



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, June 26, 2023
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Proclamation
 - 5.A. Chaska Area Fishing with a Friend Veterans Celebration
6. Visitor Presentation
 - 6.A. Representative Rehm Recognition
 - 6.B. Tour de Tonka - Jenny Bodurka
7. Approve Previous Meeting Minutes
 - 7.A. City Council Meeting Minutes - 6/5/2023
8. Consent Items
 - 8.A. Adopt Resolution No. 2023-52 to Award Bid for Hill Tower Demolition and Water Main Improvements
 - 8.B. Adopt Resolution 2023-53 - Approving 2023 Performance Measures
 - 8.C. Approve Temporary On-Sale Intoxicating License - Flags and Honor of MN
 - 8.D. Approve Temporary On-Sale Intoxicating License - Chaska Rotary
 - 8.E. Approve Temporary On-Sale Intoxicating License - Chaska Lions
 - 8.F. Adopt Resolution No. 2023-54 Approving the Final Site & Building Plan and Final Plat for Chaska Yards/Carver County CDA/PC #2023-15
 - 8.G. Adopt Resolution No. 2023-56 Amending the Assessment Roll for the 2022 Downtown Street and Utility Reconstruction Project

- 8.H. Adopt Resolution No. 2023-57 Approving the Lot Split and Consolidation of 9328 and 9332 Rhoy Avenue/Karrie Shroyer/PC #2023-16
- 8.I. Adopt Resolution 2023-58 Supporting a Capital Budget Request for the City Square West Project
- 8.J. Adopt Resolution No. 2023-59 Approving Consturction Plans for Creek Road Trunk Sewer and Authorizing Solicitation of Bids
- 8.K. Approve an Amended and Restated Purchase and Redevelopment Agreement, LHIA Agreement, and LHIA Subrecipient Agreement for the Ernst House/Chaska Yards Redevelopment Project
- 9. Action Items
 - 9.A. Adopt Resolution No. 2023-55 Approving the Preliminary Site & Building Plan for Crown Extrusions at 4035 Norex Drive/Greystone Construction/PC #2023-14
- 10. Bills
 - 10.A. ACCOUNTS PAYABLE CLAIMS ROSTER 6-26-2023
- 11. Other Business
 - 11.A. City Administrator's Report
- 12. Adjourn



**CITY OF
CHASKA MINNESOTA**
“A Quality Small Town”



PROCLAMATION

**In Recognition of Chaska Area Fishing with Friends
Veterans Celebration**

Whereas: The Veterans Celebration is a salute to veterans who have served our country and now live in Carver County, Hennepin County, and the surrounding areas; and

Whereas: The Veterans Celebration will take place on Tuesday, July 11th at Howard’s Point Marina and will include a fishing trip on Lake Minnetonka and a picnic lunch; and

Whereas: This event provides an opportunity for local veterans to enjoy the outdoors and fellowship with each other; and

Whereas: The City of Chaska is grateful to Chaska Area Fishing with Friends for organizing the Veterans Celebration and for their on-going efforts to provide enjoyable fishing opportunities and boat tours to veterans, senior citizens, youth, and adults with disabilities.

Whereas: The City of Chaska would also like to thank Howard’s Point Marina, the Chaska Lions Club, Flags and Honor of Minnesota, and the City of Shorewood for their sponsorship of the Veterans Celebration.

Now, therefore be it resolved: That I, Mark Windschitl, as the Mayor of Chaska and on behalf of the Chaska City Council do hereby proclaim our support for the Chaska Area Fishing with Friends Veterans Celebration.

IN WITNESS WHEREOF, I have set my hand and the Seal of the City of Chaska this 26th day of June, in the year of our Lord two thousand and twenty-three.

Mark Windschitl
Mayor, City of Chaska

Tour de
Tonka

XVIII



Saturday, August 5

Tour de Tonka by the Numbers

18

44

53



301

41,390

2023 Tour de Tonka Trivia

➤ TDT's tagline in year one (2006) was...?

○ "Ride like the wind"

★ "A community ride"

○ "I like this ride"



2023 Tour de Tonka Trivia

➤ TDT added a 100-mile option in what year?

☐ 2008

☐ 2009

☒ 2010



2023 Tour de Tonka Trivia

➤ The 2023 TDT will go through how many cities?

☐ 19

☐ 22

☒ 25



2023 Major Sponsors



2023 Major Sponsors



MN Bike Event Economics

University of Minnesota & MDOT Sponsored Study (2015)

- **Minnesota Bicycle Event Visitors:**

- Spent an average of **\$121** per day (2015 Dollars)

- Note: 2023 dollars are 23% HIGHER compared to 2015

- Event Fees

- Gas

- Lodging

- Dining Out

ICA Foodshelf

**2022
TOTAL**

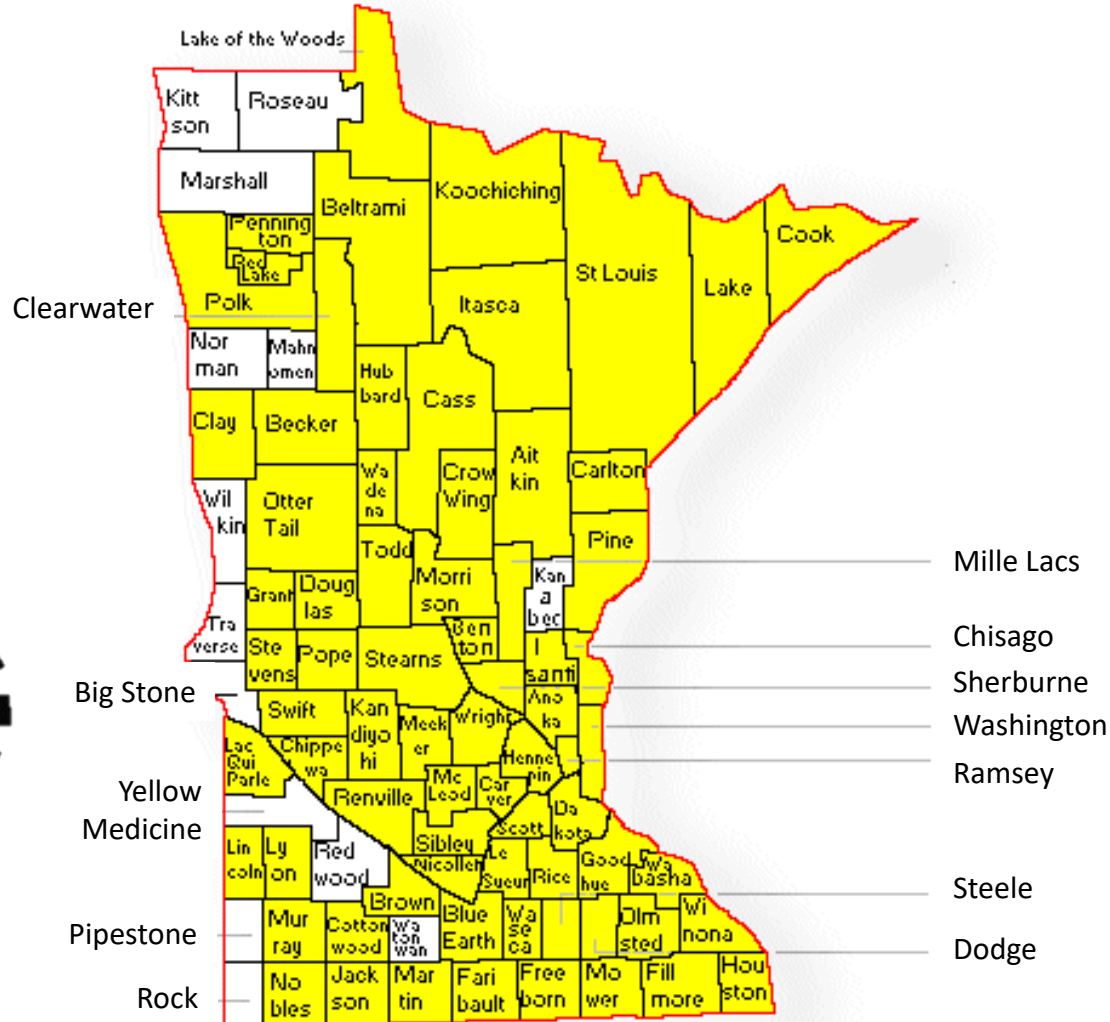
\$7,000

**To date, Tour de Tonka
has raised over
\$97,000 for the ICA
Food Shelf.**

**Ron Kamps: Mega Volunteer, TDT & ICA super star
sadly passed away in March of 2023.**



MN Counties (2006-2022)

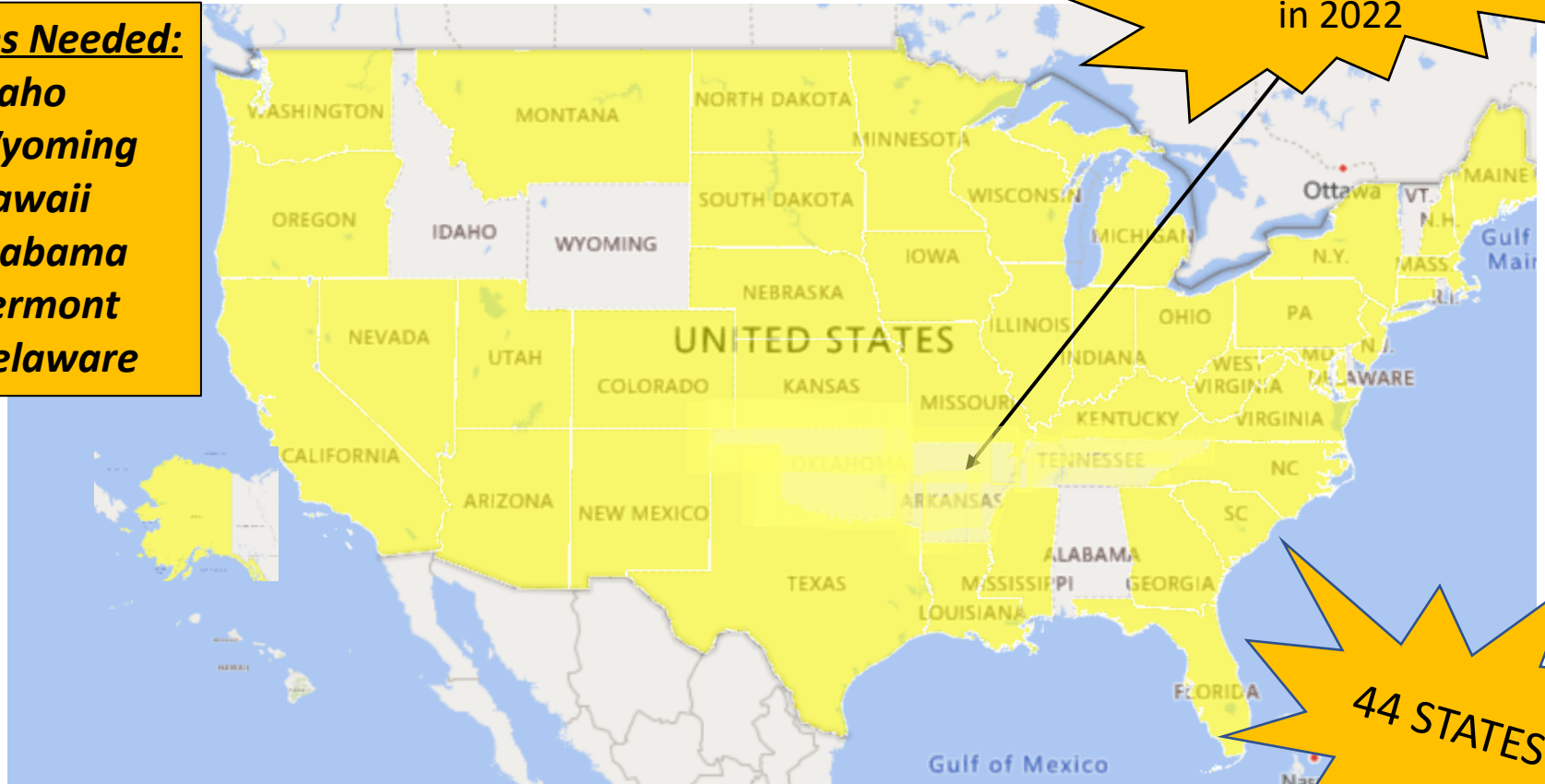


Riders from the U.S. (2006-2022)

1st Rider EVER
from Arkansas
in 2022

States Needed:

