALT FOR WATER SOFTENING FOR BUILDING
SCOTT BELVITCH	06/08/18	\$95.88	BATTERIES PLUS	12-BATTERIES FOR EYE ON THE ICE
SCOTT BELVITCH	06/08/18	\$211.91	HOME DEPOT, THE	PUMP TO EXTRACT WATER IN ARENA, SCREWS, LAUNDRY DETERGENT, BLEACH
SCOTT BELVITCH	06/08/18	\$12.97	MICHAELS STORES, INC. 673	YARN FOR INSTALLING LINES IN ICE
SCOTT SELKEN	05/16/18	\$59.40	COOPER'S SUPER VALU FOODS	SAFETY MEETING REFRESHMENTS
SCOTT SELKEN	05/16/18	\$522.95	MENARDS EDEN PRAIRIE	SENIOR PRJ - TRAIL BENCHES
SCOTT SELKEN	05/30/18	\$179.99	MILLS FLEET FARM	DEHUMIDIFIER - FINANCE OFFICE
SCOTT SELKEN	05/30/18	\$27.08	MILLS FLEET FARM	SENIOR PRJ - SUPPLIES
SCOTT SELKEN	06/06/18	\$239.96	MILLS FLEET FARM	NEW HIRE - RYAN LINK
SELMER OLSON	05/31/18	\$160.64	MILLS FLEET FARM	SUPPLIES - FLOWERS, GLOVES
SELMER OLSON	06/02/18	\$21.93	MILLS FLEET FARM	LIONS PARK PLUMBING SUPPLIES
STEVEN LATZKE	06/07/18	\$7.05	HOME DEPOT, THE	SCREWS
STEVEN LATZKE	06/08/18	\$60.67	MILLS FLEET FARM	WTP - VINEGAR, SMALL TOOLS
SYDNEY VANHOFWEGEN	05/17/18	\$19.98	TARGET	CHILDS PLAY FOR BIKE RODEO, STORAGE BIN FOR THE LODGE
SYDNEY VANHOFWEGEN	05/25/18	\$306.16	QUALITY LOGO PRODUCTS INC	PET WASTE DISPOSAL BAG DISPENSER-DOG PARK OPEN HOUSE
SYDNEY VANHOFWEGEN	05/30/18	\$20.00	MILLS FLEET FARM	SOCCER BALLS-BLOCK PARTY WAGON
TESSA SYVERSON	05/22/18	(\$122.50)	DISTRICT 196	LGI CERT CREDIT FOR K. STAFNE
TESSA SYVERSON	06/05/18	\$60.00	DISTRICT 196	LIFEGUARD RENEWAL FOR FT STAFF
TESSA SYVERSON	06/05/18	\$288.00	ARC	CPR FEES FOR MAY CLASS
THERESA HILL	05/22/18	\$17.19	PLUNKETT S PEST CONTROL I	VETERAN'S PARK - PEST CONTROL
THERESA HILL	05/22/18	\$80.00	PLUNKETT S PEST CONTROL I	WTP - PEST CONTROL
THERESA HILL	05/22/18	\$32.06	PLUNKETT S PEST CONTROL I	OAK ST LIFT STATION - PEST CONTROL
THERESA HILL	06/04/18	\$55.00	PLUNKETT S PEST CONTROL I	KLEIN MANSION - PEST CONTROL
THERESA HILL	06/04/18	\$149.28	AMAZON.COM	SPRAYER PARTS - SPRAY TIP
TIM WIEBE	05/15/18	\$145.68	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES-DISINFECTANT WIPES
TIM WIEBE	06/06/18	\$15.00	COOPER'S SUPER VALU FOODS	WATER FOR DRILL/FIRE CALLS
TIM WIEBE	06/06/18	\$15.00	NATIONAL REGISTRY-EMERGEN	EMT CERTIFICATION
TIM WIEBE	06/07/18	\$150.00	MINNESOTA DEPT -PUBLIC SA	FIRE FIGHTER LICENSE-T.Wiebe
TIM WIEBE	06/08/18	(\$75.00)	MINNESOTA DEPT -PUBLIC SA	FIREFIGHTER LICENSE (CREDIT)
TONY KJORSTAD	05/15/18	\$71.25	HC WAREHOUSE/BUCKSTAFF	Flex cuffs for the squads
TONY KJORSTAD	05/22/18	\$10.18	MILLS FLEET FARM	Ear plugs for range training
TONY KJORSTAD	06/08/18	\$890.00	HEALTHCARE CONFERENCE REG	REG-2018 Drug summlt-403/417

**Biweekly Report
July 16, 2018
By
Matt Podhradsky**

UPCOMING MEETING/WORK SESSION SCHEDULE

Prior to our Council meeting on Monday night, we will be having a Work Session from 5:30-7:00pm. The purpose of this work session will be to provide the City Council with an update on the discussions and plans that have been developing on the City Square West Site through the Task Force process, and also looking at new ideas being generated and looked at for a new and expanded library. With the Task Force being about half-way through with their process, we felt that this would be a good time to provide an update and gather any feedback the Council may have at this time. City Square West Task Force members have also been invited to attend to be able to answer any questions you may have during the discussion.

Prior to our August 6th meeting, we will be having a work session from 6-7 pm to go over the results of our 2017 Financial Audit. The Council will be asked to formally accept that at the meeting that night.

Finally, prior to our August 20th meeting, we will be having a work session from 5:30-7:00 pm to start our discussions on the 2019 Budget and Tax Levy. We are starting that process at that point as the preliminary tax levy will once again need to be adopted prior to the end of September.

On a separate but related note, please remember that we do have a Council meeting scheduled for Monday July 30th as this is the 5th Monday of the month. We will not have a work session prior to that meeting.

RIVER CITY DAYS BOOTH

As you are likely aware, River City Days is coming up the weekend of July 27th and 28th. As we have done in past years, we will have a City booth at the event. One thing that we are planning to do differently this year is to have a "pop-up" community engagement activity to seek resident's input both on the design of City Square West and Library, but also on the programmed activities residents may like to see accommodated in the City Square West project. This will be one that we will have Staff from Hoisington Koegler present to help run and create exhibits, with Council and Department Heads taking times to help support their efforts. The hope is that it is a bit more interactive and can purposefully draw people over to seek their input on the project. This formal engagement activity will occur on Friday night, with us more traditionally staffing the booth during the hours it is open on Saturday. Nate will be getting over a sign-up schedule to you shortly to sign up for a time if you are available. Our hope is to get good input from the public at this stage in the planning process, so it can be adequately considered as part of the final plans being developed for the site. If there are any questions on this, please feel free to contact me.

FIRE AND ICE BONSPIEL AND COMMUNITY EVENT

Just a reminder that we do have the Fire and Ice Bonspiel and Community Event scheduled for next weekend, July 20-22nd. Just like last year, there will be several people from across the country descending on Chaska to play in this fun curling event, with a community celebration occurring in Firemen's Park the entire weekend. There will be bands, food, drink, games, demonstrations and Fireworks on both Friday and Saturday nights. Just like last year, this should be another great way to bring people together in downtown Chaska to celebrate summer. If you have any questions on this event, please let me know.

CITY HALL FRONT DESK SECURITY CHANGES

As part of our effort to help improve security here at City Hall, one of the things you will see occur over the next two weeks is the installation of a more secure upstairs front desk system, with secure walls and a door between where patrons come up to visit the offices and how they get back to meet with someone. We have taken efforts in this design to still try to provide as friendly and welcoming of an entrance as possible, while still providing some security measures to not allow people to freely walk back into the office area. This has been an issue on a few occasions, and I feel we need to properly address it to make sure our employees feel safe when they are at work.

The planned installation for this is this upcoming weekend, with some touch-up work occurring next week. If you have any questions about this, please let me know. A big thank you to Denise for coordinating the efforts to get this completed!

UPDATE ON DOG PARK

As an update to the Dog Park process, the Park Board has now completed their review, public process and design of the proposed site for the Off-lease dog area in Lion's Park, and at their last meeting did officially vote to make a recommendation to the City Council that we move forward with development of that site as it has been designed. Following this recommendation, Staff does plan to bring this back to the City Council, likely at our meeting on July 30th, to make a final decision on the project.

As I think many of you have seen, I think the process for public input, design and planning for this park has gone very well, with the City receiving not only a significant amount of public input into the process, but also very positive input as well. At the same time, we were able to incorporate into the design any of the concerns that were brought up during this process to help address concerns that people may have had with aspects of the original design. I truly think that the recommendation that will be coming back to the Council is not only going to be a great recreational amenity addition within our Parks system but is one that will have a lot of ownership and pride taken in it by the community because of the amount of participation we received in the process.

It should be noted that we have priced out the budget for development of this Off-lease dog area and it does fall within the original target budget we did set for the project from its on-set. If it is approved by Council, Staff will be able to start implementing the plan right away with the goal of having much of it be able to be utilized by the public yet this fall. There will be some work that we would do next spring, but it would be usable yet this year.

If you have any questions on this, please feel free to contact me. A huge thank you to the Parks and Recreation along with Public Works Departments who have put a lot of effort into this over the last several weeks and came up with a great and affordable amenity for our community!

UPDATE ON CLOSINGS FOR ECONOMIC DEVELOPMENT PROJECTS

I wanted to give you an update on a few projects, as we are coming close to finishing the planning and EDA processes on them. First, Formacoat (Chaska Building Center Site) will finish up their planning process at this upcoming meeting on July 16th. Following that, they do plan to move forward right away to close on the property, so they can start work on construction. At this time, we have the closing scheduled for Wednesday July 18th.

Second, we are finishing up the planning process for the Hot Spot Redevelopment at the meeting on Monday night. With that finished, and the agreements nearing completion, we are scheduled to close on that project on Thursday, July 26th. We would expect the developer to start work shortly after that.

Finally, we are now taking the action to change the agreements on the Brewery project to reflect the fact that Schramm Brewery will be taking over that project. At the meeting on Monday night you will see that we have the amendments to the agreement on both the Council and EDA meetings. After that is completed, and the Brewery has finished their financing process, we are scheduled to close on the project on Thursday August 16th. We would expect work to begin on that right away, including a City project to extend Sewer and Water onto the property yet this fall. The brewery would be on schedule to open in early 2019.

A big thank you to Nate for continuing to move these projects forward. They all three will have very positive impacts on not only Downtown Chaska, but the entire community!

**City of Chaska
Memorandum**

To: Administration, Mayor and City Council

From: Lisa Nelson 
Finance Analyst

Date: July 13, 2018

**RE: Financial Reports –
Year-To-Date (YTD) Ending May 31, 2018**

FINACIAL REPORTS

Enclosed are year-to-date financial reports as of May 31, 2018.

Each fund includes the adopted budget compared to YTD totals and the resulting variance. Also presented is the percentage of actual revenue or expenditures compared to the annual budget.

These draft reports include the following revenues and expenditures:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payrolls through pay dates in May.
- YTD vendor payments that:
 - 1) have previously been approved by the City Council, or
 - 2) are pending approval by the Council at the July 16th meeting.
- Workers Comp and Property Insurance allocations.

These draft reports do not include the following revenues and expenditures:

- General investment earnings revenue (allocated at year-end)
- Depreciation expense
- Administrative charges and allocations.