- Idaho
- Wyoming
- Hawaii
- Alabama
- Vermont
- Delaware



Top Participating States Outside of MN:
Wisconsin Iowa North Dakota

2023 Communities Traveling Through

Chanhassen

Chaska

Deephaven

Delano

Eden Prairie

Excelsior

Greenwood

Independence

Minnetonka

Minnetrista

Mound

Navarre

New Germany

Norwood Young America

Orono

Plato

Plymouth

Shorewood

Spring Park

Three Rivers Parks

Tonka Bay

Victoria

Waconia

Watertown

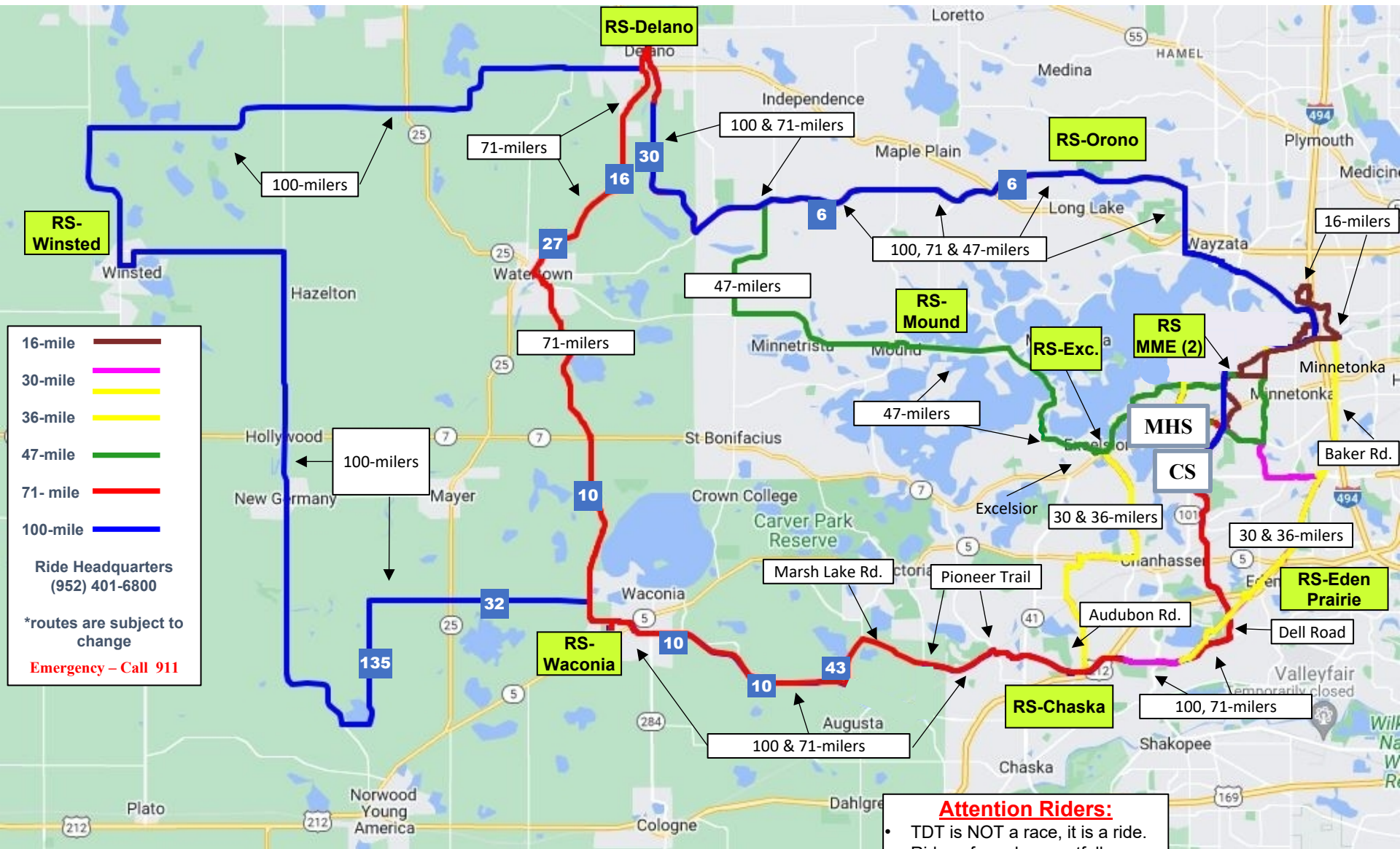
Wayzata

Winsted

2023 Rider Shirt



2023 Tour de Tonka All Rides



SIX FREE RIDES... FIND THE MEDALLIONS!



Volunteer for TDT

To register or volunteer go to:
www.tourdetonka.org
(952) 401-4157





Saturday, August 5, 2023

See you there!



DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 5, 2023**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:04 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau and Huang.

Absent: Councilmembers Hatfield and Hubbard.

Also Present: Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Ryan Seibert, Police Chief; and Jake Saufley, City Attorney;.

4. Adopt the Agenda

Motion by Councilmember Grau, second by Councilmember Huang to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Growth Through Opportunity Swearing in Ceremony

Police Chief Seibert explained the program gives young people the opportunity to intern around their city and gain valuable job skills. He introduced Christian Meyer and Wesley Parker to the Council.

Jordan Moore, former Growth Through Opportunity participant, said a few words to encourage the new recruits.

Mayor Windschitl swore in Wesley Parker and Christian Meyer.

Assistant Administrator Elise Durbin noted two students were present at the meeting. The students spent the day with City Administrator Matt Podhradsky to learn about the City.

Jackson Sperry and Abigail Oseyan introduced themselves. They stated their day shadowing at Chaska has impacted their future plans.

6. Approve Previous Meeting Minutes

6.A. Approve the May 15, 2023 City Council Meeting Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the May 15, 2023 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Grau, second by Councilmember Huang, to approve the Consent Agenda Item A:

A. Human Rights Commission Resignation and Appointments

Motion to accept the resignation of Oana Zayic from the Chaska Human Rights Commission.

Motion to appoint Maryam Ali-Daar to fill the vacancy left Oana Zayic with a first term ending December 31, 2024.

Motion to appoint Rehen LeSueur as First Alternate with a first term ending December 31, 2025.

Motion carried.

8. Action Items

None.

9. Bills

9.A. Accounts Payable Claims Roster 5-6-2023

The Council requested further information about bills on pages 3 and 24.

Assistant City Administrator Durbin provided further information regarding those bills.

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 5-6-2023

Councilmember Huang:

- Attended the Memorial Day Service, which had a great turnout.
- Attended Donuts with a Cop.
- Pointed out Food Distribution will be June 15, 2023.
- Noted July 14-15, 2023 is Fire and Ice.
- Stated July 19-20, 2023 is River City Days.
- Noted Farmers Markets starting June 21, 2023 on Wednesdays at Fireman's Park.
- Added he attended a field trip with his fifth grader at Junior Achievement BizTown which was an extremely impressive program about how to be a functioning citizen.
- Stated the ribbon cutting for the SouthWest Transit Station was May 31, 2023. He provided an update on funding SouthWest Transit will receive from recent legislative efforts.
- Congratulated the Class of 2023.

Councilmember Grau:

- Pointed out the upcoming Juneteenth holiday and summarized its purpose.
- Wished the community a Happy Pride Month.
- Noted Saturday, June 17, 2023 will be Chaska's Pride Picnic.

Assistant Administrator Durbin:

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- Stated the June 19, 2023 meeting will be moved to June 26, 2023 in light of the Juneteenth holiday.
- Noted the Community Engagement Manager position has been filled by Kevin Wright, and they are backfilling the Communications Coordinator role.
- Provided an update on City Square Park.

Mayor Windschitl:

- Stated the July Council meetings will be July 17, 2023 and July 31, 2023 due to the Independence Day holiday.
- Pointed out the construction has been moving very quickly.
- Provided an update on funding received through recent legislation.
- Noted Farmers Markets starting June 21, 2023 on Wednesdays at Fireman's Park.
- Attended a retirement ceremony at the VFW.
- Thanked the Lions Club and Rotary for planting trees all throughout Chaska's parks.

11. Adjourn

Motion by Councilmember Grau, second by Councilmember Huang to adjourn the meeting at 7:50 p.m.

Motion carried.

REQUEST FOR ACTION CHASKA CITY COUNCIL June 26, 2023

Subject: Award Bid for Hill Tower Demolition and Water Main Improvements

Prepared By: Matt Haefner, Water & Sewer Director

Public Bids were opened on May 25, 2023, for the demolition of the 1942 Hill Tower. Bids were received from 4 contractors and are attached for review. The low bid of \$504,180.00 was received from Veit & Company, Inc.

The bids did come in higher than the engineering estimate of \$435,000. Mainly due to the site restrictions and layout.

Additional water main improvements are included in the project to allow for the demolition of this existing ground reservoir. These improvements will replace the water main, which is more than 80 years old.

If the Council moves forward, staff will begin the process of scheduling the work so it can be completed in 2023.

The action item staff is recommending this evening is for the Council to award the project to Veit & Company, Inc.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-52 awarding the bid for the Hill Tower Demolition and Water Main Improvements, with the low bid of \$504,180.00

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: June 26, 2023 **RESOLUTION NO.** 2023-52

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

A Resolution Awarding the Bid for the Hill Tower Demolition and Water Main Improvements

WHEREAS, on May 25, 2023, Public Bids were opened for the Hill Tower Demolition and Water Main Improvements and,

WHEREAS, bids were received from 4 Contractors;

	<i>Contractor</i>	<i>Total Base Bid</i>
Low	Veit & Company, Inc.	\$504,180.00
#2	Kusske Construction Company	\$524,480.50
#3	Rachel Contracting, LLC	\$644,838.75
#4	Urban Companies	\$688,771.10

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the Hill Tower Demolition and Water Main Improvements to the responsible low bidder, Veit & Company, Inc, in the amount of \$504,180.00

FURTHER, BE IT RESOLVED, that the Mayor and the City Administrator are authorized to execute the contract documents for said improvement project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June 2023.

Mark Windschitl, Mayor

Attest _____
Chaska Deputy Clerk

Project Name: **Hill Tower Demolition Project**I hereby certify that this is an exact
reproduction of bids received.

City Project No.: _____

Stantec Project No.: 193804774

Bid Opening: Thursday, May 25, 2023 at 10:00 AM CDT

Owner: **City of Chaska**Nathan Drews, PE
License No. 54837

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Veit & Company, Inc		Kusske Construction Company		Rachel Contracting LLC		Urban Companies	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
PART 1 - HILL TOWER DEMOLITION - STREET IMPROVEMENTS											
1	MOBILIZATION	LS	1	\$47,810.00	\$47,810.00	\$24,000.00	\$24,000.00	\$32,000.00	\$32,000.00	\$34,000.00	\$34,000.00
2	TRAFFIC CONTROL	LS	1	\$2,990.00	\$2,990.00	\$3,278.00	\$3,278.00	\$9,000.00	\$9,000.00	\$10,000.00	\$10,000.00
3	TEMPORARY WATER SERVICE	LS	1	\$11,840.00	\$11,840.00	\$23,760.00	\$23,760.00	\$20,000.00	\$20,000.00	\$61,181.00	\$61,181.00
4	TEMPORARY MAILBOX	LS	1	\$1,260.00	\$1,260.00	\$1,000.00	\$1,000.00	\$200.00	\$200.00	\$500.00	\$500.00
5	TEMPORARY CONSTRUCTION ACCESS	EA	1	\$1,900.00	\$1,900.00	\$3,500.00	\$3,500.00	\$15,000.00	\$15,000.00	\$3,000.00	\$3,000.00
6	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	10	\$128.00	\$1,280.00	\$165.00	\$1,650.00	\$195.00	\$1,950.00	\$200.00	\$2,000.00
7	CLEAR AND GRUB	SY	100	\$67.00	\$6,700.00	\$75.00	\$7,500.00	\$103.00	\$10,300.00	\$100.00	\$10,000.00
8	TREE TRIMMING	HR	10	\$235.00	\$2,350.00	\$230.00	\$2,300.00	\$194.00	\$1,940.00	\$200.00	\$2,000.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	60	\$16.75	\$1,005.00	\$5.00	\$300.00	\$5.75	\$345.00	\$15.00	\$900.00
10	REMOVE BITUMINOUS PAVEMENT	SY	900	\$5.30	\$4,770.00	\$5.60	\$5,040.00	\$12.00	\$10,800.00	\$10.00	\$9,000.00
11	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	30	\$17.25	\$517.50	\$10.00	\$300.00	\$15.25	\$457.50	\$10.00	\$300.00
12	REMOVE CONCRETE CURB	LF	80	\$6.50	\$520.00	\$5.00	\$400.00	\$5.75	\$460.00	\$12.00	\$960.00
13	REMOVE CONCRETE VAULT STRUCTURE	LS	1	\$4,270.00	\$4,270.00	\$1,890.00	\$1,890.00	\$1,700.00	\$1,700.00	\$10,000.00	\$10,000.00
14	REMOVE WATER MAIN	LF	675	\$27.00	\$18,225.00	\$23.00	\$15,525.00	\$26.00	\$17,550.00	\$6.00	\$4,050.00
15	REMOVE CONCRETE VALVE MANHOLE	EA	2	\$716.00	\$1,432.00	\$1,450.00	\$2,900.00	\$775.00	\$1,550.00	\$1,360.00	\$2,720.00
16	REMOVE HYDRANT	EA	1	\$295.00	\$295.00	\$1,595.00	\$1,595.00	\$2,800.00	\$2,800.00	\$1,700.00	\$1,700.00
17	ABANDON WATER MAIN PIPE	LS	1	\$4,230.00	\$4,230.00	\$4,785.00	\$4,785.00	\$6,250.00	\$6,250.00	\$5,665.00	\$5,665.00
18	DEMOLISH 300,000 GALLON CONCRETE TANK	LS	1	\$46,750.00	\$46,750.00	\$90,000.00	\$90,000.00	\$67,500.00	\$67,500.00	\$90,000.00	\$90,000.00
19	DEMOLISH CONCRETE BLOCK BUILDING	LS	1	\$25,860.00	\$25,860.00	\$7,450.00	\$7,450.00	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00
20	COMMON EXCAVATION (CV)	CY	300	\$39.50	\$11,850.00	\$27.00	\$8,100.00	\$36.00	\$10,800.00	\$30.00	\$9,000.00
21	SELECT TOPSOIL BORROW	CY	500	\$64.50	\$32,250.00	\$53.25	\$26,625.00	\$17.00	\$8,500.00	\$45.00	\$22,500.00
22	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	400	\$34.25	\$13,700.00	\$35.00	\$14,000.00	\$48.25	\$19,300.00	\$42.00	\$16,800.00
23	AGGREGATE SURFACING, CLASS 5 - GRAVEL DRIVEWAY	TN	25	\$86.00	\$2,150.00	\$40.00	\$1,000.00	\$58.25	\$1,456.25	\$42.00	\$1,050.00
24	POTHOLE EXISTING UTILITY	EA	4	\$807.00	\$3,228.00	\$1,450.00	\$5,800.00	\$700.00	\$2,800.00	\$750.00	\$3,000.00
25	TYPE SP 9.5 WEARING COURSE (2,B)	TN	170	\$129.00	\$21,930.00	\$140.00	\$23,800.00	\$134.00	\$22,780.00	\$160.00	\$27,200.00
26	PATCH BITUMINOUS ROADWAY	SY	15	\$78.50	\$1,177.50	\$55.00	\$825.00	\$81.00	\$1,215.00	\$80.00	\$1,200.00
27	BITUMINOUS DRIVEWAY	SY	35	\$47.00	\$1,645.00	\$55.00	\$1,925.00	\$48.50	\$1,697.50	\$50.00	\$1,750.00
28	CONCRETE CURB AND CURB B612	LF	30	\$72.00	\$2,160.00	\$45.00	\$1,350.00	\$75.00	\$2,250.00	\$125.00	\$3,750.00
29	CONCRETE CURB AND GUTTER B618	LF	45	\$86.00	\$3,870.00	\$52.00	\$2,340.00	\$90.00	\$4,050.00	\$125.00	\$5,625.00
30	PROTECTION OF CATCH BASIN IN STREET	EA	4	\$284.00	\$1,136.00	\$250.00	\$1,000.00	\$225.00	\$900.00	\$500.00	\$2,000.00
31	SODDING, LAWN TYPE	SY	25	\$112.00	\$2,800.00	\$55.00	\$1,375.00	\$116.00	\$2,900.00	\$100.00	\$2,500.00
32	WATER FOR TURF ESTABLISHMENT	1000 GAL	10	\$101.00	\$1,010.00	\$150.00	\$1,500.00	\$104.00	\$1,040.00	\$0.01	\$0.10
33	SILT FENCE	LF	1220	\$2.60	\$3,172.00	\$3.50	\$4,270.00	\$3.00	\$3,660.00	\$6.00	\$7,320.00
34	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	200	\$5.70	\$1,140.00	\$3.50	\$700.00	\$6.00	\$1,200.00	\$6.00	\$1,200.00
35	ROCK DITCH CHECK	EA	4	\$2,350.00	\$9,400.00	\$500.00	\$2,000.00	\$1,300.00	\$5,200.00	\$500.00	\$2,000.00
36	SEED MIXTURE TYPE (25-131)	LB	100	\$11.25	\$1,125.00	\$5.50	\$550.00	\$11.50	\$1,150.00	\$10.00	\$1,000.00
37	EROSION CONTROL BLANKETS, 3N	SY	1050	\$2.70	\$2,835.00	\$2.75	\$2,887.50	\$2.85	\$2,992.50	\$3.00	\$3,150.00
38	HYDRAULIC SOIL STABILIZER TYPE 6	SY	2100	\$2.10	\$4,410.00	\$1.15	\$2,415.00	\$2.20	\$4,620.00	\$5.00	\$10,500.00
39	LANDSCAPE RESTORATION	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL PART 1 - HILL TOWER DEMOLITION - STREET IMPROVEMENTS					\$309,993.00		\$304,635.50		\$318,313.75		\$394,521.10
PART 2 - HILL TOWER DEMOLITION - WATERMAIN IMPROVEMENTS											
40	LOCATE EXISTING WATER MAIN PIPE	LS	1	\$2,760.00	\$2,760.00	\$4,785.00	\$4,785.00	\$7,325.00	\$7,325.00	\$9,064.00	\$9,064.00
41	HYDRANT	EA	1	\$6,970.00	\$6,970.00	\$8,325.00	\$8,325.00	\$7,400.00	\$7,400.00	\$11,330.00	\$11,330.00
42	CONNECT TO EXISTING WATERMAIN	EA	3	\$2,710.00	\$8,130.00	\$1,720.00	\$5,160.00	\$4,200.00	\$12,600.00	\$7,591.00	\$22,773.00