CITY OF CHASKA, MINNESOTA

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
AS OF MAY 2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
REVENUES:				
Taxes - Property	\$ 5,411,040	\$ -	\$ (5,411,040)	0%
Franchise Fees - Electric	3,669,000	1,461,900	(2,207,100)	40%
Franchise Fees - Cable TV	297,054	76,280	(220,774)	26%
Franchise Fees - Gas	468,000	112,565	(355,435)	24%
Licenses	197,776	135,377	(62,399)	68%
Permits	1,246,595	229,254	(1,017,341)	18%
Intergovernmental	613,594	127,810	(485,784)	21%
Charges For Services	616,710	203,295	(413,415)	33%
Administrative Charges	3,271,552	-	(3,271,552)	0%
Fines And Forfeitures	119,454	45,746	(73,708)	38%
Other Revenue	101,705	26,669	(75,036)	26%
TOTAL REVENUES	16,012,480	2,418,896	(13,593,584)	15%
EXPENDITURES:				
Current:				
General Government:				
Mayor & Council	112,730	54,693	58,037	49%
Communications	76,394	37,909	38,485	50%
Administration	725,841	379,765	346,076	52%
Elections	32,433	156	32,277	0%
Admin. Services-Finance	1,426,978	631,440	795,538	44%
Admin. Services-Information Services	1,012,010	480,284	531,726	47%
Legal	84,717	35,529	49,188	42%
Community Development	990,891	417,875	573,016	42%
Engineering	384,318	125,279	259,039	33%
Government Buildings	220,124	118,221	101,903	54%
Total General Government	5,066,436	2,281,151	2,785,285	45%
Public Safety:				
Police	4,001,799	1,793,955	2,207,844	45%
State DUI Forfeitures	10,303	1,529	8,774	15%
Forfeited Drug Property	-	21	(21)	
Crime Prevention Program	-	279	(279)	
Fire Protection	1,740,483	683,959	1,056,524	39%
Civil Defense	5,615	429	5,186	8%
Total Public Safety	5,758,200	2,480,172	3,278,028	43%
Public Works:				
Administration	290,597	161,159	129,438	55%
Streets & Alleys	1,490,177	477,870	1,012,307	32%
Snow Removal	186,821	198,532	(11,711)	106%
Signs	14,296	903	13,393	6%
Municipal Services/Building	218,150	151,184	66,966	69%
Parks Maintenance	1,199,097	375,763	823,334	31%
ISD #112 Grounds Maintenance	39,344	2,677	36,667	7%
Tree Control	30,498	9,608	20,890	32%
Total Public Works	3,468,980	1,377,696	2,091,284	40%
Recreation:				
Administration	583,016	138,970	444,046	24%
Youth Recreation	64,132	48,544	15,588	76%
Adult Recreation	83,302	39,241	44,061	47%
Beach/Firemen's Park	283,899	33,002	250,897	12%
Hockey & Skating Rinks	9,515	12,238	(2,723)	129%
Total Recreation	1,023,864	271,995	751,869	27%
Unallocated	695,000	29,929	665,071	4%
TOTAL EXPENDITURES	16,012,480	6,440,943	9,571,537	40%
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(4,022,047)	(4,022,047)	

CITY OF CHASKA, MINNESOTA

MOUNT PLEASANT MAINTENANCE SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
<u>REVENUES:</u>				
Property Taxes	\$ 6,000	\$ -	\$ (6,000)	0%
Intergovernmental	-	-	-	
Charges For Services	2,400	1,150	(1,250)	48%
Other	100	-	(100)	0%
	<u>8,500</u>	<u>1,150</u>	<u>(7,350)</u>	14%
<u>EXPENDITURES:</u>				
Current:				
Public Works:				
Other Services And Charges	8,500	2,040	6,460	24%
Capital Outlay	5,000	-	5,000	0%
	<u>13,500</u>	<u>2,040</u>	<u>11,460</u>	15%
NET CHANGE IN FUND BALANCES	<u>(5,000)</u>	<u>(890)</u>	<u>4,110</u>	

CITY OF CHASKA, MINNESOTA

CHASKA EDA SPECIAL REVENUE FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL
 FOR THE PERIOD ENDED 5/31/18

	2018 BUDGET	ACTUAL AS OF 5/31/18	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
REVENUES:				
Property Taxes	\$ 475,741	\$ -	\$ (475,741)	0%
Intergovernmental	-	-	-	0%
Charges For Services	80,000	-	(80,000)	0%
Special Assessments	40,000	-	(40,000)	0%
Other Revenue	30,400	12,216	(18,184)	40%
TOTAL REVENUES	626,141	12,216	(613,925)	2%
EXPENDITURES:				
Current:				
Professional Services	70,628	146,416	(75,788)	207%
Other Charges and Special Events	61,229	25,202	36,027	41%
Administrative Fees	147,284	-	147,284	0%
Debt Service:				
Principal	11,000	4,887	6,113	44%
Interest	6,000	2,113	3,887	
Capital Outlay	-	8,960	(8,960)	
TOTAL EXPENDITURES	296,141	187,578	108,563	63%
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	330,000	(175,362)	(505,362)	
OTHER FINANCING SOURCES (USES):				
Transfers Out	(330,000)	-	330,000	
TOTAL OTHER FINANCING SOURCES (USES)	(330,000)	-	330,000	
NET CHANGE IN FUND BALANCES	\$ -	\$ (175,362)	\$ (175,362)	

CITY OF CHASKA, MINNESOTA

EQUIPMENT ACQUISITION CAPITAL PROJECT FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL
 FOR THE PERIOD ENDED 5/31/18

	2018 BUDGET	ACTUAL AS OF 5/31/18	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
REVENUES:				
Property Taxes	\$ 2,985,300	\$ -	\$ (2,985,300)	0%
Intergovernmental	-	-	-	
Charges For Services	4,000	4,000	-	100%
Leases	100,000	57,268	(42,732)	57%
Other Revenue	-	37,575	37,575	
TOTAL REVENUES	3,089,300	98,843	(2,990,457)	3%
EXPENDITURES:				
Debt Service:				
Issuance Costs & Fiscal Agent Fees	251,000	-	251,000	
Capital Outlay:				
Furniture And Equipment				
Communications	4,000	-	4,000	0%
Admin. Services-Finance	10,000	55,913	(45,913)	559%
Admin. Services-Information Services	201,500	12,757	188,743	6%
Public Works	515,000	41,974	473,026	8%
Police	185,000	36,064	148,936	19%
Fire	51,000	36,156	14,844	71%
TOTAL EXPENDITURES	1,217,500	182,864	1,034,636	15%
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,871,800	(84,021)	(1,955,821)	
OTHER FINANCING SOURCES (USES):				
Transfers In	23,200	-	(23,200)	0%
Transfers Out	(2,392,000)	-	2,392,000	0%
Bonds Issued	515,000	-	(515,000)	0%
Sale of Capital Assets	-	29,000	29,000	
TOTAL OTHER FINANCING SOURCES (USES)	(1,853,800)	29,000	1,882,800	
NET CHANGE IN FUND BALANCES	\$ 18,000	\$ (55,021)	\$ (73,021)	

CITY OF CHASKA, MINNESOTA

ELECTRIC FUND

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2108 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED / EXPENDED
OPERATING REVENUES:				
Residential & Senior Sales	\$ 8,198,000	\$ 3,090,940	\$ (5,107,060)	38%
Commercial Sales	997,000	439,007	(557,993)	44%
Industrial Sales	23,677,000	9,055,066	(14,621,934)	38%
All Other Sales	2,543,000	948,935	(1,594,065)	37%
TOTAL OPERATING REVENUES	35,415,000	13,533,948	(21,881,052)	38%
OPERATING EXPENSES:				
Purchased Power	23,517,000	10,827,674	12,689,326	46%
Distribution	1,829,768	743,664	1,086,104	41%
Conservation	674,688	261,998	412,690	39%
Administration	1,726,149	224,632	1,501,517	13%
Utility Billing	379,469	142,128	237,341	37%
Franchise Fees	3,649,000	1,461,900	2,187,100	40%
Depreciation	-	-	-	
Capital Outlay	1,409,582	1,263,319	146,263	90%
TOTAL OPERATING EXPENSES	33,185,656	14,925,315	18,260,341	45%
OPERATING INCOME	2,229,344	(1,391,367)	(3,620,711)	
NON-OPERATING REVENUES:				
Investment Earnings	-	30,147	30,147	
Intergovernmental	-	23	23	
TOTAL NON-OPERATING REVENUES	-	30,170	30,170	
NON-OPERATING EXPENSES:				
Debt Service - Principal	443,624	-	443,624	0%
Debt Service - Interest	440,380	88,231	352,149	20%
TOTAL NON-OPERATING EXPENSES	884,004	88,231	795,773	10%
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	1,345,340	(1,449,428)	(2,794,768)	
CAPITAL CONTRIBUTIONS	-	82,341	82,341	
TRANSFERS IN (OUT):				
Transfers (Out)	(1,273,600)	-	1,273,600	
CHANGE IN NET POSITION	\$ 71,740	\$ (1,367,087)	\$ (1,438,827)	

CITY OF CHASKA, MINNESOTA

WATER FUND

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 1,269,000	\$ 306,957	\$ (962,043)	24%
Commercial Sales	870,000	219,381	(650,619)	25%
Industrial Sales	332,000	82,861	(249,139)	25%
All Other Sales	430,480	188,587	(241,893)	44%
TOTAL OPERATING REVENUES	2,901,480	797,786	(2,103,694)	27%
OPERATING EXPENSES:				
Pumping	238,936	78,540	160,396	33%
Treatment	266,795	132,024	134,771	49%
Distribution	732,315	290,433	441,882	40%
Administration	563,943	57,368	506,575	10%
Utility Billing	153,241	58,514	94,727	38%
Depreciation	-	-	-	
Capital Outlay	380,400	146,959	233,441	39%
TOTAL OPERATING EXPENSES	2,335,630	763,838	1,571,792	33%
OPERATING INCOME	565,850	33,948	(531,902)	
NON-OPERATING REVENUES:				
Investment Earnings	1,818	(1,642)	(3,460)	-90%
Intergovernmental	-	3	3	
Lease - Bountiful Basket	33,000	12,112	(20,888)	37%
TOTAL NON-OPERATING REVENUES	34,818	10,473	(24,345)	30%
NON-OPERATING EXPENSES:				
Debt Service - Principal	1,004,000	24,000	980,000	2%
Debt Service - Interest	313,964	144,071	169,893	46%
Old Water Treatment Plant/Bountiful Basket	-	264	(264)	
TOTAL NON-OPERATING EXPENSES	1,317,964	168,335	1,149,629	13%
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(717,296)	(123,914)	593,382	
CAPITAL CONTRIBUTIONS	10,000	420	(9,580)	
TRANSFERS IN (OUT):				
Transfers In	604,348	-	(604,348)	
Transfers (Out)	(55,800)	-	55,800	
TOTAL TRANSFERS IN (OUT)	548,548	-	(548,548)	
CHANGE IN NET POSITION	\$ (158,748)	\$ (123,494)	\$ 35,254	

CITY OF CHASKA, MINNESOTA

SEWER FUND

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018**

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 1,453,200	\$ 536,803	\$ (916,397)	37%
Commercial Sales	1,015,900	391,775	(624,125)	39%
Industrial Sales	1,067,100	350,706	(716,394)	33%
Other Sales	339,131	131,709	(207,422)	39%
TOTAL OPERATING REVENUE	3,875,331	1,410,993	(2,464,338)	36%
OPERATING EXPENSES:				
Pumping	48,091	26,853	21,238	56%
Treatment	2,308,938	1,154,469	1,154,469	50%
Collection	627,813	225,656	402,157	36%
Administration	563,183	56,287	506,896	10%
Utility Billing	153,052	58,377	94,675	38%
Depreciation	-	-	-	
Capital Outlay	285,800	57,113	228,687	20%
TOTAL OPERATING EXPENSES	3,986,877	1,578,755	2,408,122	40%
OPERATING INCOME	(111,546)	(167,762)	(56,216)	
NON-OPERATING REVENUES:				
Investment Earnings	4,242	(918)	(5,160)	-22%
Intergovernmental	-	32	32	
TOTAL NON-OPERATING REVENUES	4,242	(886)	(5,128)	-21%
NON-OPERATING EXPENSES:				
Debt Service - Principal	116,000	116,000	-	100%
Debt Service - Interest	47,451	5,831	(41,620)	12%
TOTAL NON-OPERATING EXPENSES	163,451	121,831	(41,620)	
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(270,755)	(290,479)	(19,724)	
TRANSFERS IN (OUT):				
Transfers (Out)	(115,800)	-	115,800	
CHANGE IN NET POSITION	\$ (386,555)	\$ (290,479)	\$ 96,076	

CITY OF CHASKA, MINNESOTA

CHASKA COMMUNITY CENTER
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Admissions	\$ 451,477	\$ 148,282	\$ (303,195)	33%
Memberships	1,147,365	469,777	(677,588)	41%
Rentals	975,095	409,996	(565,099)	42%
Charges for Services	562,531	222,547	(339,984)	40%
Other Sales	149,221	72,741	(76,480)	49%
TOTAL OPERATING REVENUE	\$ 3,285,689	\$ 1,323,343	\$ (1,962,346)	40%
OPERATING EXPENSES:				
Personnel Services	1,948,106	887,315	1,060,791	46%
Supplies	230,168	106,723	123,445	46%
Professional Services	841,849	437,451	404,398	52%
Other Charges	295,825	74,612	221,213	25%
Depreciation	-	-	-	
Capital Outly	-	34,341	(34,341)	
TOTAL OPERATING EXPENSES	3,315,948	1,540,442	1,775,506	46%
OPERATING INCOME	(30,259)	(217,099)	(186,840)	
NON-OPERATING REVENUES:				
Investment Earnings	1,000	3,395	2,395	340%
Sale of Capital Assets	-	1,408	1,408	
TOTAL NON-OPERATING REVENUES	1,000	4,803	3,803	480%
NON-OPERATING EXPENSES:				
Debt Service - Principal	335,000	-	335,000	0%
Debt Service - Interest	198,571	61,752	136,819	31%
Issuance Costs & Fiscal Agent Fees	2,750	10,800	(8,050)	393%
TOTAL NON-OPERATING EXPENSES	536,321	72,552	463,769	14%
INCOME (LOSS) BEFORE TRANSFERS	(565,580)	(284,848)	280,732	
TRANSFERS IN (OUT):				
Transfers In	432,000	-	(432,000)	
CHANGE IN NET POSITION	\$ (133,580)	\$ (284,848)	\$ (151,268)	

CITY OF CHASKA, MINNESOTA

CHASKA PAR 30

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Green Fees	\$ 146,000	\$ 38,640	\$ (107,360)	26%
Cart Rental	12,000	2,017	(9,983)	17%
Other Sales	6,026	913	(5,113)	15%
TOTAL OPERATING REVENUES	164,026	41,570	(122,456)	25%
OPERATING EXPENSES:				
Golf - Maintenance Dept	99,910	31,086	68,824	31%
Golf - Club House	80,216	34,547	45,669	43%
Depreciation	-	-	-	
Capital Outlay	6,000	-	6,000	0%
TOTAL OPERATING EXPENSES	186,126	65,633	120,493	35%
CHANGE IN NET POSITION	\$ (22,100)	\$ (24,063)	\$ (1,963)	

CITY OF CHASKA, MINNESOTA

CHASKA TOWN COURSE
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Green Fees	\$ 1,296,000	\$ 252,203	\$ (1,043,797)	19%
Driving Range	100,000	24,089	(75,911)	24%
Cart Rental	280,000	41,275	(238,725)	15%
Merchandise	229,000	55,549	(173,451)	24%
All Other Sales	129,000	78,701	(50,299)	61%
TOTAL OPERATING REVENUE	<u>\$ 2,034,000</u>	<u>\$ 451,817</u>	<u>\$ (1,582,183)</u>	22%
OPERATING EXPENSES:				
Golf - Maintenance Dept	855,953	339,239	516,714	40%
Golf - Club House	1,016,599	431,761	584,838	42%
Depreciation	-	-	-	
Capital Outlay	336,000	29,113	306,887	9%
TOTAL OPERATING EXPENSES	<u>2,208,552</u>	<u>800,113</u>	<u>1,408,439</u>	36%
OPERATING INCOME	<u>(174,552)</u>	<u>(348,296)</u>	<u>(173,744)</u>	
NON-OPERATING EXPENSES:				
Debt Service - Principal	51,400	-	51,400	0%
Debt Service - Interest	18,784	18,636	148	99%
TOTAL NON-OPERATING EXPENSES	<u>70,184</u>	<u>18,636</u>	<u>51,548</u>	27%
CHANGE IN NET POSITION	<u>\$ (244,736)</u>	<u>\$ (366,932)</u>	<u>\$ (122,196)</u>	

CITY OF CHASKA, MINNESOTA

TURBINE GENERATOR
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
 BUDGET AND ACTUAL
 FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Lease Revenue	\$ 2,486,184	\$ 698,892	\$ (1,787,292)	28%
OPERATING EXPENSES:				
Professional Services	74,000	77,996	(3,996)	105%
Other Charges	229,645	57,411	172,234	25%
TOTAL OPERATING EXPENSES	303,645	135,407	168,238	45%
OPERATING INCOME	2,182,539	563,485	(1,619,054)	
NON-OPERATING REVENUES:				
Investment Earnings	-	14,694	14,694	
Interfund Loan Payments	104,219	-	(104,219)	0%
TOTAL NON-OPERATING REVENUES	104,219	14,694	(89,525)	14%
NON-OPERATING EXPENSES:				
Debt Service - Principal	1,140,000	-	1,140,000	0%
Debt Service - Interest	931,750	232,937	698,813	25%
Issuance Costs & Fiscal Agent Fees	2,750	-	2,750	0%
TOTAL NON-OPERATING EXPENSES	2,074,500	232,937	1,841,563	11%
CHANGE IN NET POSITION	\$ 212,258	\$ 345,242	\$ 132,984	

CITY OF CHASKA, MINNESOTA

INTERNET SERVICE PROVIDER
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Sales	\$ 66,000	\$ 30,204	\$ (35,796)	46%
Pass-thru Revenue	49,000	- *	(49,000)	0%
Other Revenue	2,000	-	(2,000)	0%
TOTAL OPERATING REVENUES	117,000	30,204	(86,796)	26%
OPERATING EXPENSES:				
Production	66,000	24,760	41,240	38%
Distribution	-	7,543	(7,543)	
Administration	2,000	16	1,984	1%
Pass-thru Expenses	49,000	24,166 *	24,834	49%
Depreciation	-	-	-	
TOTAL OPERATING EXPENSES	117,000	56,485	60,515	48%
INCOME (LOSS) BEFORE TRANSFERS	-	(26,281)	(26,281)	
CHANGE IN NET POSITION	\$ -	\$ (26,281)	\$ (26,281)	

* Pass-thru revenue and expenses are related to service for ISD 112.

CITY OF CHASKA, MINNESOTA

STORM WATER FUND
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Residential Sales	\$ 913,000	\$ 423,934	\$ (489,066)	46%
Industrial Sales	711,000	331,007	(379,993)	47%
All Other Sales	3,000	1,924	(1,076)	64%
TOTAL OPERATING REVENUE	<u>\$ 1,627,000</u>	<u>\$ 756,865</u>	<u>\$ (870,135)</u>	47%
OPERATING EXPENSES:				
Collections	478,850	141,199	337,651	29%
Administration	331,514	28,558	302,956	9%
Utility Billing	22,957	18,566	4,391	81%
Depreciation	30,000	-	30,000	
Capital Outlay	562,000	7,356	554,644	1%
TOTAL OPERATING EXPENSES	<u>1,425,321</u>	<u>195,679</u>	<u>1,229,642</u>	14%
OPERATING INCOME	<u>201,679</u>	<u>561,186</u>	<u>359,507</u>	
NON-OPERATING REVENUES:				
Investment Earnings	<u>-</u>	<u>1,013</u>	<u>1,013</u>	
NON-OPERATING EXPENSES:				
Debt Service - Principal	127,333	-	127,333	0%
Debt Service - Interest	63,216	13,923	49,293	22%
TOTAL NON-OPERATING EXPENSES	<u>190,549</u>	<u>13,923</u>	<u>176,626</u>	7%
INCOME (LOSS) BEFORE TRANSFERS	<u>11,130</u>	<u>548,276</u>	<u>537,146</u>	
TRANSFERS IN (OUT):				
Transfers In	100,000	-	(100,000)	
Transfers (Out)	(200,000)	-	200,000	
TOTAL TRANSFERS IN (OUT)	<u>(100,000)</u>	<u>-</u>	<u>100,000</u>	
CHANGE IN NET POSITION	<u>\$ (88,870)</u>	<u>\$ 548,276</u>	<u>\$ 637,146</u>	

CITY OF CHASKA, MINNESOTA

CHASKA CURLING CENTER
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE PERIOD ENDED 5/31/2018

	2018 BUDGET	ACTUAL AS OF 5/31/2018	VARIANCE POSITIVE (NEGATIVE)	PERCENT OF BUDGET RECEIVED/ EXPENDED
OPERATING REVENUES:				
Memberships	\$ 100,498	\$ 62,852	\$ (37,646)	63%
Rentals	154,175	52,207	(101,968)	34%
Lessons	169,590	142,153	(27,437)	84%
Leagues	215,929	93,605	(122,324)	43%
Leases	426,000	176,222	(249,778)	41%
Other Sales Revenue	57,808	31,792	(26,016)	55%
TOTAL OPERATING REVENUES	1,124,000	558,831	(565,169)	50%
OPERATING EXPENSES:				
Administration	454,834	250,407	204,427	55%
Event Center	139,831	56,153	83,678	40%
Curling Center	477,637	214,145	263,492	45%
Crooked Pint	50,499	19,491	31,008	39%
Curling/ Non-recurring Events	-	750	(750)	
Capital Outlay	778	11,906	(11,128)	
TOTAL OPERATING EXPENSES	1,123,579	552,852	570,727	49%
OPERATING INCOME	421	5,979	5,558	
NON-OPERATING REVENUES:				
Investment Earnings	-	1,296	1,296	
Miscellaneous	-	-	-	
TOTAL NON-OPERATING REVENUES	-	1,296	1,296	
NON-OPERATING EXPENSES:				
Debt Service-Principal	965,000	965,000	-	100%
Debt Service-Interest	627,630	43,576	584,054	7%
Issuance Costs & Fiscal Agent Fees	1,600	3,200	(1,600)	200%
TOTAL NON-OPERATING EXPENSES	1,594,230	1,011,776	582,454	63%
INCOME (LOSS) BEFORE TRANSFERS	(1,593,809)	(1,004,501)	589,308	
TRANSFERS IN (OUT):				
Transfers In	1,594,230	1,010,176	(584,054)	63%
CHANGE IN NET POSITION	\$ 421	\$ 5,675	\$ 5,254	

Chaska Park Board
Meeting Minutes
June 11, 2018

1. Call to Order

The June meeting of the Chaska Park Board was called to order by Chairman Grau at 7pm in the Council Chambers at City Hall.