BID TABULATION				Bidder No. 1 Veit & Company, Inc		Bidder No. 2 Kusske Construction Company		Bidder No. 3 Rachel Contracting LLC		Bidder No. 4 Urban Companies	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
43	6" GATE VALVE AND BOX	EA	1	\$2,320.00	\$2,320.00	\$2,920.00	\$2,920.00	\$2,910.00	\$2,910.00	\$2,946.00	\$2,946.00
44	8" GATE VALVE AND BOX	EA	3	\$3,870.00	\$11,610.00	\$3,880.00	\$11,640.00	\$4,490.00	\$13,470.00	\$5,369.00	\$16,107.00
45	6" PVC WATER MAIN, C900	LF	20	\$81.00	\$1,620.00	\$65.00	\$1,300.00	\$84.00	\$1,680.00	\$82.00	\$1,640.00
46	8" PVC WATER MAIN, C900	LF	300	\$72.50	\$21,750.00	\$64.00	\$19,200.00	\$75.00	\$22,500.00	\$93.00	\$27,900.00
47	8" WATER MAIN, DIP	LF	25	\$144.00	\$3,600.00	\$125.00	\$3,125.00	\$145.00	\$3,625.00	\$125.00	\$3,125.00
48	8" PVC DR18 WATER MAIN - DIRECTIONALLY DRILLED	LF	245	\$140.00	\$34,300.00	\$170.00	\$41,650.00	\$255.00	\$62,475.00	\$177.00	\$43,365.00
49	DUCTILE IRON FITTINGS	LB	500	\$13.50	\$6,750.00	\$17.25	\$8,625.00	\$17.25	\$8,625.00	\$29.00	\$14,500.00
50	PRESSURE REDUCING STATION 16	LS	1	\$57,490.00	\$57,490.00	\$76,500.00	\$76,500.00	\$95,450.00	\$95,450.00	\$92,905.00	\$92,905.00
TOTAL PART 2 - HILL TOWER DEMOLITION - WATERMAIN IMPROVEMENTS					\$157,300.00		\$183,230.00		\$238,060.00		\$245,655.00
PART 3 - HILL TOWER - WATER SERVICE IMPROVEMENTS											
51	TEMPORARY WATER MAIN	LS	1	\$14,650.00	\$14,650.00	\$7,825.00	\$7,825.00	\$55,000.00	\$55,000.00	\$5,665.00	\$5,665.00
52	RECONNECT TO EXISTING WATER SERVICE	EA	4	\$1,100.00	\$4,400.00	\$970.00	\$3,880.00	\$2,025.00	\$8,100.00	\$2,493.00	\$9,972.00
53	1" CURB STOP AND BOX	EA	2	\$573.00	\$1,146.00	\$615.00	\$1,230.00	\$1,500.00	\$3,000.00	\$1,133.00	\$2,266.00
54	1.5" CURB STOP AND BOX	EA	2	\$768.00	\$1,536.00	\$850.00	\$1,700.00	\$1,725.00	\$3,450.00	\$1,360.00	\$2,720.00
55	1" CORPORATION STOP WITH SERVICE SADLE	EA	2	\$1,190.00	\$2,380.00	\$680.00	\$1,360.00	\$1,375.00	\$2,750.00	\$964.00	\$1,928.00
56	1.5" CORPORATION STOP WITH SERVICE SADLE	EA	2	\$1,160.00	\$2,320.00	\$940.00	\$1,880.00	\$1,625.00	\$3,250.00	\$1,247.00	\$2,494.00
57	1" TYPE PE WATER SERVICE	LF	65	\$32.00	\$2,080.00	\$96.00	\$6,240.00	\$41.00	\$2,665.00	\$170.00	\$11,050.00
58	1.5" TYPE PE WATER SERVICE	LF	250	\$33.50	\$8,375.00	\$50.00	\$12,500.00	\$41.00	\$10,250.00	\$50.00	\$12,500.00
TOTAL PART 3 - HILL TOWER - WATER SERVICE IMPROVEMENTS					\$36,887.00		\$36,615.00		\$88,465.00		\$48,595.00
BASE BID SUMMARY:											
TOTAL PART 1 - HILL TOWER DEMOLITION - STREET IMPROVEMENTS					\$309,993.00		\$304,635.50		\$318,313.75		\$394,521.10
TOTAL PART 2 - HILL TOWER DEMOLITION - WATERMAIN IMPROVEMENTS					\$157,300.00		\$183,230.00		\$238,060.00		\$245,655.00
TOTAL PART 3 - HILL TOWER - WATER SERVICE IMPROVEMENTS					\$36,887.00		\$36,615.00		\$88,465.00		\$48,595.00
TOTAL BASE BID					\$504,180.00		\$524,480.50		\$644,838.75		\$688,771.10
Contractor Name and Address:				Veit & Company, Inc 14000 Veit Place Rogers, MN 55374		Kusske Construction Company 582 Bavaria Ln Chaska, MN 55318		Rachel Contracting, LLC 4180 Napier Ct. NE St. Michael, MN 55376		Urban Companies 3781 Labore Rd. St. Paul, MN 55100	
Phone:				763-428-9581		952-448-3321		763-424-1500		651-248-9830	
Email:				joseph.johnson@veitusa.com		jason@kusskeconstruction.com		estimating@rachelcontracting.com		gurban@urbancompanesusa.com	
Signed By:				Steve Hedtke		Jason Kusske		Donald Rachel		Greg Urban	
Title:				CFO				CEO		Owner	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Responsible Contractor Certification:				Yes		Yes		Yes		Yes	
Addenda Acknowledged:				3		3		3		3	



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402

May 25, 2023

Honorable Mayor and City Council
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: 2023 Hill Tower Demolition Project
Stantec Project No. 193804774
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on May 25, 2023. 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.

There were a total of 4 Bids. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid
Low	Veit & Company, Inc.	\$504,180.00
#2	Kusske Construction Company	\$524,480.50
#3	Rachel Contracting, LLC	\$644,838.75
#4	Urban Companies	\$688,771.10

The low Bidder on the Project was Veit & Company, Inc. with a Total Base Bid Amount of \$504,180.00. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Veit & Company, Inc** should be awarded the Project on the Total Base Bid in the Amount of **\$504,180.00**.

Should you have any questions, please feel free to contact me at (612) 712-2035.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Nathan Drews, P.E.

Enclosure



VICINITY MAP

CHASKA, MINNESOTA

CITY OF CHASKA

2023 HILL TOWER DEMOLITION PLAN

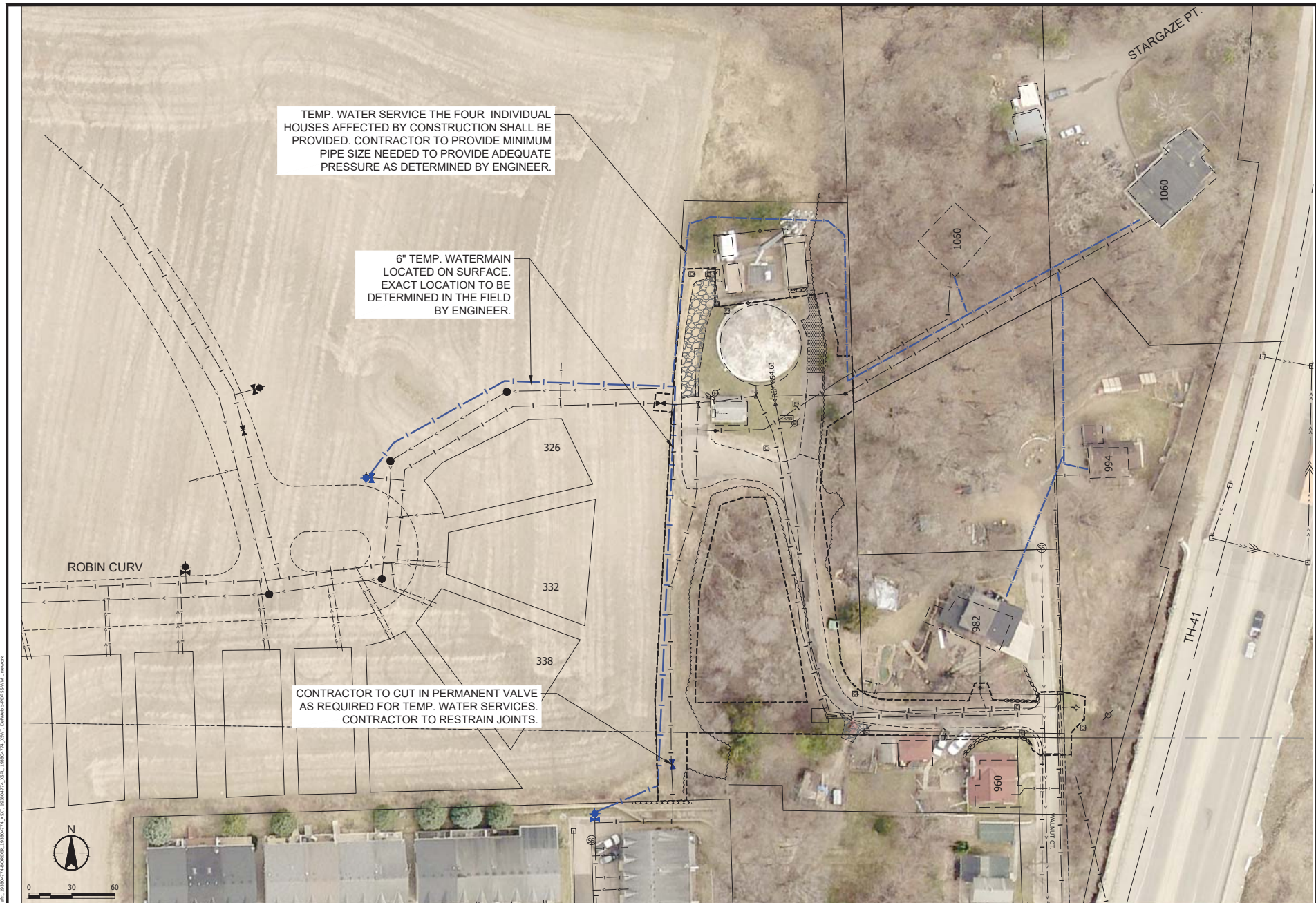
SHEET INDEX

Sheet Number	Sheet Title
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	TEMPORARY WATER MAIN
C0.01	EXISTING CONDITIONS
C0.02	DEMOLITION PLAN
C2.01	EROSION CONTROL PLAN
C2.02	SWPPP
C4.01	WATER MAIN PLAN
C4.02	WATER MAIN PLAN AND PROFILE
C4.03	PRESSURE REDUCING STATION 16 PLAN AND SECTION
C6.01	STREET PLAN
C8.01	STANDARD DETAILS
C8.02	STANDARD DETAILS