2. Roll Call

Present: Grau, Roan, Gutierrez, Mihajlo, Wittrock, Olsen, Branch, Flaherty-Wilcox.

Absent: Mason, Downs, Ives

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Grange asked that Item 8.C. (May 9th planning commission minutes) be removed from agenda as not currently available.

Motion by Wittrock, second by Mihajlov to accept the June meeting agenda, excluding the May 9th planning commission minutes. Motion carried.

4. Visitor Presentation

None

5. Approve Meeting Minutes

Motion by Olsen, second by Flaherty-Wilcox to approve the Chaska Park Board minutes of May 14th, 2018. Motion carried.

6. New Business

A.) Grange shared with the board some early concept drawings of Harvest West development in the Big Woods area that will come on in 2019. Once houses start to sell, there will be more focus on park concepts and engaging with the homeowners at that time. Discussion on park naming came up as well.

B.) Grange shared with the board the 20/40 plan and the process. The Community Development department has taken the lead on the document; however, each department then has a section to plan and project out specific to their areas. Parks and Recreation plan will start now specific to existing parks and trails as well as any new coming on. This will also involve park board discussion as well as community participation. Looking to have the plan completed by October. Grange asked that a work session be set for 5:30 p.m., July 9th, prior to the regular scheduled board meeting.

7. Old Business

A.) Grange provided the board with the public feedback collected at the May 30th Community Engagement meeting on the dog park. Staff compiled the specifics of the survey, as well as comments and feedback from the open house. Surveys were also collected the following week at the Community Center as well as via Survey Monkey. There were over 1,600 hits on Facebook alone! 95% of the data collected was positive and people want the dog park. Those that were not in favor, were all very cordial and respectful. Their comments were ones we have been aware of and been talking through, i.e. pet owners not cleaning up after their dog, the smell, upkeep, barking, and traffic concerns.

After board discussion, Grau stated there really is not anything holding this back and directed staff to hone in on concept plans, actual costs and park amenities for the July meeting, with the intent to take a recommendation to the council in next couple months. Grau also reiterated the importance of sharing the positive survey results and findings with the public as well as with those that took the survey.

B.) In Nick Masons absence, Chair Grau shared revised concept plans and updates specific to the City Square West redevelopment. One plan had the library in the layout, one did not.

The two most important results since the last meeting were that the commission consensus was to *not* include the library on this site. County Library Director, Heidi Hoks, is part of this committee, and was present. She also felt there were other better options in the downtown area to re-locate the library. Secondly, the hotel study came back reflecting that the area market is saturated, and unfortunately, the economics would not support one in Chaska.

Next committee meeting date is set for June 27th. Chair Grau reiterated again the importance of city representatives staying in close communications with the current businesses residing there. They are an integral part of our downtown community.

8. Other Business

A.) Grange reviewed with the board the various Parks and Recreation department happenings. He shared the big announcement of securing “2018 Curling Night in America” filming at the curling center. The details of what is all required are being worked out now. We will need to fill the bleachers throughout all times of filming. Branch asked about volunteer opportunities for the public. Grange will communicate back any areas of need.

Grange also brought the board up to date on the proposed expansion of the boys and girls hockey locker rooms in the CCC arena. Meetings have occurred with city finance staff, District 112 staff and are now looking for council to approve going out to bid.

Grange updated the board on the progress made to date with the Chaska Chan Mountain Bike Team. They have filed the required papers with the State of Minnesota for a 501 c (3) status and are still working on the insurance piece. They also have asked about revisiting the BMX bike area at Lion’s Park (near proposed off leash dog area) for current training for kids in their program. Public Works is willing to bring in the dirt to help build up the site and the bike team will work on the jumps.

B.) Receive City Council meeting minutes from April 30th.

*Roan noted in the minutes that Ridgeview was donating money to the new Veteran's Park redevelopment.

9. Roundtable

Olsen asked for an update on Veteran's Park construction progress-Grange mentioned that things are moving forward and that the next day was the start of weekly construction meetings. He will bring back updates each month.

Olsen also mentioned that staff did a great job organizing and communicating out to parents with kids in the Friday evening youth baseball program.

Flaherty-Wilcox asked staff to follow up on the mountain bike project to keep it moving forward. Grange mentioned that without the permit in place, we are limited on doing that. It is now on them to provide the insurance.

Flaherty-Wilcox also mentioned that he attended the Chaska Par 30 council work session. He said there was a great presentation on it. He was impressed with the ideas of making it more accessible and inclusive for those with special needs.

Wittrock shared with the Board that she went to the Council work session last week on Wayfinding and thought it was very informative as well as important to Parks and Recreation trails, parks, etc.

9. Adjourn

Motion by Mihajlo to adjourn the June 11th, 2018 meeting of the Chaska Park Board, second by Branch. Motion Carried.

CHASKA PLANNING COMMISSION

MINUTES

JUNE 13, 2018

1. Call to Order

Chairperson Huang called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Bowe, Cross, Dahlke, Kelley, Keyport, Pfeiffer, and Chairperson Huang.

Members absent: None.

Also present: Luke Melchert, City Attorney; Kevin Ringwald, Community Development Director; Matt Clark, City Engineer and Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Keyport, second by Commissioner Dahlke to adopt the agenda subject to the changes.

Motion carried.

Chairperson Huang noted that Action Items E and F have been postponed to the July 18, 2018 meeting.

4. Visitor Presentation

Dan Cruise, 4275 Creek Road, owner DANCO Commercial Painting, invited staff to come to his home office to discuss his daily business operations.

Staff received his information and stated they will be in contact.

5. Minutes

Commissioner Pfeiffer looked to clarify with Commissioner Cross about whether a statement from the May 9, 2018 Planning Commission meeting minutes was correct. Commissioner Cross stated that it was.

Motion by Commissioner Kelley, second by Commissioner Cross to approve the minutes of the May 9, 2018 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Keyport, second by Commissioner Bowe to approve the Consent Agenda as follows:

- a) Adopt Planning Resolution No. 2018-09 Establishing TIF District No. 21 for 650 and 700 Chestnut Street Redevelopment Project in conformance with the 2030 Comprehensive Plan.

Motion carried.

7. Action Items

7.A. Public Hearing: Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for 650, 700 & 710 Chestnut Street North/Alliance Contracting/PC #2018-19
City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if there was a timeframe for the changes to the access due to what the Department of Transportation (DOT) is planning to do.

City Planner Hanson stated that the DOT has given the applicant the resources and materials they need to meet their access standards and should be addressed in these site plan approvals.

Commissioner Cross looked to clarify if the right-of-way will enlarge.

Staff stated that the right-of-way will not enlarge.

Commissioner Cross inquired if it made a difference to the developer that there will be a median and it will be right-in and right-out.

City Planner Hanson stated that she cannot speak for the developer but that it would likely change things.

Community Development Director Ringwald replied to Commissioner Cross and stated that the developer is aware of the changes on the highway.

Commissioner Keyport inquired if the left-turn will be allowed at Walnut.

Community Development Director Ringwald responded that it would. He explained there would be a left-turn there, at HWY 41, and CR 61, but not at the Walgreens common access.

Matt Borowy, Bright Pixel Design, stated that he was pleased with the way they were able to adapt the Dunkin Donuts look. Mr. Borowy explained that the developer has known that it will be right-in and right-out and feels the vehicular traffic around the site works well and will not affect their business.

Commissioner Cross inquired if the bike rack is removed due to the added patio area.

Mr. Borowy stated there are two locations for bike racks: the south area adjacent to the patio, and the north area in between Buildings 1 and 2.

Commissioner Cross inquired if there is a convenient access to the patio from Dunkin Donuts.

Mr. Borowy stated that employees have a convenient access and that customers would exit the main doors and walk around the side of the building.

Commissioner Kelley expressed his concern with the flow of the traffic coming through the drive-thru and inquired what has been done with the flow of traffic exiting the drive-thru. He stated he can see long term issues there.

Mr. Borowy explained they looked at that and moved the building eight feet east from the original plan and that opened up the visibility for pedestrians and customers exiting the building. He stated that to err on the side of simplicity they decided not to add another drive lane but put the flow back out into the shared drive.

Commissioner Kelley stated that he is having an issue with people potentially backing up and running into a person not paying attention.

Commissioner Bowe asked Mr. Borowy to discuss the size of Buildings 1 and 2 and potential uses/tenants for those buildings.

Mr. Borowy responded that the developer has partnered with a real estate manager that has brought in national tenants in other areas in Minnesota. Mr. Borowy stated that the building on the north end is stand-alone and about 1500 square feet, and that the other three are split into usable sizes that offer great flexibility in tenant needs. He also explained that a tenant could easily use two out of the three spaces as well.

Commissioner Bowe looked to clarify that Building 1 is 1500 square feet.

Mr. Borowy confirmed that it was just under 1500 square feet.

Commissioner Bowe inquired if the developer is hoping for retailers and restaurants.

Mr. Borowy stated that there is only parking for one restaurant which Dunkin Donut has taken. He suspected it would likely be two retail tenants and two service tenants.

Commissioner Bowe commented that she was pleased to hear there would not be another restaurant coming in as parking did look tight.

Commissioner Cross inquired what the back of Building 2 would look like to the residents in the apartment building behind.

Mr. Borowy stated that it is single-story and about twenty feet away from the building, which is ten feet further than how the current building sits. He explained that there are three landscape beds planned for that space. The area is designed for emergency exit and would likely not be used by the public beyond the CDA. He explained that the developer focused more outdoor amenities and larger sidewalks on the eastern side of the building.

Chairperson Huang inquired how residents would enter.

Mr. Borowy stated that they would enter much as they do now. He stated that the backside of the building is siding rather than the brick that exists now, so it has a more residential look.

Chairperson Huang clarified his understanding of resident parking and parking for guests or customers.

Chairperson Huang inquired about parking if in ten years another small restaurant wanted to move in to this building.

City Planner Hanson stated the rezoning will be very specific for how the site is laid out now.

Commissioner Bowe inquired if staff were concerned with traffic at Fireman's Park parking in this lot and walking across the street and how parking would be protected for the retailers at this site.

City Planner Hanson stated that unless they put up private signage for customer parking, the City cannot control where people park.

Chairperson Huang commented that pedestrians can be encouraged to use the crosswalk that goes across HWY 41 but where they cross cannot be controlled.

Commissioner Bowe commented that overflow traffic from Fireman's Park using this parking is something for the developer to consider.

Community Development Director Ringwald stated that east of there with the Cooper site and redevelopment the City is adding a public parking component that would allow parking on that side. People could access Fireman's with a HAWK signal where Walnut Street comes out there. He stated it would allow safe crossing but that people might not utilize it.