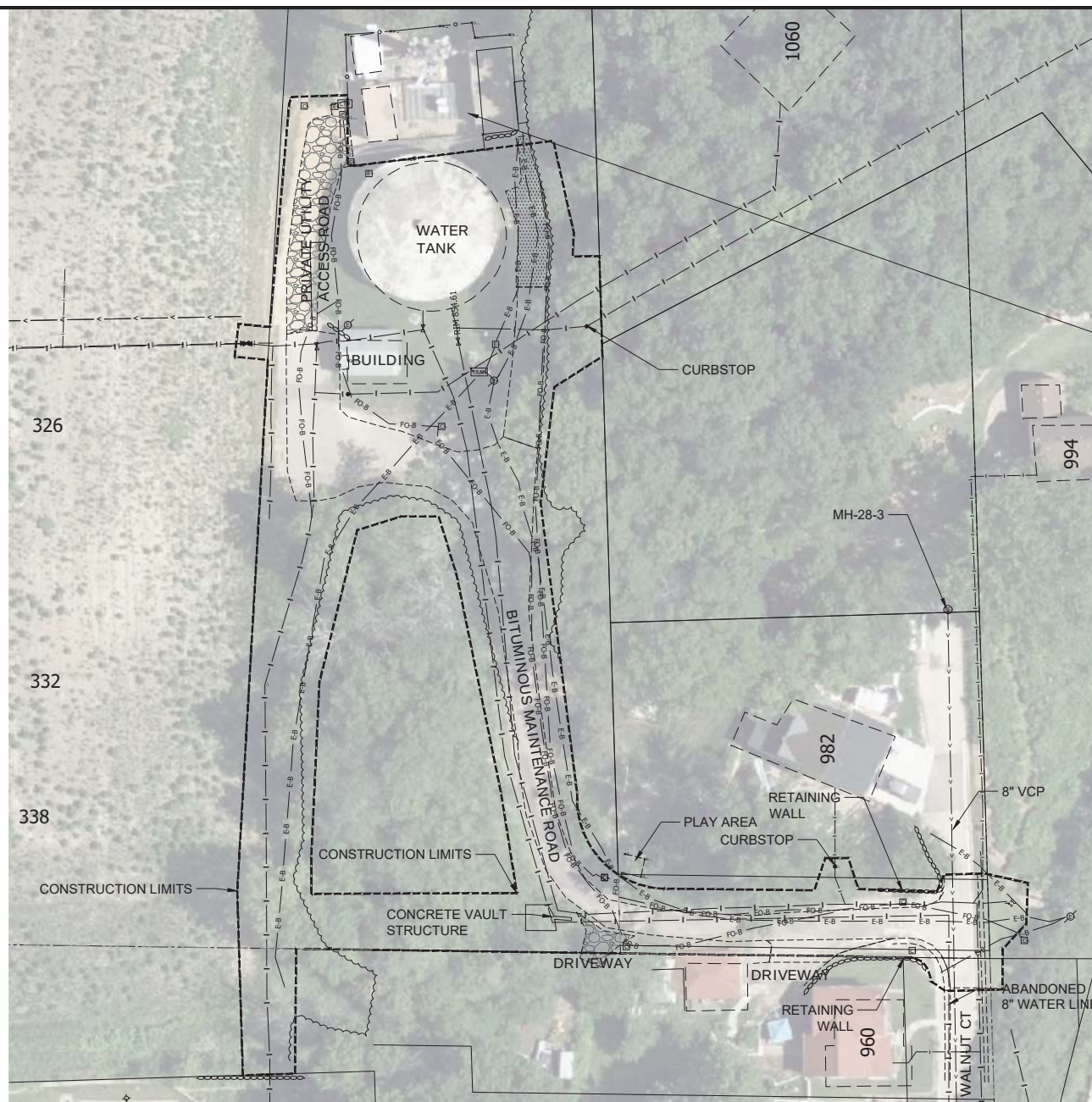
THIS PLAN SET CONTAINS 13 SHEETS



CITY OF CHASKA
CITY HALL
1 CITY HALL PLAZA
CHASKA, MN 55318
PH: (952) 448-9200



Plot Date: 04/05/2023 - 10:47am
Drawing name: V:\1938\acbrve\193804774\CAD\Dwg\Plan Set\193804774 - C001.dwg
User: 303804774_1000000000
Scale: 303804774_1000000000
Title: 303804774_1000000000
Sheet: 303804774_1000000000



1. EXISTING WATER MAIN IS SHOWN IN A GENERAL WAY. EXACT LOCATION OF SOME EXISTING WATER MAIN IS UNKNOWN. CONTRACTOR TO LOCATE WATER MAINS AS REQUIRED FOR NEW PIPE INSTALLATION.

— COMMUNICATIONS
BUILDING/TOWER

CITY OF CHASKA, MINNESOTA
HILL TOWER DEMOLITION
EXISTING CONDITIONS

NO	REVISION	DATE
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SURVEY	R
DRAWN	CV
DESIGNED	N
CHECKED	T
APPROVED	
PROJ. NO.	19380477

SHEET NUMBER
C0.01

Stantec

723 Marquette Avenue, Suite 1000
Minneapolis, MN 55402

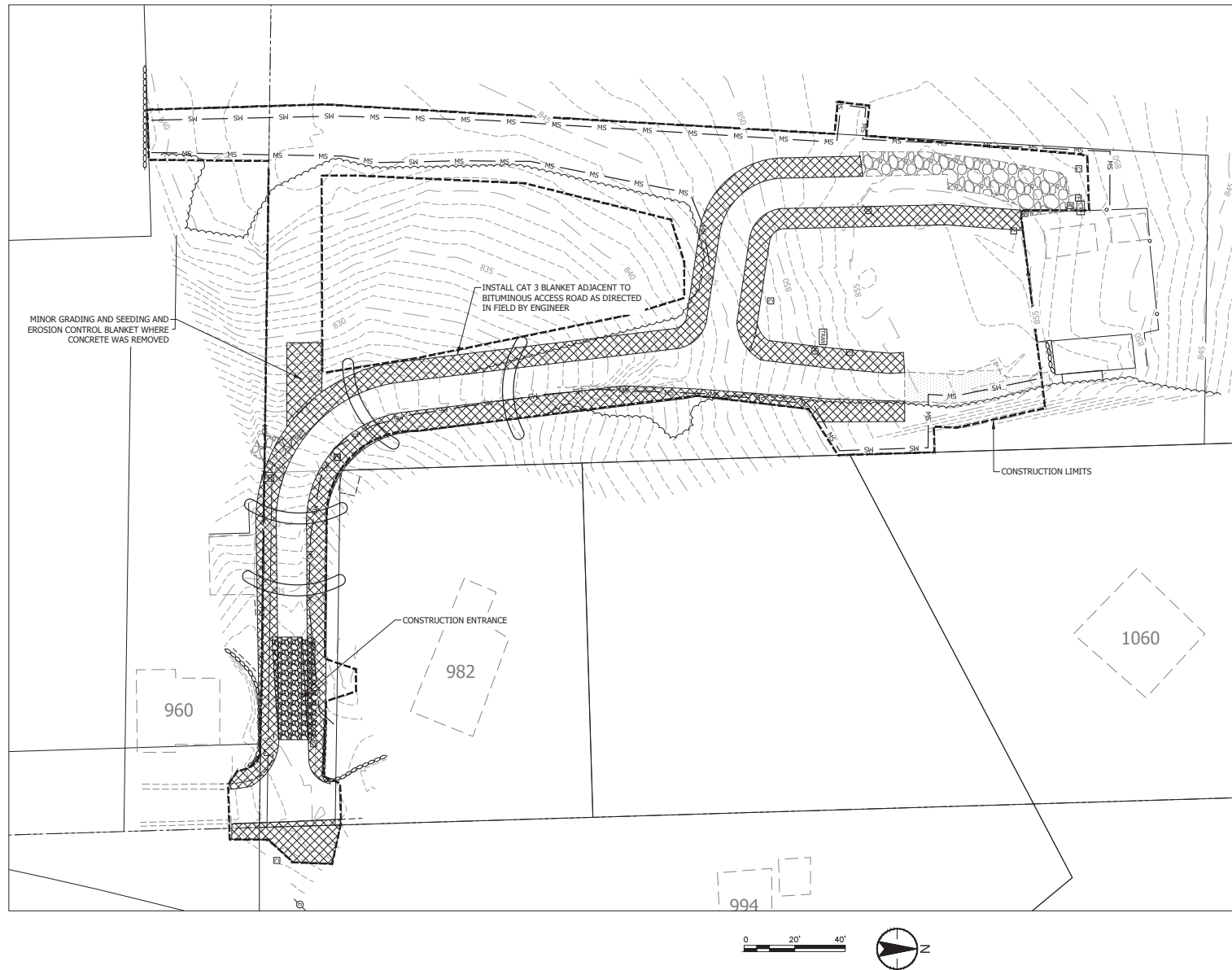
I HEREBY CERTIFY THAT I AM AN INDIVIDUAL WHO QUALIFIES FOR THE EXEMPTION PROVIDED BY MINNESOTA LAW AND THAT I AM NOT EMPLOYED BY ANY OTHER PERSON OR ENTITY UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE _____ PRINT NAME: NATHAN L. DEWEES

DATE: 9/26/2018

STANTEC ID: 445972

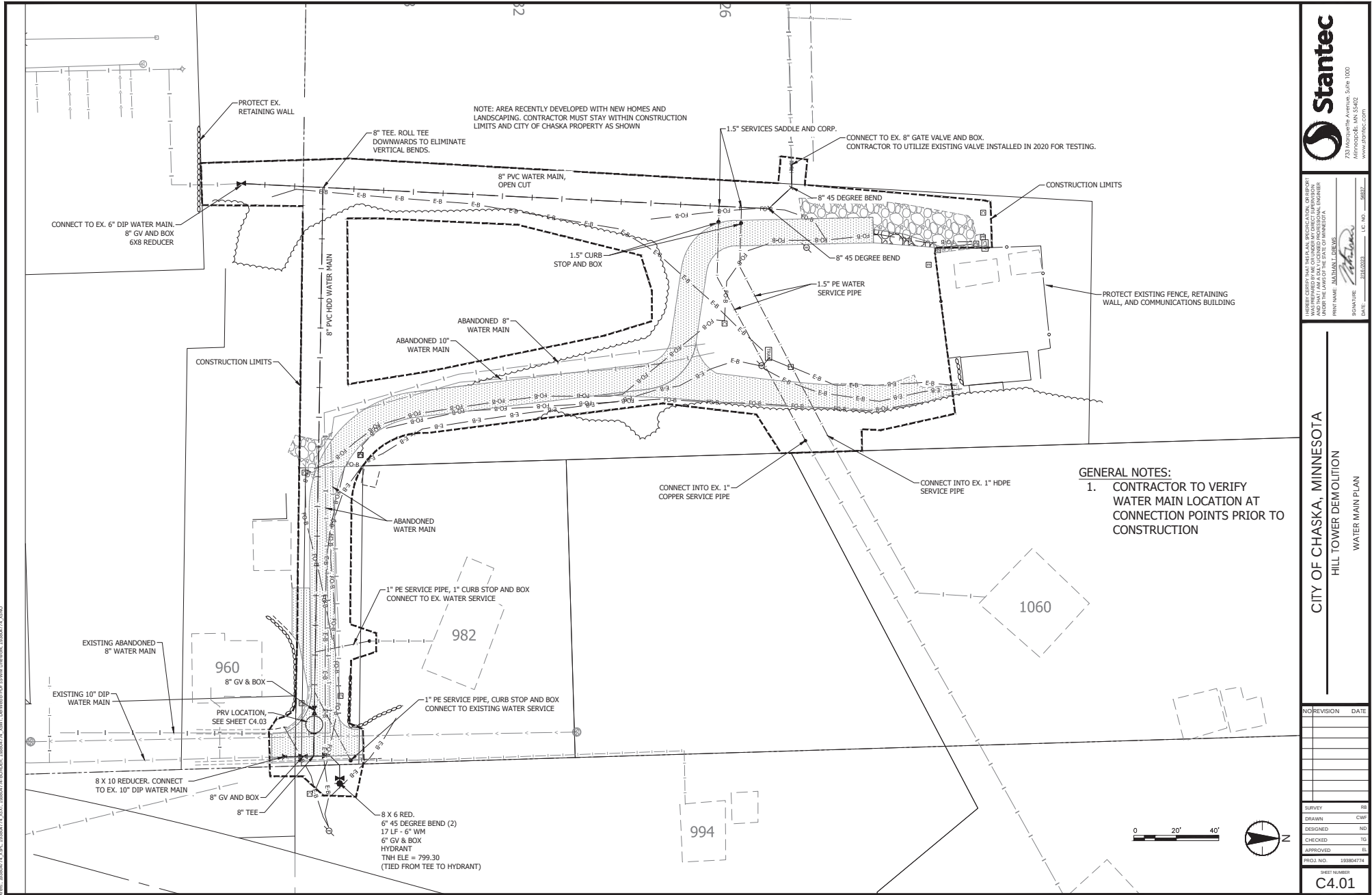
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1. 6" MINIMUM TOPSOIL MEETING CCWMO REQUIREMENTS IN ALL AREAS DISTURBED BY CONSTRUCTION TO RECEIVE SEED.
2. ALL DISTURBED AREAS NOT INDICATED TO BE RESTORED WITH BLANKET SHALL BE RESTORED WITH HYDROMULCH AND 25-131 SEED AS SPECIFIED.

MS	SILT FENCE
	CONSTRUCTION
	ENTRANCE
	CATEGORY 3 BLANKET W 25-131 SEED
	DITCH CHECK

Plot Date : 01-Nov-2023 - 10:51am
Drawing name: V:\1938\active\193804774\CAD\DWG\Plan Set\193804774 - C401.dwg



Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

PRINT NAME: NATHAN T. DREWS

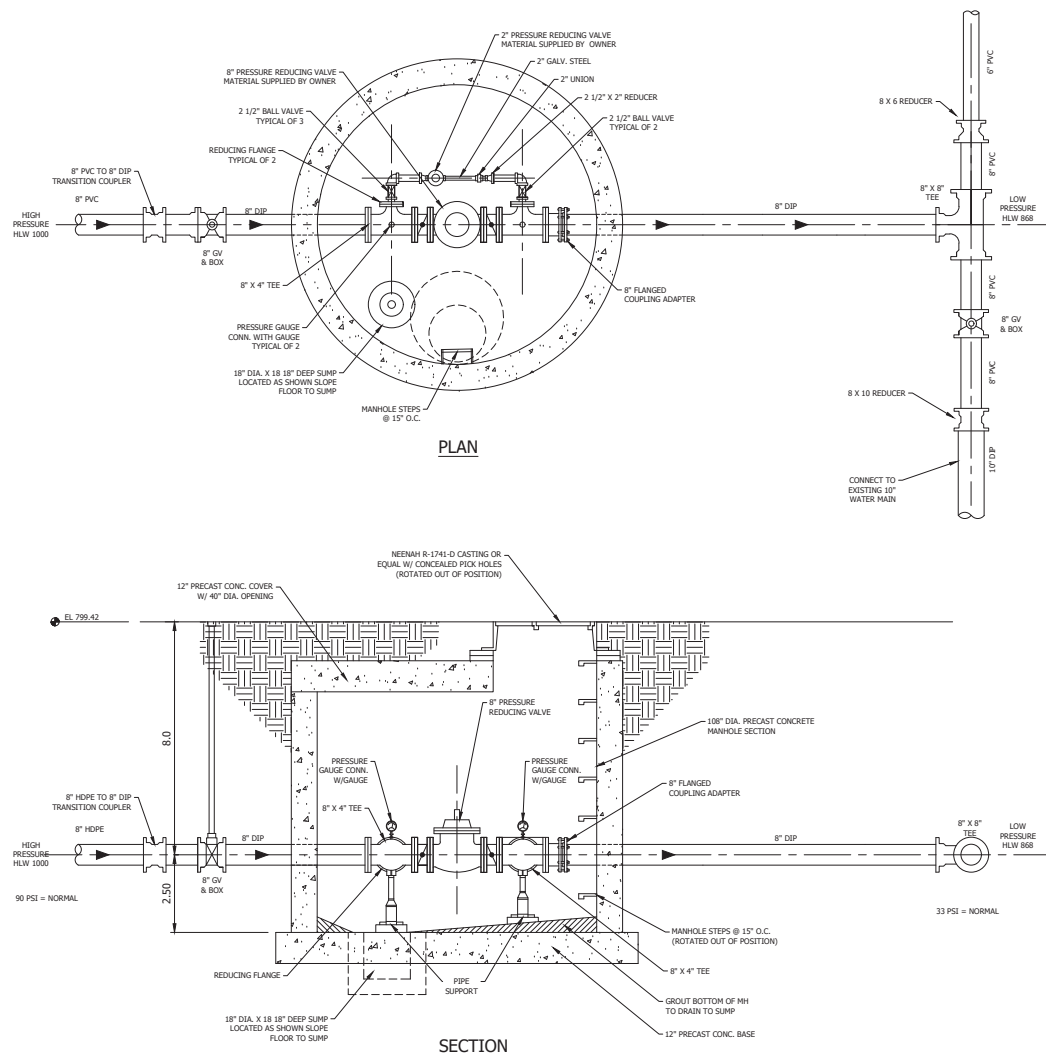
SIGNATURE: 

DATE: 2/16/2023 LIC. NO. 54837

CITY OF CHASKA, MINNESOTA
HILL TOWER DEMOLITION
WATER MAIN PLAN

NO	REVISION	DATE
SURVEY	RB	
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DESIGNED	ND	
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C4.01		

Plot Date: 03/16/2023 - 11:43am
Drawing name: V:\1938\active\193804774\CAD\Draw\Plan Set\193804774 - C4D.dwg
User: 193804774 - B. COOPER



Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402

HURBLY 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

PRINT NAME: TIMOTHY L. GRINSTEAD

SIGNATURE: 

DATE: 2/17/2023

CITY OF CHASKA, MINNESOTA
HILL TOWER DEMOLITION
PRESSURE REDUCING STATION 16 PLAN AND SECTION
CIVIL

NO	REVISION	DATE
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SHEET NUMBER
C4.03

Plot Date: 01/05/2023 - 4:43pm
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TYPICAL SECTION
BITUMINOUS ACCESS DRIVE



PRINT NAME: NATHAN J. DEWES

SIGNATURE: 

DATE: 2/16/2023 LC. NO. 54837

OF CHASKA, MINNESOTA
HILL TOWER DEMOLITION
ACCESS ROAD
STREET PLAN

NO	REVISION	DATE
SURVEY	RB	
DRAWN	CWF	
DESIGNED	ND	
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APPROVED	EL	
PROJ. NO.	193804774	
SHEET NUMBER		
C6.01		

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/26/2023**

Subject: Innovation Performance Measures for 2023 and 2022 Program Results

Reviewed By: Noel Graczyk, Administrative Services Director

Prepared by: Matt Burt, Accountant

Each year prior to July 1st, the City must declare the intent of the City to participate in the annual State program for Local Results and Innovation Performance Measures. Participation by the City in the 2023 Program is voluntary, must be approved by City Council resolution, and reported to the State Auditor prior to July 1, 2023. Participation in the 2023 Program will be the tenth consecutive year of participation by the City.

In accordance with 2022 Program requirements, the City must report on at least 10 of 29 defined standard measures across six defined categories. Attached is a listing of the standard measures and the eleven measures as selected by the City for 2023. Also attached is a report with 2022 Program results.

The Legislature provides two incentives to cities that participate in the 2023 Program. The first incentive provides cities an additional \$0.14 per capita Local Government Aid (LGA) payment in 2023. With a 2020 Census population of 27,810 the financial incentive to Chaska will be approximately \$3,900.

The second incentive will be the lifting of overall levy limits on taxes payable in future years. This second incentive is of particular importance to Chaska. The current street renovation program anticipates funding from taxes payable 2024 and future years. The ability for the City to remove levy limits in future years will facilitate implementation of the street renovation program.

Additional LGA aid as provided will be used in 2023 to conduct an annual performance survey based on statistical sampling consistent with prior year surveys. This survey with reduced scope will be consistent with a City-wide survey conducted by the City approximately every five years.

Staff recommends participation in the 2023 Performance Standards Program for cities and therefore recommends approval of the proposed resolution.

CITY COUNCIL ACTION REQUESTED

Motion to approve adopt Resolution 2023-53 Approving 2023 Performance Measures.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE June 26, 2023 **RESOLUTION NO.** 2023-53

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

A Resolution Approving 2022 Performance Measures

WHEREAS, benefits to the City of Chaska for participation in the Minnesota Council on Local Results and Innovation's comprehensive performance measurement program outlined in Minnesota Statutes §6.91 and include eligibility for a reimbursement as set by State Statute; and,

WHEREAS, any city participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and,

WHEREAS, the City Council of the City of Chaska has adopted and implemented at least ten of the performance measures, as developed by the Council on Local Results and Innovation, and a process to use this information to help plan, budget, manage and evaluate programs and process for optimal future outcomes; and,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's website, or through public hearing at which the budget and levy will be discussed and public input allowed.

FURTHER, BE IT RESOLVED, that the City Council of the City of Chaska will submit to the Office of the State Auditor the actual results of the performance measures adopted by the City of Chaska.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

City of Chaska
Model Performance Measures Results from 2022

The City of Chaska has chosen to participate in a standard measures program through the State of Minnesota. The following reports on the most current information obtained regarding the eleven measures as selected by the City from six categories as approved by the State.

General:

- 87% of Chaska citizens believe the overall quality of services provided by the City is good or excellent.*
- According to the Carver County Records for taxes payable in 2022, market value for all real and personal property increased 4.99%.
- 94% of Chaska citizens believe that the overall appearance of the City is good or excellent and heading in the right direction.*
- 94% of citizens rated the quality of city recreational programs and facilities as good or excellent.*

General - Bond Ratings:

- General Obligation Bonds carry an "AA" rating by Standard and Poor's.
- Electric Revenue Bonds carry an "A" rating by Standard and Poor's and an "A3" rating by Moody's.
- EDA Lease Revenue and Limited Tax Bonds, carry an "AA-" rating by Standard and Poor's.

Police Services:

- From a survey conducted by the Chaska Police Department 93% of citizens have not limited or changed their activities in the past year due to fear of crime. Also, 82% of residents responded no when asked if they had been a victim of a crime in Chaska within the past year. When asked if they have considered moving because of a dangerous neighborhood 95% said no.
- The average police response time for the Chaska Police Department is 4 minutes and 60 seconds.

Fire Services:

- The City of Chaska's insurance industry rating of fire services is 4. The Insurance Service Office issues these ratings throughout the country for the effectiveness of their fire protection services and equipment to protect their community. The classification ranges from 1 to 10, with 1 being the highest ranking.
- The Chaska Fire Department's average response time was 6 minutes and 12 seconds.
- Emergency Medical Services response time was 6 minutes and 12 seconds.

Streets:

- 73% of citizens rated the road conditions for Chaska as good or excellent.*
- 85% of citizens rated the quality of snowplowing on city streets as good or excellent.*

Water:

- 95% of citizens rated the dependability of city water supply services as good or excellent.*
- 81% of citizens rated the quality of city water supply services as good or excellent.*
- The operating cost per 1,000,000 gallons of water pumped was \$2,834.

Sanitary Sewer:

- 95% of citizens rated the City sanitary sewer services as good or excellent.*
- The number of sewer blockages on the city system per 100 connections was 0.

*City of Chaska Residential Study 2018, by *Decision Resources, Ltd.*

Standard Measures for Cities = Chaska for 2023

Category	#	Measure	Notes:
General	1.	Rating of the overall quality of services provided by your city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	2.	Percent change in the taxable property market value	County assessor's office data
	3.	Citizens' rating of the overall appearance of the city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	4.*	Nuisance code enforcement cases per 1,000 population	(Number of cases / Population) x 1,000 = cases per 1,000 population
	5.*	Number of library visits per 1,000 population	(Number of visits / Population) x 1,000 = visits per 1,000 population
	6.*	Bond rating	Standard & Poor's Ratings Services or Moody's Investor Services
	7.	Citizens' rating of the quality of city recreational programs and facilities (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	8.*	Accuracy of post election audit (% of ballots counted accurately)	
Police Services	9.	Part I and II Crime Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	10.*	Part I and II Crime Clearance Rates	Submit data as reported by the Minnesota Bureau of Criminal Apprehension
	11.	Citizens' rating of safety in their community (survey data, provide year completed and total responses)	Example of responses: very safe, somewhat safe, neither safe nor unsafe, somewhat unsafe, very unsafe
	12.	Average police response time	Average time it takes to respond to top priority calls from dispatch to officer on scene.
Fire & EMS Services	13.	Insurance industry rating of fire services	Insurance Service Office (ISO) Rating. The ISO issues ratings to fire departments throughout the country for the effectiveness of their fire protection services and equipment. ISO analyzes data and then assigns a classification from 1 to 10. Class 1 represents superior property fire protection and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.
	14.	Citizens' rating of the quality of fire protection services (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	15.	Average fire response time	Average time it takes from dispatch to apparatus on scene for calls that are dispatched as a possible fire
	16.*	Fire calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	17.*	Number of fires with loss resulting in investigation	
	18.*	EMS calls per 1,000 population	(Number of calls / population) x 1,000 = calls per 1,000 population
	19.	Emergency Medical Services average response time	Average time it takes from dispatch to arrival of EMS
	20.	Average city street pavement condition rating	Provide average rating and the rating system program/type. Example, 70 rating on the Pavement Condition Index (PCI).
Streets	21.	Citizens' rating of the road conditions in their city (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor. Alternatively: good condition, mostly good condition, many bad spots
	22.*	Expenditures for road rehabilitation per paved lane mile rehabilitated (jurisdiction only roads)	Total cost for rehabilitations / lane miles rehabilitated
	23.*	Percentage of all jurisdiction lane miles rehabilitated in the year	Lane miles rehabilitated in year / total number of lane miles
	24.*	Average hours to complete road system during snow event	
	25.	Citizens' rating of the quality of snowplowing on city streets (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
	26.	Citizens' rating of the dependability and quality of the city water supply (survey data, provide year completed and total responses)	Example of responses: excellent, good, fair, poor
Water	27.	Operating cost per 1,000,000 gallons of water pumped/produced	Centrally provided system: (actual operating expense for water utility / (total gallons pumped / 1,000,000)) = cost per million
	28.	Citizens' rating of the dependability and quality of city sanitary sewer service (Provide year completed and total responses)	Example of responses: excellent, good, fair, poor
Sanitary Sewer	29.	Number of sewer blockages on city system per 100 connections	Centrally provided system: (Number of blockages / number of connections) x 100 = blockages per 100 connections

*New or amended measure

○ = 2023 Chaska Performance Program Measures

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/26/2023**

Subject: Temporary On-Sale Intoxicating License for Flags and Honor of Minnesota

Prepared By: Denise Beebe, Senior Clerk

Flags and Honor of Minnesota, 195 Northgate Blvd., Chaska, Minnesota, has made application for a 1-day Temporary On-Sale Intoxicating License for their summer car, bike and tractor show held at Chaska Lion's Park on Saturday, August 5, 2023.