Commissioner Cross inquired if demolition of the current site is a separate application.

Staff stated that it was.

Commissioner Kelley commented that the applicant has done a great job but that he still has concerns about the drive-thru. He stated that he would like the applicant to reconsider lopping that back out to the same side.

Commissioner Pfeiffer inquired if signage would help alleviate the concern.

Commissioner Kelley stated that it would have to be a stop sign located where the drive-thru exits into the parking lot, but that it is hard to control someone rolling through a stop sign. He also mentioned the added concern of vehicles in the parking lot backing up and traffic coming from several directions. He stated that they did a great job with the buildings and layout, but reiterated concern with the drive-thru.

Commissioner Keyport commented that overall, he likes the project and that it is an improvement to downtown and they made a good use of space.

Commissioner Pfeiffer pointed out that they have done a good job improving the sight lines of everybody there. She agreed that the site is tight, but that they have done a good job.

Commissioner Bowe mentioned that it is a huge improvement over what is there and that she is happy to see it.

Commissioner Dahlke stated that he likes the patio space they added and that it is good use of a tight space.

Chairperson Huang commented that overall, the buildings look really nice and that it will be a great improvement over what is currently there. He stated that he is not really as concerned with the drive-thru there and that the patio is a nice addition in the back, as well as the bike racks and the consistency of the monument sign.

Community Development Director Ringwald pointed out there was a glitch in the OnBase Agenda system and that Items 7 A, B, and C on the agenda are public hearings.

Chairperson Huang opened the public hearing at 7:38 pm.

Rob McKenna, 10970 Von Herten Circle, stated that he has been hit by a car while on his bike in Chaska and that the location of this site is near a Minnesota State Trail with a fair amount of cyclist traffic. He stated that he has a concern over the amount of traffic that will be coming through here. Mr. McKenna stated that he did not a specific recommendation, but just wanted to be sure this was potential issue was considered early.

Chairperson Huang closed the public hearing at 7:39 pm.

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to recommend to the City Council approval of Preliminary Site & Building Plan and Preliminary Plat for 650, 700, and 710 Chestnut Street North (PC #2018-19), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Matt Borowy, dated May 30, 2018.
 - b. Certificate of Survey, submitted by Trosen Land Surveying, dated April 14, 2018
 - c. Site Demo Plan (C1), submitted by LTN Engineering, dated May 29, 2018
 - d. Civil Site Plan (C2), submitted by LTN Engineering, dated May 29, 2018
 - e. Grading/Paving & Drainage Plan (C3), submitted by LTN Engineering, dated May 29, 2018
 - f. Utilities & Piping Demolition Plan (C4), submitted by LTN Engineering, dated May 29, 2018
 - g. Utilities & Piping Plan Exist. Fire Hydrant Plan(s) (C5), submitted by LTN Engineering, dated May 29, 2018
 - h. SWPPP/Erosion Control Plan & Details (C6), submitted by LTN Engineering, dated May 29, 2018
 - i. Photometric Site Plan (E6-10), submitted by ISG, dated May 29, 2018
 - j. Sheet A1, submitted by RDS Architects, dated April 27, 201
 - k. Sheet A2, submitted by RDS Architects, dated May 16, 2018
 - l. Floor Plan, Notes & Partition Type (A1.0), submitted by Bright Pixel Design, undated
 - m. Exterior Elevation & Details (A5.0), submitted by Bright Pixel Design, undated
 - n. Exterior Elevation & Details (A5.1), submitted by Bright Pixel Design, undated
 - o. Sheet A0, submitted by Bright Pixel Design, dated April 27, 2018
 - p. Landscape & Site Signage Plan (L1.1), submitted by Bright Pixel Design, dated March 13, 2018

- q. Typical Landscape Details & Specifications (L1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - r. Typical Irrigation Details (L1.3), submitted by Bright Pixel Design, dated March 13, 2018
 - s. Siteline Studies (SL1.1), submitted by Bright Pixel Design, dated March 13, 2018
 - t. Siteline Studies (SL1.2), submitted by Bright Pixel Design, dated March 13, 2018
 - u. Preliminary Plat, submitted by Trosen Land Surveying, LLC, dated June 7, 2018
2. Compliance with section 9.11 Building Design/Materials and Site Design.
 3. Provision to design the buildings to tie in with historic downtown Chaska.
 4. Provision of curb and gutter to be provided in parking lot design.
 5. Provision of sidewalk to be at least 8 feet wide and to be located in between the boulevard and parking lot.
 6. Provision of a decorative fence to be incorporated on the northerly building area and a detail to be included in the final submittal.
 7. Decorative fence by northerly building to be painted to match Walgreens fence.
 8. Provision that signs will meet Section 10 of the zoning ordinance.
 9. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
 10. Provision of modular face brick is used for all brick applications in order to be classified as a Class I material.
 11. Building fire suppression system to be implemented if required by Fire Department.
 12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 13. Provision that an access permit is obtained from MN DOT.
 14. Adherence with MN Dot's memo dated June 6, 2018.
 15. Provision of 3 understory trees are added to the landscape plan at final submittal.
 16. Compliance with the Engineers Memo dated June 6, 2018

Motion by Commissioner Kelley to amend the motion to look at rerouting the flow of the drive-thru failed for lack of a second.

The Commission voted on the original motion. Motion carried 6/1. (Kelley)

Motion by Commissioner Keyport, second by Commissioner Dahlke to recommend to the City Council approval of the Rezoning for 650, 700 and 710 Chestnut Street North from General Commerce (C-2) and Planned Multi Use District (PMD-10) to Planned Commercial District (PCD-19).

Motion carried.

7.B. Public Hearing: Approve the Preliminary Site & Building Plan, Preliminary Plat and Rezoning for Formacoat/Mark Gross/PC #2018-18
City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if the applicant had seen the alternative building placement suggested by the County.

City Planner Hanson stated that staff had forwarded that County memo on to the applicant. She clarified that the County is not telling the applicant to move the building but just noting where the accesses can be located.

Commissioner Cross inquired why the applicant is proposing to remove 14 evergreens from the lot line on the west side.

City Planner Hanson stated that the applicant could come up and address that but that to staff's understanding those are going to remain in place.

Commissioner Keyport inquired if the center median being added by MNDOT and the County on County Road 61 extends through this area.

City Planner Hanson stated it does not.

Commissioner Keyport then clarified that this site will have left-in access.

A staff member commented off-mic.

Commissioner Keyport looked to clarify that the user in the middle of the property have access from the fire lane side as well and there would be an easement to get to all three operators from the fire lane.

City Planner Hanson confirmed that this was so.

Mark Gross, owner of Formacoat, and Bruce Haverly, consulting engineer and contractor, introduced themselves to the Commissioners. Mr. Haverly stated that they worked with staff in situating the building on the site and in regards to utilizing storm water on the property. He stated that parking needs will not be as heavy with this site, but that there is plenty of space should that use increase. Mr. Harrell mentioned that they feel they are using the site very efficiently but depending on what the County says, they may need to move that access a bit. He commented that the look of the building will improve the whole drive along that area.

Mr. Gross stated he was pleased with the way the building will look.

Commissioner Pfeiffer inquired what kinds of new opportunities might be available to Chaska residents in terms of jobs with this company.

Mr. Gross stated that Formacoat is a manufacture company that puts coating onto medical devices. He stated that there is a good amount of hand-work, engineering, maintenance, electronics, and administrative work. He explained that this company is an extension of some of his former work at other businesses in the area. He stated that his lowest paying job is \$13.00 per hour for his 72-year-old janitor, and most of the manufacture jobs are in the \$18-\$20 per hour plus benefits. He explained that the development agreement for this property stated 15 full-time positions in roughly two years, which is in addition to the ten full time positions he has currently.

Chairperson Huang referred to Commissioner Cross's inquiry regarding the trees along the west lot line.

Mr. Haverly stated that they are planning on only removing a few for a driveway connection.

Community Development Director Ringwald stated that it says there are 14 existing Black Hills and Green Spruce but that three will be removed, not 14.

Commissioner Cross looked to clarify that Formacoat is considered a clean industry and what their workers on the floor wear.

Mr. Gross stated that they wear hair nets, beard nets, and clean room lab coats, and booties.

Commissioner Cross also inquired if the coating they apply is a liquid.

Mr. Gross confirmed that there are liquids involved.

Commissioner Cross then inquired if there is any concern for needing emergency eye wash stations.

Mr. Gross stated that they haven't reached that level of detail for the interior of the building at this point, but that at his current 10,000 square foot building they have two eye wash stations.

Commissioner Cross inquired if they produce hazardous waste.

Mr. Gross stated that they have hazardous waste that is put into a 55-gallon drum that gets emptied on a yearly basis.

Commissioner Cross asked Mr. Gross if clients go to them, or if they usually go to clients.

Mr. Gross stated that most of the things that occur in this business are received through packages from UPS or Fed-Ex, and customers come rarely, once-a-year or so.

Commissioner Cross referred to the glass windows and inquired if they will be coated or if storage containers or the like could be seen from the outside.

Mr. Haverly stated that the windows will be tinted with a solar coating to give more energy efficiency and you will not be able to see inside.

Commissioner Kelley inquired if the deliveries coming in are mostly the packages Mr. Gross referred to and not chemical trucks.

Mr. Gross stated the majority are the packages and that the biggest volume coating is a purchase of about 20 liters per week.

Chairperson Huang opened the public hearing at 8:04 pm.

Daniel Lee, 3230 Julian Drive, owns the property to the east and stated he welcomes any redevelopment of that site but stated concern that the fire lane is the only access to his site. He looked to clarify the type of trucks making deliveries to the proposed site.

Mr. Gross stated that they do have semi-trucks come about once per week for pick-ups, and one semi-truck every six weeks for deliveries.

Rob McKenna, 10970 Von Herten Circle, re-approached the podium and inquired if there will be any noises or smells coming from the proposed building.

Mr. Gross stated that it is a clean industry, and that there will be solvent-type smells on occasion at really small volume which have not been an issue so far with any of their current neighbors.

Mr. McKenna inquired if the current location is in a residential area.

Mr. Gross stated that there are just businesses around it but that there have never been any issues with the neighbors or OSHA when they come in.

Mr. McKenna asked Mr. Gross if he could compare the smells released during a venting to anything as far as strength or similarity of smell.

Mr. Gross stated it is a mild solvent smell.

Chairperson Huang closed the public hearing at 8:09 pm.

Commissioner Dahlke expressed his enthusiasm for this company coming to Chaska and that they are obviously building for expansion and this is perfect for redevelopment there.

Commissioner Keyport commented that this site was guided in the downtown Chaska master plan for jobs. He stated this is a great fulfillment of that objective and he is happy to see it. He also mentioned he loves the windows and it will look great along that roadway.

Commissioner Bowe echoed Commissioner Keyport's enthusiasm for the look of the windows and stated she is excited about the jobs.

A member of the Commission inquired what is happening with the slab that is currently on site.

Staff responded that it is going to be removed.

Commissioner Cross stated that she has hopes they do not find anything nasty under the slab as a previous use of the building was a boat facility.

Commissioner Bowe inquired if they have done a Phase 1.

Mr. Gross stated they have done Phase 1 core drillings and locations and nothing problematic was found.