This will be the ninth year for the popular event and funds raised go to benefit local veterans.

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

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve the Temporary On-Sale Intoxicating License TW 23-03 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 5, 2023.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/26/2023**

Subject: Temporary On-Sale Intoxicating License for Chaska Rotary Foundation

Prepared By: Denise Beebe, Senior Clerk

The Chaska Rotary Foundation has made application for a 3-day Temporary On-Sale Intoxicating License which will allow them to serve wine and strong beer at Chaska River City Days July 28th – 30th.

City Council approval is required for the application.

The applicant has provided the required paperwork and paid the requisite fee of \$150 (\$50/each day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW 23.04 for the Chaska Rotary Foundation, that allows them to serve intoxicating beverages at Chaska City River Days, on July 28th – 30th, 2023.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/26/2023**

Subject: Temporary On-Sale Intoxicating License for Chaska Lions Club

Prepared By: Denise Beebe, Senior Clerk

The Chaska Lions Club has made application for a 3-day Temporary On-Sale Intoxicating License which will allow them to serve wine and strong beer at Chaska River City Days July 28th – 30th.

City Council approval is required for the application.

Applicant has provided the required paperwork and paid the requisite fee of \$150 (\$50/each day of the event).

Staff recommends approval.

CITY COUNCIL ACTION REQUESTED

Motion to approve Temporary On-Sale Intoxicating License TW 23.05 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 28th – 30th, 2023.

REQUEST FOR ACTION

CHASKA CITY COUNCIL

06/26/2023

Subject: Ess Lot & Ernst Home (Chaska Yards) – Final Site & Building Plan and Final Plat

Applicant: Carvery County CDA

Location: 217 Walnut Street and 211 Walnut Street

Case No.: 2023-15

Synopsis: Applicant seeks to obtain approval of a final plan to construct 3 new housing units on 217 Walnut Street and rehab the Ernst Home for a total of 4 owner-occupied units

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2023-54

BACKGROUND

In the middle of 2014, the City approved and invested in the relocation of the Riedele House (Ernst House) from the Firemen's Park lot to the empty lot at 211 Walnut Street to help aid in the redevelopment efforts of Firemen's Park and preserve the historic home. The home has since been relocated and has been sitting vacant on this lot for some time.

In late 2014, a fire caused major damage to the Ess House at 217 Walnut Street, which is on the lot just north of the Ernst House. In 2015, the City stepped in to purchase it, with the express goal of saving the building. The City went through two grant cycles (2015 & 2016) with the State Historic Preservation Office (SHPO) in hopes of obtaining significant funds to help save the home. The City was unsuccessful in both of these grant applications and thus had no other option but to demolish the home, which was done in 2017.

In December 2018, a Concept Plan was approved for 7 residential rental units by Talle & Associates, Inc. In June 2019, a Preliminary Site & Building Plan, Preliminary Plat, and Rezoning (PRD-74) was approved for the same project. The project did not move forward from Preliminary approval, citing financing issues.

The City currently owns both parcels. The City has been marketing the Ess lot and Ernst Home for redevelopment so that the Ess lot can be built on and the Ernst House can be rehabbed.

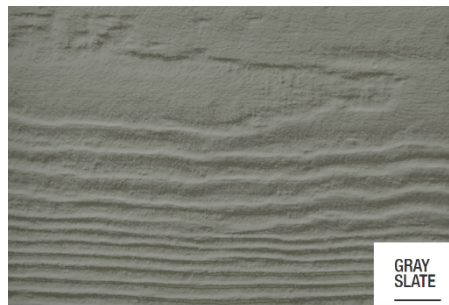
In January 2022, Carver County CDA proposed a Concept Plan for a 4-unit owner-occupied project. The project consisted of 3 new housing units, and the rehabilitation of the Ernst House. The project was reviewed at the City's HPC meeting on January 4, 2022 and comments were received; a formal approval was not done at this time. The project was also reviewed and recommended approval by the Planning Commission (January 12, 2022) and ultimately approved by the City Council (January 24, 2022).

In February 2023, the preliminary plan was first reviewed by the Planning Commission. It was noted at the Planning Commission meeting that the applicant wished to split the site into separate lots for each unit, however, did not have a plat showing this at the time. They opted to withdraw their preliminary application, prior to City Council, so that they could work on the preliminary plat for the site. They also wanted to work on a solution that would eliminate the need for an HOA as the CDA did not want or could sustain the management of such. In April 2023, the revised preliminary plat, preliminary site & building plan, zoning ordinance amendment (ZOA) and a variance request to deviate from setbacks were approved.

Changes Since Preliminary Submittal

The following are changes that have occurred on the plans since the preliminary review in April 2023:

- **Lots**; the final plat shows the creation of 9 separate lots:
 - 1 lot for each housing unit (4 total)
 - 1 lot for each garage unit (4 total)
 - 1 lot for the City owned parking lot south of the Ess & Ernst sites
- **Landscaping**; coniferous landscaping has been added to the north property line on Unit 3's site to help screen from Von Hanson's loading area.
- **Siding Color**; the siding color proposed (dark gray) was noted as being too dark in the preliminary submittal. The applicant has provided a new color swatch that provides a lighter gray hue (James Hardie Gray Slate). Staff believes this change creates a complimentary contrast between the new housing units and the Ernst Home.



PROJECT GOALS

The developer has identified the following goals below for this project:

- Build on the historic fabric of Downtown Chaska
- Provide high quality open spaces for residents
- Add high-quality housing to the town center to create new walkable housing option for residents
- Contribute to the historic preservation of the city's architectural heritage

CURRENT PROPOSAL

The applicant, Carver County CDA, is requesting approval of a Final Site & Building Plan and Final Plat to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage. One garage and one surface parking space will

be provided for each housing unit. These units will be brought into the Carver County Community Land Trust and sold as affordable housing units at 80% Area Median Income (AMI). Also included in the final plan is the existing City-owned parking lot to the south of this site.

Adjacent properties

The site is bound on the north by commercial, to the west by an alleyway and commercial, the south by a city-owned parking lot, a residential building and commercial businesses, and the east by Walnut Street and residential.

Existing Conditions

The Ess lot (0.2 acres) and Ernst Home lot (0.2 acres) together are 0.4 acres in total. The Ess lot is currently vacant and used to house the Joseph Ess House. In 2014 a fire caused significant damage to the home and it was subsequently demolished in 2017. The Ernst Home was originally located on the Firemen's Park lot but was subsequently relocated to 211 Walnut Street to aid in the redevelopment of the park. It has been sitting vacant on 211 Walnut Street since 2015. The City owned parking lot (0.2 acres) currently accesses off Walnut Street and the mid-block alley, and will remain as is.

Land Use

The two lots and City-owned parking lot are currently in the Planned Residential Development (PRD-74) zoning district, which was amended in April 2023 to reflect the current project.

Layout/Transportation/Sidewalks

The new houses are organized around a small central open space. The ownership of this open space is shared by each of the new units. Both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a walkway provides access to the garages and the garbage/recycling bins for residents.

Currently, the available vehicle access points for the property are in the rear from the alleyway via a small parking area; there is a detached garage also situated near the rear of the property that will provide an interior stall for each housing unit. The alleyway gains access from 3rd Street East, and from the City-owned parking lot to the south, however the 3rd street access will eventually be relocated to the parking lot behind 218 & 222 Chestnut Street when the paseo goes in.

Paseo

It should be noted that as a part of the Downtown Master Plan, the paseo concept was mentioned as a part of the alleyway in the rear of these lots. Specifically, *"Main Street" will be complemented by attractive "Town Center" cross-streets, as well as the Brick City Paseo paralleling it to the east and west.* The paseo concept was a plan to mitigate noise, buffer and provide a beautiful walk for pedestrians. The alleyway behind the businesses fronting Highway 41 was targeted as a paseo opportunity to give pedestrians an alternative versus walking down

[illegible]

Because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge. Currently the site plan is showing a landscaped edge on the west side, north of the pedestrian connection and parking area. The landscaping would include a mix of ornamental trees and shrubs. The private yard space adjacent to the paseo will include a decorative fence style for added interest. In addition, the detached garage facing the paseo will incorporate decorative garage doors. Additionally, it will be important that the applicant and City continue to coordinate between the paseo and Chaska Yards project edge so that grades match up adequately.

Sewer and water utilities are available to serve the site.

Setbacks

The setbacks are defined by PRD-74. Namely, the front yard setback (east) is 10 feet. The rear yard setback (west) shall be 20 feet. The side yard setback (south) shall be 3 feet. The side yard setback (north) shall be 7 feet. The interior lot line setbacks are 2 feet. Parking setbacks are 3 feet from property lines. And minimum building separation shall be 8 feet.

Architecture

The architecture of the new construction will be very important for this project as it is a site that is located in downtown Chaska and also a national district (Walnut Street Historic District).

Ernst Home

The Ernst Home will be relatively unchanged on the front and side exteriors with the exception of maintenance work that is greatly needed. The rear is proposing to include a one-story back entrance enclosed porch. The Historic Ernst Home that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house. The following are proposed maintenance work and changes on the home:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Units

The new units are designed to be “respectful” to the historic Ernst Home. These units will be gabled roof units with lap siding (fiber cement). Brick is not used on these new buildings in

order to keep costs down as well as not create a false sense of history. The new units will have two different floor plans, but their orientations shifted around the central open space. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The exterior details will include:

- 4" lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.

The applicant states that the goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units. They also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

New Detached Garage

There is a detached garage proposed in the rear of the property that will house 4 parking stalls, plus 4 surface stalls. The garage is placed in the southwest corner of the site. This service structure has a flat roof. The design of the structure includes the following as stated by the applicant:

- It fits into the context of downtown and is not precedence setting. Please see the attached map in the narrative:
 - Unlike other residential areas in the historic district, this is a unique site that shares an alley and block with commercial structures. This is very similar to the other facing block on Chestnut. Both blocks are noted in green on the map. It has a similar configuration of where a few residential structures back up to a block dominated by flat roof main street buildings. On both blocks the residential structures have pitched roofs and most of the other structures

have flat roofs. In fact, the other block has no garages, we assume they park on the street. We feel the flat roof garage is appropriate in this context and differentiation of use as it already exists on another block downtown.

- Also on the map, there are other structures in the historic district that have flat roof additions to their historic pitched roof structures. These are noted in blue.
- There are two, including one that is a historic designated house, that has a flat roof garage. These are noted with a red circle.
- Another reason for the flat roof is because this garage is at the high point of the site; storm water control is critical. Instead of pitching more water into the alley, the flat roof directs stormwater much more efficiently by being able to go directly into the new storm water utilities on the site.
- A pitched roof would make the garage taller on this high/visually exposed point of the site. The intention is to reduce the scale of this utilitarian building on the site.
- Lastly, the flat roof provides an area for solar panels to deliver renewable energy to affordable housing units.

The HPC commented in February 2023 about the flat roof design. They concluded that the flat roof design is amenable and appropriate for the site. SHPO has also echoed these comments.

The elevation drawings for the new housing units have improved since Concept Plan. The design of the new units are more compatible with the Ernst Home in the following ways:

- Window openings are similar in scale and profiles
- The lap siding used will provide cohesiveness with other downtown residential properties and not overpower the Ernst Home's Chaska brick design
- Front porch/side decks will be included to bring a nod to the Ernst Home's front porch layout
- Trim detailing in the cornice, corners, mid-sections and on the windows will provide added interest and tie in historic elements

The color of the new units will be a medium gray color with white trim. The white trim will match the details of the Ernst Home well. The medium gray will contrast with the Chaska brick in a complimentary way.

Landscaping & Fencing

The table below indicates the landscaping requirements for this site:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	22.25 caliper inches (9 trees)	85 caliper inches (30 trees)
Understory Trees	3	7
Shrubs	24	34

Landscaping meets the landscaping requirements for the site. A surplus of overstory and shrubs will be incorporated on the site to enhance the edges and communal areas. In sum, the landscaping proves to be acceptable.

It should be noted that there are existing boulevard trees along Walnut Street. In the event that these trees are damaged or removed from construction of this site, they will need to be replaced.

In addition to landscaping, the housing units will have fencing to delineate the private yard spaces. The fence designs proposed will be a 4 foot decorative style fence. This type of fencing will also aid in enhancing some of the edges of the site, including the west edge facing the paseo.

Parking

The parking proposed will provide two parking spaces for each unit (one parking garage stall and one surface parking stall). In total, there will be 8 on-site parking stalls for 4 dwelling units. Staff finds that this meets the parking requirements for this type and size of use. Additional on-street parking is provided in front of the buildings.

Lighting

Lighting is shown in the form of wall packs and bollards. Wall packs are shown at the doors of each unit. Bollards will be used to illuminate the east-west connection from the paseo to Walnut Street. All lighting must meet the City's zoning ordinance section 15.28.250.

Shared Agreement

Ingress and egress for all units will be reserved through an access easement against the property, as well as deed covenant. The deed covenant would also require the owners to maintain the sidewalks, and driveways.

Final Plat

The project is pursuing final plat at this time. The final plat shows the following lot layout:

- **Lot 1, Block 1:** City owned parking lot
- **Lot 2, Block 1:** Ernst house (Unit 4) and private yard
- **Lot 3, Block 1:** Unit 1 house and private yard
- **Lot 4, Block 1:** Unit 2 house and private yard
- **Lot 5, Block 1:** Unit 3 house and private yard
- **Lot 6, Block 1:** Indoor parking stall and surface stall
- **Lot 7, Block 1:** Indoor parking stall and surface stall
- **Lot 8, Block 1:** Indoor parking stall and surface stall
- **Lot 9, Block 1:** Indoor parking stall and surface stall

There are no outlots proposed. Currently the existing Ernst House lot is showing to encroach into the City-owned parking lot to the south. The plat will correct this encroachment by pulling back the south lot line of Lots 2 and 9 to the north edge of the retaining wall. The City will own and maintain the south retaining wall. A retaining wall easement will be needed to encompass the wall, and recorded at the time of final plat recording.

HPC Meeting February 7, 2023 and SHPO Comments

The City and applicant conducted a Heritage Preservation Commission meeting on Tuesday, February 7, 2023. A Site Alteration Permit (SAP) was approved by HPC at that time. In sum, the HPC were favorable of the layout proposed, and were happy with the changes done to the new housing units. They also stated that the flat roof on the detached garage was a suitable application to help with scaling down the building compared to the Ernst Home. SHPO also echoed this comment in their latest letter.

In addition to the HPC, the State Historic Preservation Office (SHPO) has provided comments on the current project. Comments were provided shortly after Concept Plan approval in 2022, and updated comments were provided on March 27, 2023. The comments provide analysis related to the design of Unit 1 (unit facing Walnut St), fence location, retaining wall design, and the detached garage. The applicant will be required to submit another formal application for their review.

Deadline for Agency Action

The City of Chaska received the complete application for this request on Friday, June 2, 2023. Pursuant to Minnesota State Statutes the City is to act on this request by **Tuesday, August 1st, 2023 (60 days)**, however the City can provide the petitioner with a written letter for an additional 60-day review period for further review if so needed. This additional review period can extend to Saturday, September 30th, 2023. The City may, with the petitioner's consent, extend the review period beyond the Saturday, September 30th, 2023 date for an additional 60 days. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/14/2023:

Motion to recommend to City Council approval of the Final Site & Building Plan and Final Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-6), prepared by MacDonald & Mack, dated May 8, 2023
 - b. Chaska Yards Final Plat (pgs 1-2), prepared by Sunde Land Surveying, undated
 - c. Aerial Exhibit, prepared by MacDonald & Mack, dated May 8, 2023
 - d. Existing Conditions, prepared by MacDonald & Mack, dated May 8, 2023
 - e. Site Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - f. Landscape Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - g. Overlay Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - h. Photometric Plan, prepared by Pulse, dated May 8, 2023
 - i. Selective Site Demolition and Erosion Control Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - j. Grading, Drainage and Erosion Control Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - k. Utility Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - l. Paving and Geometric Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - m. Turning Movement Analysis, prepared by MacDonald & Mack, dated May 8, 2023
 - n. Civil Details (pgs 1-3), prepared by MacDonald & Mack, dated May 8, 2023
 - o. Storm Water Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - p. Chaska Yards – Concept Renderings (pgs 1-16), prepared by MacDonald & Mack, dated May 8, 2023

- q. Chaska Yards – Fencing Spec (but needs to be revised to 4 feet tall), prepared by MacDonald & Mack, dated May 8, 2023
 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack, dated May 8, 2023
 - s. Ernst House – Floor Plan, prepared by MacDonald & Mack, dated May 8, 2023
 - t. Chaska Yards – Unit Elevations, prepared by MacDonald & Mack, dated May 8, 2023
 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack, dated May 8, 2023
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack, dated May 8, 2023
2. Adherence with the City Engineers Memo dated June 5, 2023.
 3. Adherence with the SHPO letter dated March 27, 2023.
 4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 5. Provision that mechanical equipment will be fully screened from view.
 6. Provision of decorative garage doors to be used on the detached garage.
 7. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 8. Provision that building code is adhered to for all buildings.
 9. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 10. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 11. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
 12. Provision of continued coordination with the Engineering Department related to utility connections to the site.
 13. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 14. Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat prior to its recording.
 15. Provision of a retaining wall easement to encompass the south retaining wall, and to be reviewed and approved by the Engineering Department prior to final plat recording.
 16. Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 17. Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.
 18. Provision that plantings along north property line to be hand-planted to avoid existing energized power lines.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-54 approving the Final Site & Building Plan and Final Plat for Chaska Yards (PC #2023-15).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 06/26/2023 **RESOLUTION NO.** 2023-54

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

Resolution approving the Final Site & Building Plan and Final Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards)/Carver County CDA/PC #2023-15

WHEREAS, the applicant, Carver County CDA, is requesting approval of a final site & building plan and final plat to (211 and 217 Walnut Street) incorporate four residential owner-occupied units: one unit in the renovated Ernst House with a private patio area, three new individual housing units with private yards, and a new detached garage; and

WHEREAS, one garage and one surface parking space would be provided for each housing unit; and

WHEREAS, these units will be affordable housing units sold to households at 80% Area Median Income (AMI); and

WHEREAS, the new houses are organized around a small central open space; and

WHEREAS, the ownership of this open space is shared by each of the new units; and

WHEREAS, both the new housing and the Ernst House will also have private yards, separated by low fences, to clearly define spaces that are for personal use; and

WHEREAS, the site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House; and

WHEREAS, because of this paseo concept, it will be important that the west side of this lot, which abuts the paseo, shows an appropriate edge; and

WHEREAS, the color of the new units will be a medium gray color with white trim; and

WHEREAS, it should be noted that there are existing boulevard trees along Walnut Street, and in the event that these trees are damaged or removed from construction of this site, they will need to be replaced by the developer; and

WHEREAS, the fence designs proposed will be a 4 foot decorative style fence; and

WHEREAS, ingress and egress for all units will be reserved through an access easement against the property, as well as deed covenant; and

WHEREAS, the deed covenant would also require the owners to maintain the sidewalks, and driveways; and

WHEREAS, the final plat shows the following lot layout:

- **Lot 1, Block 1:** City owned parking lot
- **Lot 2, Block 1:** Ernst house (Unit 4) and private yard

- **Lot 3, Block 1:** Unit 1 house and private yard
- **Lot 4, Block 1:** Unit 2 house and private yard
- **Lot 5, Block 1:** Unit 3 house and private yard
- **Lot 6, Block 1:** Indoor parking stall and surface stall
- **Lot 7, Block 1:** Indoor parking stall and surface stall
- **Lot 8, Block 1:** Indoor parking stall and surface stall
- **Lot 9, Block 1:** Indoor parking stall and surface stall

WHEREAS, on June 14, 2023 the Planning Commission recommended approval to the City Council of the Final Site & Building Plan and Final Plat for 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC #2023-15); 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 4 housing units on the Ess Lot and Ernst Home (Chaska Yards) (PC#2023-15), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative (pgs 1-6), prepared by MacDonald & Mack, dated May 8, 2023
 - b. Chaska Yards Final Plat (pgs 1-2), prepared by Sunde Land Surveying, undated
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 - r. Ernst House – Building Elevations, prepared by MacDonald & Mack, dated May 8, 2023
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 - u. Chaska Yards – Floor Plans, prepared by MacDonald & Mack, dated May 8, 2023
 - v. Chaska Yards – Garage, prepared by MacDonald & Mack, dated May 8, 2023
2. Adherence with the City Engineers Memo dated June 5, 2023.
3. Adherence with the SHPO letter dated March 27, 2023.
4. Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
5. Provision that mechanical equipment will be fully screened from view.
6. Provision of decorative garage doors to be used on the detached garage.
7. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).

8. Provision that building code is adhered to for all buildings.
9. Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
10. Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
11. Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.
12. Provision of continued coordination with the Engineering Department related to utility connections to the site.
13. Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
14. Provision of drainage & utility easements as approved by the Engineering Department to be shown on the final plat prior to its recording.
15. Provision of a retaining wall easement to encompass the south retaining wall and necessary excavation limits, and to be reviewed and approved by the Engineering Department prior to final plat recording.
16. Provision of a shared maintenance agreement for the shared utilities, garage, and sidewalks is established prior to issuance of a building permit.
17. Provision of adequate cross access easements for shared utilities, walkways and driveways to be established prior to issuance of a building permit.
18. Provision that plantings along north property line to be hand-planted to avoid existing energized power lines.
19. Provision of an amended and restated purchase and redevelopment agreement to be executed prior to recording of the final plat.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



City of Chaska

Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: June 5, 2023
Subject: Ess Lot and Ernst Home (Chaska Yards) – Final Plat

The Chaska Yards site is bounded by Walnut Street on the east and a city alleyway (future paseo) on the west. Coordination with the TH 41/CSAH 61 Downtown Chaska project will be important from a construction access and phasing standpoint. Access to the site via Walnut street will be restricted during the highway closure.

The design of the new parking lot and paseo that is being constructed with the TH 41 Downtown Chaska project requires vehicle closure restrictions for access and parking within the alley corridor. The downtown project requires on-street parking restrictions along Walnut that will take place this summer when the highway is under construction. The development project will need to ensure there are no construction impacts during the highway closure to Walnut Street.

The new “paseo” alley is being delayed until the spring of 2024 that will allow for access to the site this summer. During the time the alley is being reconstructed access to the site will need to be coordinated with the City project via Walnut Street. The overall development final site plan will need to accommodate the City’s downtown project design.

The site utility plans propose connections to the sanitary sewer and water mains that exist within Walnut Street and are readily available to be connected. Connections to city utilities will not be available until TH 41 is reopened to through traffic which is planned for the fall of 2023. The final construction plans will need to be coordinated with the City utility departments.

Stormwater will be routed through the site from the west and will need to be finalized in partnership with the TH 41 / CSAH 61 project. An easement will be required for any storm sewer pipes that carry public drainage.

Drainage and utility easements will also need to be included in the final plat to accommodate the existing retaining wall adjacent to the southern property line.

May 8, 2023

Elizabeth Hanson, AICP
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55138

RE: Final Site Plan Review – Chaska Yards at the Historic Ess Site

Thank you for the opportunity to submit this Final Site Plan for the Ernst House Site in Downtown Chaska. Working with the Carver County CDA our team of MacDonald & Mack Architects, Close Associates, Damon Farber, and BKBM are excited about this affordable housing development that will transform this site in the local and national historic district to be a vital part of the community. These four units will be brought into the Carver County Community Land Trust and sold to households at 80% AML.

The goal of this project is to build on the unique historic fabric of Downtown Chaska. With its overlapping national and local historic districts, it contains a rich collection of commercial and residential structures that have evolved through 165-years of development. This collection of affordable houses on the Historic Ess site will utilize the moved Ernst House and add 3 more houses to the site. These structures are designed to be compatible and complimentary to the Ernst House and the context of the historic district. By building on and adding to this central site of the City, we will be striving to meet the mission of the City to enhance and maintain the high quality of life while respecting its historic roots.

Carver County CDA will be using State Housing Infrastructure Funds, which will require State Historic Preservation Office review. We have met with SHPO and received their 30% and 60% review comments which have been shared with the City of Chaska. We hope to submit this same package to SHPO and receive review comments in early June for their 90% review.

Historic Development

This site was the historic location of the Ess House. Several years ago, the Ernst House was moved to this site and alongside the Ess House with the intention to fill the empty space in the historic district. After the loss of the Ess House to fire, the empty site was prime for a revived life. Our proposal now offers an opportunity to add residential use back to the site. As part of the process, and to best respond to the existing and historic density of the site, we carefully developed a concept that best fits the historic setting. This was done by looking at historic documentation (Sanborn maps and historic images) and overlaying them with the changes that have occurred in time to ensure the development is compatible.

Existing Site Narrative

The site is bordered on the north by the backsides of several commercial structures that front onto East 3rd St. These rear elevations are utilitarian, with few windows, a dumpster behind the westerly structure

(Von Hanson's Meats), "volunteer" trees and bushes, and signs of deferred maintenance. The site design will respond to the buildings with screening along this north edge of the property.

To the east, the site fronts onto N. Walnut Street and has clear views of a large 3+ story apartment building with single family homes to its south. Existing street trees will eventually help mitigate the scale of the apartment building, which seems out of character with surrounding residences.

To the south, the site overlooks a city-owned parking lot and rooftops of commercial buildings fronting onto E. 2nd St. Views of side and rear walls that form the west side of the alley as it descends to 2nd are also part of the viewshed. In addition to these immediate elements, there are distant views of apartment buildings and more distant treetops. The openness to the south allows plentiful sunlight into the site.

To the west, the site faces onto the alley and rear elevations of commercial buildings (some with second story uses) and parking lots that serve them. The proposed Paseo plan will be a great amenity, but screening to minimize the impact of the alley and parking lots will be installed on the west side of the property. Planned garages and fencing will help mitigate the alley's impact.

The site drops relatively gently from the northwest corner to the southeast corner, allowing for ample opportunities to intercept surface water and manage it on-site. In addition, the open portion of the south side of the site (west of the Ernst House) could accommodate a well field for geothermal heating, should it be feasible. The relative flatness of the site also provides the opportunity to have new housing units and the Ernst House relate well to each other within the development, while not overpowering the Ernst House. An east-west walkway through the site is planned to serve immediate residents and their guests.

Chaska Yards Site Concept

The site development is based on several underlying principles; all have successful precedents that support their efficacy in an historic urban context such as this.

The new houses each have their own lots. But they open up to a central space where there are no fences. The new housing and the Ernst House will also have private yards, ideally separated from more public spaces and each other by low fences, to clearly define spaces that are for personal use. These yards will have room for small patios and amenities like grilles, tables, and chairs.

The site has a central walkway that connects the proposed Paseo to Walnut Street and provides access to all the units, including the Ernst House. At the east end, an entrance wall, steps, and landscaping will help define the sense of entry to the site and provide a small bank of locked boxes for mail delivery. At the west end, a low gate from the Paseo will reinforce that the interior site is not a public space. The walkway provides access to the garages and the garbage/recycling bins for residents.