Chairperson Huang thanked Mr. Gross for bringing his business to Chaska and reinvesting in his own hometown. He stated he is pleased with the look of the building and thinks this is a great example where the commercial building standards established a few years ago have come into play.

Mr. Gross stated that the code dictated much of the look, and he is very pleased with how it will turn out.

Motion by Commissioner Cross, second by Commissioner Keyport to recommend to the City Council approval of the Preliminary Site/Building Plans and Preliminary Plat for Phase II of the Chaska Building Center (Formacoat), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative, submitted by Formacoat, dated June 6, 2018.
 - b. Proposed Site Plan (A1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - c. Truck Turning Movement Site Plan (A1.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - d. Proposed Main Level Floor Plan (A2.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - e. Proposed Second Level Floor Plan (A2.2), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - f. Proposed Building Elevations w/ Notes (A3.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - g. Proposed Landscape Plan (L1.1), submitted by Rosa Architectural Group, Inc., dated May 24, 2018
 - h. Photometric Exhibit
 - i. Grading, Drainage, Erosion Control & Utility Plan (C1), submitted by Rehder & Associates, Inc., dated May 23, 2018
 - j. Details & Specifications (C2), submitted by Rehder & Associates, Inc., dated May 23, 2018
 - k. Boundary and Topographic Survey, submitted by Rehder & Associates, Inc.
 - l. Preliminary Plat, submitted by Rehder & Associates, Inc.
 - m. Sanitary Sewer Connection Exhibit
 - n. Building Renderings (pgs 1-3)
2. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of his review.
3. Provision of easements for the private drives (vehicular cross access easements) and utilities (utility easements) that services these lots, to be recorded with the plat.
4. Coordination with the City Engineer with regard to utilities, grading and drainage.
5. Installation of all site lighting at a 0-degree angle with the light source fully concealed.
6. Provision of a material board to be submitted at time of Final Submittal.
7. Utilization of modular face brick as a Class I material.
8. No exterior storage will be permitted.
9. Approval by Carver County for: the access plan to CSAH 61 and Right of Way requirements for CSAH 61 prior to recording of the Final Plat.
10. Provision of the required 50 feet setback from the edge of the top of the creek bank

to all buildings and impervious surfaces.

- 11.Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
- 12.Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
- 13.Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
- 14.Provision of a storm water management plan meeting City and Carver County WMO standards.
- 15.Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
- 16.Provision that all mechanical equipment will be fully screened from view.
- 17.Compliance with section 9.11 Building Design/Materials and Site Design.
- 18.Adherence with the Engineers Memo dated June 6, 2018.
- 19.Provision to show 15 additional proof of parking stalls on the south edge of the site to be shown during the final submittal.
- 20.Provision to revise landscape plan to include 8 more overstory trees and to be submitted at time of final submittal.
- 21.Provision that the landscape plan shows proof of parking planting islands with trees and shrubs to be installed at time of construction.
- 22.Provision that a planting island is added on the northwest corner parking area as it connects to the Klingelhut site, and to be shown on the site and landscape plan at time of final submittal.
- 23.Provision that pole lights be used to light the parking lot.
- 24.Coordination with Electric Department on service locations.
- 25.Elimination of un-used driveway accesses on Chaska Boulevard prior to issuance of a Building Permit.
- 26.Coordination with the Engineering Department and EDA for a site demolition plan and schedule.
- 27.Final Plat to list City of Chaska as a part of the plat.
- 28.Provision of a private utility easement over the sanitary sewer connection.
- 29.Compliance with the County Memo dated June 8, 2018.
- 30.Provision to provide accesses into the site consistent with Carver County's guidance and requirements.

Motion carried.

Motion by Commissioner Keyport, second by Commissioner Bowe to recommend to the City Council approval of the Rezoning from Planned Multi-Use District (PMD-04) to Planned Multi-Use District (PMD-21).

Motion carried.

7.C. Public Hearing: Approve Preliminary Plat and Rezoning for Harvest West/Traditions Development/PC #2018-20

City Planner Hanson presented the item to the Commission.

Commissioner Cross inquired if the screening from Savanna Way is actually going to be on the lots and not separate.

City Planner Hanson stated that a portion will be on private property and a portion will be on common ground.

Commissioner Cross inquired if the house off of County Road 44 is going to be demolished.

City Planner Hanson confirmed that it would be removed.

Commissioner Kelley inquired where Savanna Way connects up with Engler Boulevard.

City Engineer Clark stated Savanna Way will connect up to Creek Road and then move westerly under Highway 212, and then move northerly to connect up to Engler Boulevard.

Commissioner Kelley confirmed that it would go all the way through.

Chairperson Huang commented that it goes all the way through the Hy-Vee site.

Commissioner Kelley stated that it looks like it will get really busy with a lot of housing there.

Commissioner Bowe inquired if there was any update on the trail along County Road 44.

City Planner Hanson stated there is an improvement plan for County Road 44.

City Engineer Clark stated there will be an open house for this on June 20, 2018 and that as a part of the interchange project includes upgrades to County Road 44 and will incorporate a trail on the north side, and a sidewalk on the south side.

Chairperson Huang inquired how many lanes County Road 44 will be when completed.

City Engineer Clark stated it will be a three-lane section with a dedicated left and right turn lanes and the intersection at County Road 44 and Savanna Way is designated to be a round-about.

Chairperson Huang inquired where and when the open house for this project will be.

City Engineer Clark stated it will be at 5:30 pm on June 20, 2018 at the Event Center.

Pat Wrase with Tradition Development introduced himself to the Commission and thanked Staff for helping to refine the design over the last several months. He stated that the pending interchange project presents some challenges but also presents opportunities for the site. He thanked Alliant Engineering for their work with the project and that he is pleased with what will be preserved. Mr. Wrase explained that the key features with their development are their cottage-style detached homes and explained that with the change in builder, these will for the most part be 3-car garage units.

Commissioner Cross inquired if there will be any one-level homes in this development.

Mr. Wrase inquired if Commissioner Cross was referring to basement-free homes.

Commissioner Cross stated that basements are pretty much mandatory in Minnesota but with one level, elderly people do not need to go to the basement.

Mr. Wrase explained that the cottage units are one-level if you do not include the basement. So far there are no slab-type products planned.

Commissioner Cross stated that they were hoping not to see stacked units with stairs.

Commissioner Keyport asked what proportion of the units will be side-load versus the front-load.

Mr. Wrase stated that of the 49 units, 20 are side-load.

Commissioner Cross inquired if the cottage units are 20 feet long.

Mr. Wrase referred to Dave Nash with Alliant Engineering for the exact dimension. Mr. Nash stated that their requirements are a 23-foot setback from the right-of-way line plus the boulevard distance.

Commissioner Cross stated that in some newer developments, SUVs parked in the driveways hang over the sidewalks and mentioned that is a concern for her. She also asked if this will be an association.

Mr. Wrase stated that there will be an association for the entire site and the cottage homes will have an enhanced association.

Chairperson Huang looked to clarify that the cottage homes are effectively detached townhomes.

Mr. Wrase confirmed that they were.

Chairperson Huang opened the public hearing at 8:42 pm.

Karl Taylor, 4180 Big Woods Boulevard, explained that their property is one of the connecting properties that is located on the southwest corner. Mr. Taylor stated that they purchased the larger property to the southwest and sectioned off the old farmhouse parcel and built their residence. He stated that workers came in to dig off the topsoil at the property that abuts his and where his drain field is shared. He explained that they ruptured drain tile which caused his pasture area to flood out. Mr. Taylor stated that his experience working with Traditions to resolve this issue was not fruitful. He then contacted City Engineer Clark but stated he did not get any movement or potential fixes. Mr. Taylor explained that as he looked into the proposed development, he noticed that they used the wetland delineation and set the delineation according to the area that had flooded on his property due to the ruptured drain tile. He pointed out that since the drain tile was installed in the late 1950s, there has never been standing water in that area. He expressed his frustration that for three years no one has been able to help resolve this flooding, and also explained he has hopes that Traditions will work to

reevaluate the delineation markers that are there now for that wetland. He explained that another contention of his were the assessments put on his property for the road coming in to Savanna Way and the loss of 55 feet of his front yard to accommodate the boulevard coming in. Mr. Taylor also expressed frustration at how all these changes have affected his property value and he feels held hostage in this situation. He recommended slowing the process down and reworking the plan to be more amenable to all parties involved.

Commissioner Keyport commented that the issue with the wetland delineation may not be the purview of the Commission, but that he noticed that a condition of approval with this project is further study of the wetland. He stated that was one set of issues, and the issues related to the loss of front yard to the roundabout may not be for the Commission.

Mr. Taylor stated that the way the plan is drawn is something that maybe could use some reworking. He stated that unless he gets his neighbor to agree to develop, he is landlocked without any options. He explained that his neighbor runs a contracting yard out of that property and does not live there so likely has no intentions of moving. He stated that there can be some consideration given as to as drawn and what is going on here and the ability to make good with any of it.

Chairperson Huang clarified that the issues are the ruptured drain tile that flooded his property and resulted in an enlarged wetland delineation and lower property values for his home, the assessments for listing his property from the development of County Road 44 hitting him for almost as much as his property is worth, the loss of his front yard to the coming roundabout causing loss of developable property, and all this contributes to the fact that it means less land to potentially market or sell back to anybody and leaves Mr. Taylor feeling as he has no options. Chairperson Huang also looked to clarify that the contention is that Traditions ruptured the drain tile on the neighboring property that they had rights to which created this problem.

Mr. Taylor expressed frustration that Traditions did not pull any permit to mine the topsoil on the neighboring property; he explained they had their original construction Stormwater Pollution Prevention Plan (SWPPP) in place for the original development, but that the mining of the topsoil took place more than a quarter of a mile away from this project and would have required a separate SWPPP or some type of erosion control.

Chairperson Huang stated that the items the Commission might be able to peripherally address is the wetland size, but that the easements and assessments are a County issue. He explained that the three options are that the Commission votes yes to recommend this item and it moves to the City Council, vote no on the item which still goes to Council saying the Commission rejects a recommendation, or they could hold the process and say Traditions needs to go back and figure this out. He stated he would like Mr. Wrase to be given the opportunity to address this.

Mr. Wrase stated that he is rather new to Traditions and so was not there for the initial discussions of the ruptured drain tile. He explained that he spoke with some of his colleagues about it and from what he understands, it has been repaired and is functioning now. He mentioned that he spoke with Mr. Taylor and he indicated it is working but that it may be controlling the drainage at somewhat of a higher level. Mr. Wrase went on to explain that he

understands the concern with the wetland and discussed this with their consultant Kjolhaug Environmental Services and will conduct an enhanced study there and received similar direction from the City's wetland consultant. He explained they are taking steps to look at that in more detail and added that Traditions Development does not determine where the edge of the wetland is but that they rely on wetland experts to delineate the edge of the wetland. He reiterated that they are taking steps to see this through and they will address this issue prior to coming before the City Council. He also reported that the analysis they made on Mr. Taylor's land and the neighboring parcel with a functioning business showed that the value exceeds what they can pay for the land and still have an economically viable property. Mr. Wrase explained that they did provide potential future access from the north through the stub street, which will be paid for solely by Traditions. He commented that the way the parcels were subdivided from the original has made pursuing acquisition of them a difficulty due to lot setback and size requirements.

Chairperson Huang closed the public hearing at 9:12 pm.

Commissioner Keyport inquired about the condition that was added was relative to further assessment and subject to City approval.

City Engineer Clark explained that there is a process that the City is going through to make sure the process that what it is that is being delineated for the parcel that is proposed to be developed is shown correctly. He explained that what may or may not exist on the adjoining property would have to be determined at a later date.

Chairperson Huang inquired how Mr. Taylor and his family would be able to access the property once County Road 44 develops the roundabouts and the roadways.

City Engineer Clark stated that because of the proximity of the driveway in relationship to the neighboring collector road there are some safety issues, and regardless of what the City would build for an intersection, the driveway is too close from a speed and overall design perspective.

Chairperson Huang looked to clarify that the existing driveway would have to be decommissioned and then it would be a right-in, right-out.

City Engineer Clark confirmed this was so and stated that the driveway is several hundred feet west of the roundabout.

Chairperson Huang commented that it would then no longer be safe for Mr. Taylor and his family to use a full access or a left-out. He looked to clarify that the other alternative would be to use the roadway internally going back from the stub road once it is complete, which means Mr. Taylor would have to wind back around his property.

Commissioner Keyport commented that those issues are a function of the development of that roadway and not the development of this project and this is therefore out of the purview of tonight's meeting.

Chairperson Huang clarified that the context of tonight's meeting is focused on whether or not Traditions as a preliminary plat and zoning can move forward based on the fact that they have demonstrated that they meet the planned usage of the land and that is consistent with other planning that has been approved to date. He explained the Commission can make conditions against concerns and expressed hope that Traditions would step forward to help out in some way regarding the wetland issue.

Commissioner Bowe commented that they have already taken an important step in hiring a wetland consultant.

Commissioner Pfeiffer stated that she was unclear on the \$24,000 the Taylors paid and who it was paid to.

Staff explained that it was for County assessments and is out of context for tonight's meeting.

Commissioner Keyport stated that the project itself is fairly dense but is consistent with the plan, that he likes the variation and articulation of the design elements, and on the whole, he supports it.

Commissioner Kelley stated that it sounds like both parties want a remedy and to come up with a solution, and that by approving this to move forward he does not want to hinder the discussion taking place and suggested both parties get together and work with the City to see if there is a way to get around this.

Chairperson Huang inquired if both parties were willing to do that.

Mr. Taylor stated that he and his wife are reasonable people, but that being asked to forfeit half the value of their property seems a bit unreasonable. He stated that it may be difficult to attribute it to one of these elements in particular, but he feels no one is looking out for them. He stated that he thinks the proposed plan is gorgeous and that it is good to add new members to the City, but that they are the cost at which this is done.

Bonnie Taylor, 4180 Big Woods Boulevard, stated that having only one access prevents them from being able to sell off portions of their back property.

Commissioner Keyport stated that he sees their point and sympathizes with them but that it is out of the scope of what the Commission is able to address tonight. He explained they will need to address those issues with the City and the County.

Chairperson Huang pointed out that they are a recommendations Commission and the elected officials at the City are the ones to share their dilemma with as they have more tools at their disposal to be able to help. He then reiterated that the focus of the meeting tonight is to determine whether this project can and should go forward if it meets the necessary criteria.

Commissioner Kelley stated that it would behoove all parties involved to go through a transition or a period just trying to figure out what they can do working together.

Chairperson Huang commented that there is a consensus among the Commission to have Mr. Wrase, Mr. Taylor, and the City meet at some point after this meeting.

Commissioner Dahlke pointed out that one of the provisions in the project is to study the wetland issue again which if the Commission makes the recommendation that is on the table.

Chairperson Huang inquired what the Commission feels is missing on the table.

Commissioner Keyport stated that the issues he is hearing are not specifically relevant to this project so he does not see any other conditions that would fall out of that.

Commissioner Bowe agreed and stated that she is happy to see single-level living, the park is great, and she does not really have any issues.

Motion by Commissioner Keyport, second by Commissioner Bowe to recommend to the City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-6), prepared by Tradition Development, dated April 30, 2018
 - b. Cover Sheet, submitted by Alliant Engineering, dated May 1, 2018
 - c. Existing Conditions Survey (pgs 1-2), submitted by Alliant Engineering, dated May 2, 2018
 - d. Tree Preservation Plan, submitted by Alliant Engineering, dated May 1, 2018
 - e. Preliminary Plat (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - f. Site Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - g. Erosion and Sediment Control Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018.
 - h. Grading Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - i. Grading Profiles, submitted by Alliant Engineering, dated May 1, 2018
 - j. Storm Sewer Plans (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - k. Sanitary and Watermain Plan (pgs 1-4), submitted by Alliant Engineering, dated May 1, 2018
 - l. Utility Schedules, submitted by Alliant Engineering, dated May 1, 2018
 - m. Landscape Plan (pgs 1-5), submitted by Alliant Engineering, dated May 1, 2018
 - n. Harvest West Section Views Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - o. Harvest West Setback Exhibit (pgs 1-2), submitted by Alliant Engineering, dated May 30, 2018
 - p. Harvest West Phasing Plan, submitted by Alliant Engineering, dated May 30, 2018
 - q. Vista View Drive Entrance (pgs 1-5), submitted by Alliant Engineering, dated May 9, 2018
2. Adherence with the City Engineer's Memo dated June 6, 2018.

3. Adherence with the Park & Recreation Director's Memo, dated June 7, 2018.
4. Provision of a 60 feet Right of Way width for all local streets.
5. Adherence to the City's Boulevard Tree Policy and local street section design.
6. Provision of adequate screening and landscaping along edges abutting County Road 44, Savanna Way and Highway 212 to be addressed at Final submittal.
7. Provision of sidewalks on both sides of all local streets.
8. Adherence to the following building setbacks:
 - a. Cottage Lots (Detached Townhomes):
 - i. Front: 20 feet
 - ii. Rear: 30 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 20 feet
 - b. Village Lots (Single-Family):
 - i. Front (house): 23 feet
 - ii. Front (porch): 15 feet
 - iii. Side: 5 feet
 - iv. Side (corner): 23 feet
 - c. Highway 212: 225 feet from the centerline (from centerline of adjacent travel lane) of TH 212 or 50 feet from right of way (whichever is greater)
 - d. Savanna Way: 100 feet from the centerline
 - e. County Road 44: 125 feet from the centerline
 - f. Wetlands: 30 feet
 - g. Public Park: 40 feet (only applicable to rear setbacks)
9. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50foot setback from that wooded steep slope.
11. Provision of a pedestrian connection at the east development entry for the full extent of Vista View Drive to connect into the public park.
12. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
13. Provision that screening on Savanna Way and County Road 44 will be provided in the form of landscaping and berming, and consistent with the screening on the east side of Savanna Way.
14. Provision that adequate screening is provided along the edges of Highway 212 via berming, landscaping, and a perhaps a noise wall.
15. Provision of a safe pedestrian connection at Vista View Drive and Savanna Way for pedestrians to safely cross and gain access into the public park from neighboring areas, as determined by the Engineering and Public Works departments.
16. Provision of photo simulations showing the viewsheds from Edgewood Drive looking east into the Public Park to be submitted at final submittal.
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Provision that the City watermain line and its private easement on the west edge of the property is delineated and shown on the civil plans at time of final submittal.
19. Provision to continue working with the Parks and Recreation Director on the program necessities of the public park.

20. Provision that parkland credit will not be given for the stormwater pond, wooded steep slopes, and wetland areas.
21. Provision that an access easement is granted to the City on the northern turnaround off of Edgewood Drive, to be recorded with the Final Plat.
22. Provision of a visual simulation of the western park entrance during final submittal.
23. Adherence with Section 9.28 Anti-Monotony and Design Requirements in the Zoning Ordinance for both the cottage and village lots.
24. Provision of the regional trail on the north side of Co Rd 44 be shown on all plans during the final submittal.
25. Provision to determine the amount of usable space being donated as parkland credit for staff to determine if there is additional parkland credit required and to be determined prior to approving the final plat.
26. Provision of a noise study to be completed for the development and to be submitted prior to Council approval.
27. Provision to adhere to MN Dot's memo (pgs 1-7) dated June 6, 2018.
28. Coordination with MN DOT on noise wall analysis.
29. Provision to dedicate right of way (ROW) for County Road 44 consistent with CSAH 44 corridor design.
30. Provision of wetland mitigation to be coordinated with the City Engineer.
31. Provision of review and approval of street names prior to recording of final plat.
32. Provision of a more detailed study of wetland 2 to be completed and accepted by the City Engineer prior to final plat approval.

Commissioner Pfeiffer inquired if condition 32 is worded in a way that will ensure the study of the wetland will assess the issues brought up by Mr. Taylor.

Motion by Chairperson Huang, second by Commissioner Pfeiffer, to amend the motion to revise condition 32 as follows:

32. Provision of a more detailed study of adjacent parcels and historic condition of the wetlands to be completed and accepted by the City Engineer prior to final plat approval.

Commissioner Keyport pointed out that City Engineer Clark stated that the only review he can do at this point is relative to the wetlands that are in the perimeter of the project and the issue is outside of the perimeter of the project and therefore not something the Commission can put a condition on.

Chairperson Huang stated that while the wetland is on both properties, they will not stop at the border of the project property but will need to assess the entire wetland and look at a historic review of the wetland based on the drain tile damage.

Commissioner Pfeiffer inquired if there would be an issue to put a historical review of the wetland as a condition.

City Engineer Clark stated that this would not be an issue and it can be included.

Chairperson Huang stated City Engineer Clark has indicated there could be a recommendation from this group that the review or analysis includes the adjoining parcel of the wetlands from a historic perspective.

Amendment Carried.

Motion by Commissioner Keyport, second by Commissioner Dahlke to recommend to the City Council approval of The Harvest West Preliminary Plat for a 129-lot subdivision on 57 acres of land in the SW Chaska Growth Area, subject to the conditions as previously listed and amended. Motion Carried.

Motion by Commissioner Cross, second by Commissioner Keyport to recommend to the City Council approval of the rezoning from Open (O) to Planned Residential District (PRD-72). Motion Carried.

Chairperson Huang stated that Mr. Taylor is getting the raw end of the deal and reiterated that since the Planning Commission is very limited in what they can do in that regard, he encouraged them to talk to the City Council and mentioned that this item goes before them on June 18, 2018. He thanked the Taylors for coming in and sharing this.

7.D. Approve the Concept Plan for China Pagoda at 798 Yellow Brick Road/China Pagoda, Inc./PC #2018-22

City Planner Hanson presented the item to the Commission.

Jeff Hafferman, owner of Inspire Architects, and Chung and Lan Wong owners of the China Pagoda, introduced themselves to the Commission. Mr. Hafferman stated that they are looking at reskinning the exterior and doing some upgrades to the site, including quite a bit of landscaping.

Commissioner Keyport encouraged the applicant to look at pedestrian or public spaces where people can gather when they are doing their landscaping.

Chairperson Huang stated that outdoor tables and things like that will be a great addition.

Commissioner Keyport explained that these add a lot and are some of the values the Commission is trying to promote for Chaska downtown development.

Mr. Hafferman stated that they are removing the existing glass atrium area and that would be a good opportunity and location that.

Commissioner Bowe inquired if they have any ideas of what would replace the monument sign they are removing.

Mr. Hafferman stated that they are not removing the pylon sign but are replacing the sign.

City Planner Hanson explained that this has not been determined at this time what the plan is.

Mr. Hafferman stated that it is very overgrown right now and in bad shape.

Chairperson Huang agreed that the proposed exterior is very dark and commented that he is concerned that there are only three exterior windows in the front of the building and suggested adding more to gain more indoor light. He also thanked Mr. Hafferman for the scope and context of the design.

Commissioner Dahlke stated that they have given a lot of good information for a concept plan and that the Commission has been waiting for redevelopment to happen here.

Commissioner Keyport mentioned that the Pagoda has been a terrific asset for Chaska's downtown and expressed his excitement for them to move into a new space and for the redevelopment of that property.

Commissioner Kelley agreed that adding more exterior windows would be beneficial.

Commissioner Bowe stated that it is great for the concept level and she is looking forward to seeing the landscape plans.

Chairperson Huang commented that he is thankful to have them in the community and looks forward to seeing them thrive and prosper in their new location.

Motion by Commissioner Dahlke, second by Commissioner Kelley to recommend to the City Council approval of the Concept Plan for China Pagoda at 798 Yellow Brick Road (PC#2018-22), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-3), submitted by Jeff Hafferman, dated April 13, 2018.
 - b. Concept Plan (pgs P100, P101, P102 and O103), submitted by InSpire Architects, dated April 30, 2018.
2. Adherence with the City Engineers Memo dated June, 2018.
3. Compliance with section 9.11 Building Design/Materials and Site Design.
4. Provision to design the building to tie in with historic downtown Chaska.
5. Provision of curb and gutter to be provided in parking lot design.
6. Provision of significant landscaping to be provided on the north side of the site adjacent to the north façade by way of coniferous and deciduous plantings and trees.
7. Provision of landscaping be provided near the front of the building on the south and east facades and to be shown on the landscape plan during the preliminary submittal.
8. Provision of a material board showing the proposed material selections.
9. Provision of lighting specs to be historically accurate in scale and design and to be submitted with preliminary site plan submittal.
10. Provision to remove or re-face the existing monument sign on the southeast corner of the site.
11. Provision that signs will meet Section 10 of the zoning ordinance.
12. Provision of trash enclosure details to be included in the preliminary submittal.
13. Provision of pedestrian gathering places, such as patio(s) or seating area(s), provided on site.

14. Provision that the Chaska brick blend is reviewed and approved by Planning staff prior to application.
15. Building fire suppression system to be implemented if required by Fire Department.
16. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
17. Provision of a storm water management plan meeting City and Carver County WMO standards.
18. Provision that all mechanical equipment will be fully screened from view.
19. Provision that full modular face brick will be used on the buildings in order to be classified as a Class I material, and to be called out on all elevation/material plans at Preliminary submittal.
20. Provision that drive aisles are at least 24 feet in width.

Motion carried.

7.E. POSTPONED: Public Hearing to Consider Variance for Southwest Christian High School – Signs

7.F. POSTPONED: Approve the Final Site & Building Plan for Biolyph/Timothy Percy/PC #2018-23

8. Other Business

- a. Minutes of the April 30, 2018 City Council Meeting.
- b. Minutes of the May 14, 2018 Park Board Meeting.

Commissioner Kelley

- Commented that he is glad the Way-Finding signage is being discussed and said he echoes what Commissioner Keyport has said regarding the trail systems. He stated that he believes people like to go from one place to another and not just walk in circles in their neighborhoods.

Commissioner Cross

- Stated that she is glad there is going to be some type of association to take care of the trees.

Commissioner Bowe

- Mentioned that she was excited about the iPads and that using them made reviewing materials easier. Chairperson Huang inquired if next month they will only receive the electronic packet.

City Planner Hanson

- Inquired if the Commission was comfortable moving to electronic use only. Chairperson Huang stated that he does like writing notes down and inquired if they could just have a single sheet of the agenda to do so. Commissioner Dahlke stated that City Planner Hanson had showed some aerial photos during some of her presentations that he didn't see in their electronic packet and asked that they be included.

Community Development Director Ringwald

- Made remarks regarding aerial photos, GIS and use on the iPads, and asked the Commissioners if they'd be interested in adding this feature to their iPads. Commissioner Dahlke commented that this would have been very helpful. Chairperson Huang inquired if parcel and property lines are able to be seen and if it is a separate system from the County GIS. City Planner Hanson stated that they are. All Commissioners indicated they would be interested in this program.

Chairperson Huang

- Stated that there were tons of people at Fireman's Park and he was excited to see that.
- Referred to Hwy 41 construction and stated that it is closed now from Hundertmark to Pioneer Trail and will be until September and encouraged all to drive carefully.
- Reminded folks that on June 20th at 5:30 is the interchange open house at the Event Center.
- Inquired if there was any update on City Square West. Commissioner Bowe stated that they did not have a meeting this last month.

9. Adjourn

Motion by Commissioner Pfeiffer, second by Commissioner Keyport to adjourn the meeting at 9:56 pm.

Motion carried.

MINUTES - DRAFT
CHASKA HUMAN RIGHTS COMMISSION
CHASKA CITY HALL
THURSDAY, June 28, 2018
6:30 P.M.

1) Roll Call

Chairperson Welvaert called the meeting to order at 6:30 p.m.

Present: Chairperson Jen Welvaert, Vice Chair Judy Dunbar, Sarah Carlson, Barbara Colhapp, Celi Haga, Donzel Leggett, Lisa White

Absent: Robert Kim

Staff Liaison: Nate Kabat

2) Adopt the Agenda

Kabat noted that Chief Knight will not be able to attend, and will address the commission next month.

Motion: Carlson

Second: Colhapp

Motion approved.

3) Open Forum/Guest Presentation

Brenda Lano and Allison Streich with Carver County CDA presented on affordable housing and homelessness in the county.

The county has several programs in place that provide subsidies for low-income and homeless families. They have an MOU with ISD 112 and 110 to provide housing vouchers specifically for homeless families within the districts, and are in the process of expanding the program to other school districts in the county. In addition, there are units specifically designated for homeless veterans and low-income households with disabilities.

There are a variety of programs within the county designed to provide rental assistance to provide both short-term and long-term options for residents.

They are a HUD certified counseling agency and those services are available to any resident in Carver County that needs assistance. They had the very first certified counselor in the state; by 2020 all counselors that provide this assistance must be certified. They can work with someone facing foreclosure, provide home purchase education, referrals for rehab work, etc. They also provide rental counseling, from what it means to be a good renter to how to successful rent. They were also the first agency to get HUD approval to pull rental reports to help with this process, and are being used by HUD as a model for other agencies.

They also offer business counseling available to county residents or those considering business in the county.

The CDA serves as a coordinated entry-access point so that there is less shuffling of homeless people accessing services. They do an intake that puts families on a priority list for

How homelessness is defined also impacts access to services. THE HUD definition of homeless is someone who is literally homeless – living in their car, a shelter, fleeing domestic violence. The Minnesota definition of homeless is one-year continuous or four times in three years. What CDA seeks in Carver County are many people who are not “homeless enough” to access these programs because they are couch-hopping or something similar.

Part of the reason for CDA’s approach to their work is they can use the MN definition instead of the HUD definition and it gives them more flexibility. This helps to rehouse quickly and minimize barriers to housing.

The CDA just submitted a grant for a new program – Homework Starts with Home. It’s an important partnership with school districts to help support families who are homeless. Currently impacts 8 students/3 families in Watertown, 3 families/5 students in Waconia, 2 in SW Metro Intermediate, and 35 kids/35 families in ISD 112.

Chair Welvaert asked what the community can do to support these programs.

The presenters stressed that raising awareness and helping ease/erase the stigma is really important. It’s important that people understand what the CDA does and what homelessness looks like – and that it’s very different in the urban core than out in the suburbs. If someone is facing eviction, they can come into the CDA and if they can’t help they’ll refer them to an agency that can. They really want to help get residents through crisis so they can stabilize.

Dan O’Brien, a teacher at Eagle Ridge Academy, was in the audience as an observer and introduced himself and said he wanted to learn more about the work of the HRC.

4) Approve Minutes of May 24, 2018 HRC Meeting

Motion: Carlson

Second: Dunbar

Motion approved.

5) Treasurer’s Report

Kabat reported that since the May meeting, \$100 was spent to register four attendees for the state HRC conference, and \$50 was paid for the River City Days Booth. The remaining balance for the year is \$1797.

6) Old Business

a) River City Days

- Booth Info/Giveaway – Lisa White/Judy Dunbar

White presented a series of options for booth giveaway items: little round fan - 250/\$325; tattoos of logo – 200 for \$66; wristbands 250 for \$260, 300 pens for \$112.

White relayed costs for a new banner, as well – 2x6 banner with grommets is \$30 with \$8 setup fee. The group authorized moving forward with a new banner by consensus.

Vice Chair Dunbar suggested purchase of a combination of fans/tattoos/pens – approximately \$503.

Motion: Leggett
Second: Carlson

Motion approved.

Vice Chair Dunbar discussed handouts for the booth related to homelessness. She will work with CDA to make sure information isn't redundant, Kabat volunteered to assist.

- Multicultural day –Welvaert

HRC was asked by river City Days Committee if we would like to partner with them to support Multicultural Day on Sunday. They already have performances in budget and are not looking for financial contribution. They have drummers already confirmed and are planning on having Mexico Lindo dancers. They will stick to two performances this year as Sunday afternoon is a lighter attendance.

They are looking for someone from HRC to do introductions, and a little commercial about HRC. They'd also like some advertising type support via City FB page, HRC website. Commissioner Carlson will do the introductions.

- Volunteer schedule

Commission members are asked to commit to two shifts. Haga will email Google Doc around so that members can sign-up electronically.

b) MLK breakfast - Colhapp

The group reviewed the draft schedule from Filipek and discussed possibilities of guest speakers. Carlson will talk with CDA, Haga will talk with MN Housing, and Leggett will talk with Corey/Launch Ministries to identify specific speaker ideas so we can move forward with some recommendations to the Chamber.

Applications for the Human Rights Award, as well as the plaque that lists previous winners, will be available in the booth at River City Days. Commission members are encouraged to use their contacts to start encouraging nominations.

The Chaska Jazz Ensemble will perform at the breakfast.

c) State HRC Summit – Dunbar, Carlson, Welvaert

All those who attended indicated it was a worthwhile investment. A number of interesting discussions with other commissioners. Many had the same questions about their role in their respective cities and what the commission can or can't do. Might be opportunities to promote census based on presentations at the Summit.

d) Veteran's Court presentation

David Hunt will present to the Commission in September.

7) New Business

a) Public meeting laws

Carlson noted that at the HRC Summit, many of the other members had questions about possible violations of public meeting laws. She inquired as to whether this training was something the city usually did for commission members or what information might be available to make sure we were complying.

Kabat affirmed that open meetings laws do apply to the HRC. The League of MN Cities has a number of good resources and he will do some investigating and come back either to the July or August meeting with some more information.

8) Adjourn

Motion: Carlson.

Second: Leggett.

The meeting is adjourned at 8:23 p.m.

Next Meeting: Thursday, 6:30 PM, July 26, 2018