The frontage along Walnut borrows from the private houses across Walnut and elsewhere in the community: houses typically are located with a common setback that aligns with neighboring houses, with side yards between houses. On this site, the new house fronting onto Walnut is designed to match the setback of the Ernst House yet show deference to the larger, historic home with simpler massing and details. The central walk intersects with walks that go to both the Ernst House and the new house, establishing a symmetry between the two. Along the public sidewalk, a limestone wall, composed of stone blocks that are available on-site, will further define the site edge and provide an elegant elevation to street.

A primary goal of the project is to provide high quality open spaces for residents. To reduce the footprint of parking we located the second parking stall for each unit in front of the garages. The alternative is to introduce an east-west drive isle and parking lot that prevents the formation of communal open spaces on site.

Lighting for the units will be along the pathways and also at each of the units. The lighting is chosen to illuminate the ground and be shielded from lighting the sky through the unit housing itself, or being placed under an overhang of the structures.

Ernst House Concept

The Historic Ernst house that was moved to this site will be restored back to a single-family house. Currently the house has interior modifications that converted it to a commercial office structure and a rental unit on the second floor. These recent modifications will be removed and reconfigured to become a historic 3-bedroom house:

- The brick will be repaired, with appropriate mortar being installed and bricks chosen to match where they need to be replaced.
- The columns, cornice, dentils, balusters, and railings will be repaired where possible. Where elements are missing or too deteriorated for reuse, the historic elements will be used to fabricate replica pieces.
 - The porch roof is in severely deteriorated condition, it is expected that structural elements will be replaced, however, the configuration and trim will be matched.
 - The door that leads to the porch roof will be removed and replaced with a window. Looking at historic images it appears this was originally a window, later modified into a door. Due to safety concerns and, but also the need to add a code compliant guardrail in addition to the historic railing, access to this deck will be removed. Matching brick will be toothed in to fill the lower portion of the door opening.
- A back entrance was once installed on the house, however only the flashing from the roofing is the only indication of the historic configuration. No photos were found. A small back entrance porch will be added that compliments the details of the historic house.
- Historic windows will be repaired.
- More recent windows will be replaced with new windows to match the historic configuration.
- Exterior trim will be repaired.
- The interior will be reconfigured with new finishes/fixtures for a family.
- The design will maximize the retention of historic materials/configuration/finishes as part of the project.

New Housing Concept

The new units will have two different floor plans. Unit 1 will be a two-story structure due to the more level grade along Walnut Street. Unit 1 also has a more formal entrance to the east to connect with the historic district along Walnut. Units 2 and 3 use the same plan, a modified split-level. These split-level plans take advantage of the sloped site along the north and west, providing entrances as the houses are set into the slope. But more importantly, the split level allows for compatibility with the Ernst house, so the height of the new structures on the higher areas of the lot do not dominate, but rather acts in concert with the historic house.

The Secretary of the Interior's Standards and Chaska's Preservation Design Manual for New Construction Considerations emphasize that the design of new buildings in Historic Districts need to respect their older neighbors with similar massing, opening orientation, and materials but also be "of

their time". It seemed appropriate for the new houses on this site to be slightly smaller, shorter than the existing/historic Ernst House in deference to its size and history. The proposed project development:

- Reflects the current and historic rhythm that was on this site and along the street with openings between buildings and reestablishing the visual continuity of the street.
- Creates a density of structures like when the Ess House and outbuildings occupied the site.
- The scales of the new houses are shorter than the Ernst house, again, giving deference to the historic structures in the district.
- Pitched roofs are on the dominant house form to reflect the typical residential forms found in the district.

As we begin to look at the exterior details of the house, we have found several baseline characteristics of the historic district that we used to understand the direction and detailing the new units:

- The more decorative ornamentation was typically found on the larger houses that fronted City Square. The smaller houses in the broader historic district used much simpler elements.
- In addition, the details found on newer houses or additions to historic houses were typically simpler than the historic structures.
- The predominant siding material used in the district when newer houses or additions were built is horizontal lap siding. This offers a distinct differentiation between the original, historic brick buildings and reflects more recent changes.
- Shutters were infrequently used. Even the historic photos of the Ernst House show that shutters were never installed on that house. Adding shutters to this site would be inappropriate.
- The porch detailing on the Ernst House is original (as noted above) but is still very simple. Any decorative detailing on the new units must not overpower the limited detailing on the historic house.
- The window and door trim on the Ernst House is original, and very simple.

To reinforcing the new units' respectful role (as an affiliated group of structures around Ernst), we are proposing the exterior details include:

- 4" lap siding.
- Simple, enlarged trim, including horizontal banding to break up the vertical dimension of the new units.
- Simple, built-up trim for the doors and windows, to create visual interest and shadow lines.
- Balustrades and railings with simple turned and routed shapes to create shadow lines and elements of decoration at the entrances.
- Since we want to keep these units as affordable as possible, and as we refine these details, we will work with our contractor to identify designs that be efficient and inexpensive to build.
 - The goal is to add interest and detail while not trying to replicate or create a false sense of historic detailing for the new units.
 - We also want to avoid adding details that will create undue expense for the affordable units and potential long-term expense as the future homeowners maintain the property.

The floor plans will include:

- Two bedrooms, a shared bathroom, laundry, storage, and mechanical on the lower levels.
- A mid-level entrance out to the commons.
- A master bedroom/bathroom, kitchen, dining, living, guest powder room.
- The upper level will have vaulted ceilings over the stairs, kitchen, living, and dining areas.
- A multitude of storage spaces at the entries, in the living areas, bedrooms, and above the master bedroom under the pitched roof.

The garage is placed in the southwest corner of the site. Each unit will own a portion of the garage. The garage will be accessed from the Paseo and also a door on the east side along the shared walkway.

One focus of the development is to incorporate sustainable practices into all design efforts. As the design progresses, we will endeavor to include:

- A highly insulated envelope using structural insulated panels (SIPs).
- Geothermal heating and cooling, if possible.
- Solar panels on the flat roof of the garage.
- Storm water management and potential reuse on-site.
- Material durability analysis for changing climates.
- Sustainable materials, finishes, and construction practices.

Preliminary Plan Review Responses

- Adherence with the City Engineers Memo dated April 5, 2023.
 - See attached responses
- Adherence with the SHPO letter dated March 27, 2023.
 - Only note was to move the fence line back to the face of Unit 1, which has been modified.
- Provision of 360-degree architecture be provided on the west and south facades of the detached garage by way of landscaping or architectural details.
 - Landscaping was added to the south side of the garage
 - Detailed doors will be added to the garage doors off of the Paseo
 - Access doors from the shared walk were added as well as a overhanging roof at each pair of doors.
- Provision that mechanical equipment will be fully screened from view.
 - Depending on the mechanical solution, this may not be visible, but if any mechanical equipment is located on the ground it will be screened with plantings or a low fence.
- Provision of decorative garage doors to be used on the detached garage.
 - Decorative garage doors will be used.
- Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 - We will comply with these requirements.
- Provision that building code is adhered to for all buildings.
 - We will meet with and adhere to all building code requirements.
- Provision to explore lighter color options for the new housing units, and to be addressed at final submittal.
 - Gray Slate was chosen as a lighter color for the new units and garage.
- Provision that any existing boulevard trees damaged or removed from this project be replaced prior to issuance of a Certificate of Occupancy.
 - We will comply with this requirement.
- Provision that the fence height does not exceed 4 feet and to obtain a fence permit prior to installation.
 - The fences will not be over 4 feet and will be a part of the building permit.
- Provision that Unit 1's eastern fence is pulled back to be in line with the side elevation, and to be shown on the final plans.
 - It has been pulled back to be in line with Unit 1 side elevation.
- Provision of continued coordination between the applicant and City regarding the project edge and paseo edge matching up adequately.

- We have been and will continue to communicate with the City regarding the Paseo design and construction.
- Provision of continued coordinate with the Engineering Department related to utility connections to the site.
 - We have been and will continue to communicate with the City regarding utility coordination.
- Coordination with and approval by the Engineering Department on an adequate construction traffic plan.
 - Once we develop the traffic plan we will coordinate with the Engineering Department, especially during the rerouting of the traffic from Chestnut Street.
- Provision of a drainage & utility easement approved by the Engineering Department on the south property line to encompass the retaining wall, and to be shown on the final plat.
 - We will incorporate this easement to be included with the final plat.
- Provision of additional coniferous trees added to the north property line of Unit 3, and to be addressed at final submittal.
 - We have added trees to the landscape plan.
- Provision of a shared maintenance agreement for the garage and sidewalks is established prior to issuance of a building permit.
 - We will provide this shared maintenance agreement prior to applying for a building permit.
- Provision of adequate cross access easements for shared walkways and driveways to be established prior to issuance of a building permit.
 - We will provide the cross access easements for shared walkways/driveways prior to applying for a building permit.

CHASKA YARDS

PLAT FILE NO.

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Chaska Economic Development Authority, a xxx, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, CITY LOTS OF CHASKA, Section 9, Township 115, Range 23, Carver County, Minnesota.

AND

Lot 3, Block 37, CITY OF CHASKA, Carver County, Minnesota.

AND

Lot 4, Block 37 of the CITY OF CHASKA, Carver County, Minnesota, excepting therefrom that part of Lot 4, Block 37, CITY OF CHASKA, described as follows, to-wit:

Commencing at the southwest corner of said Lot 4; thence northeasterly, along the south line of said Lot 4 a distance of 72.00 feet; thence northwesterly, parallel with the westerly line of said Lot 4 a distance of 2.00 feet; thence southwesterly, parallel to the southeasterly line of said Lot 4 to the westerly line of said Lot 4; thence southeasterly, along the westerly line of said Lot 4 to the place of beginning.

Has caused the same to be surveyed and platted as CHASKA YARDS and does hereby donate and dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Chaska Economic Development Authority, a xxx, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

SIGNED: _____ its _____

STATE OF _____

COUNTY OF _____

The instrument was acknowledged before me this ____ day of _____, 20____, by _____, _____, of Chaska Economic Development Authority, a xxx, on behalf of the corporation.

(Signature)

(Name printed)

Notary Public, _____

My Commission Expires: _____

I, Leonard F. Carlson, 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____

Leonard F. Carlson, Licensed Land Surveyor
Minnesota License No. 44890

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ____ day of _____, 20____, by Leonard F. Carlson, Licensed Land Surveyor, Minnesota License No. 44890.

(Signature)

(Name printed)

Notary Public, Minnesota

My Commission Expires: January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of CHASKA YARDS 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 the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor

By: _____ Clerk

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, Carver County, Minnesota

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

Crystal Campos, County Auditor

By: _____

COUNTY RECORDER, Carver County, Minnesota

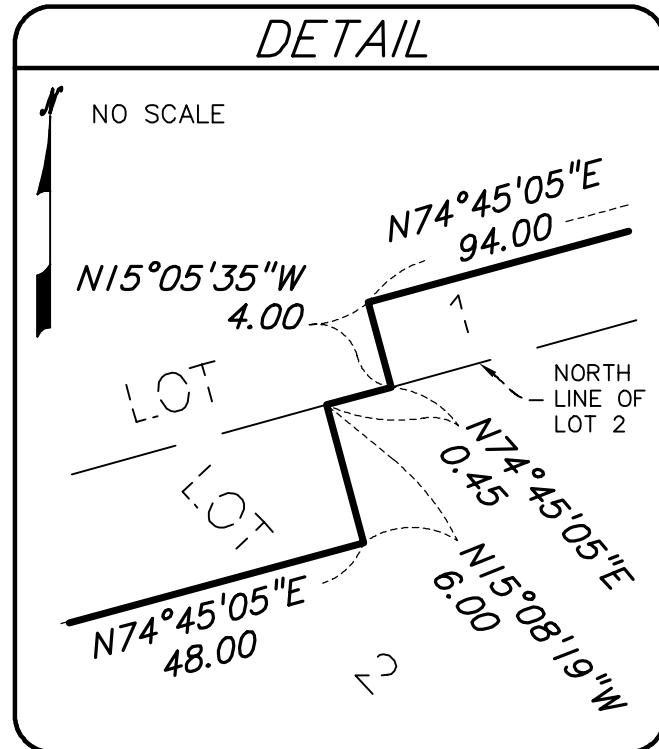
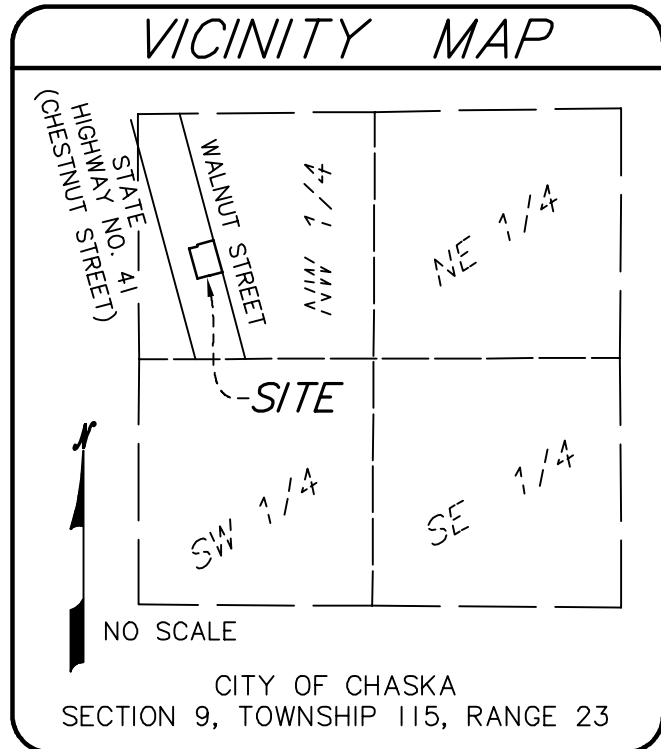
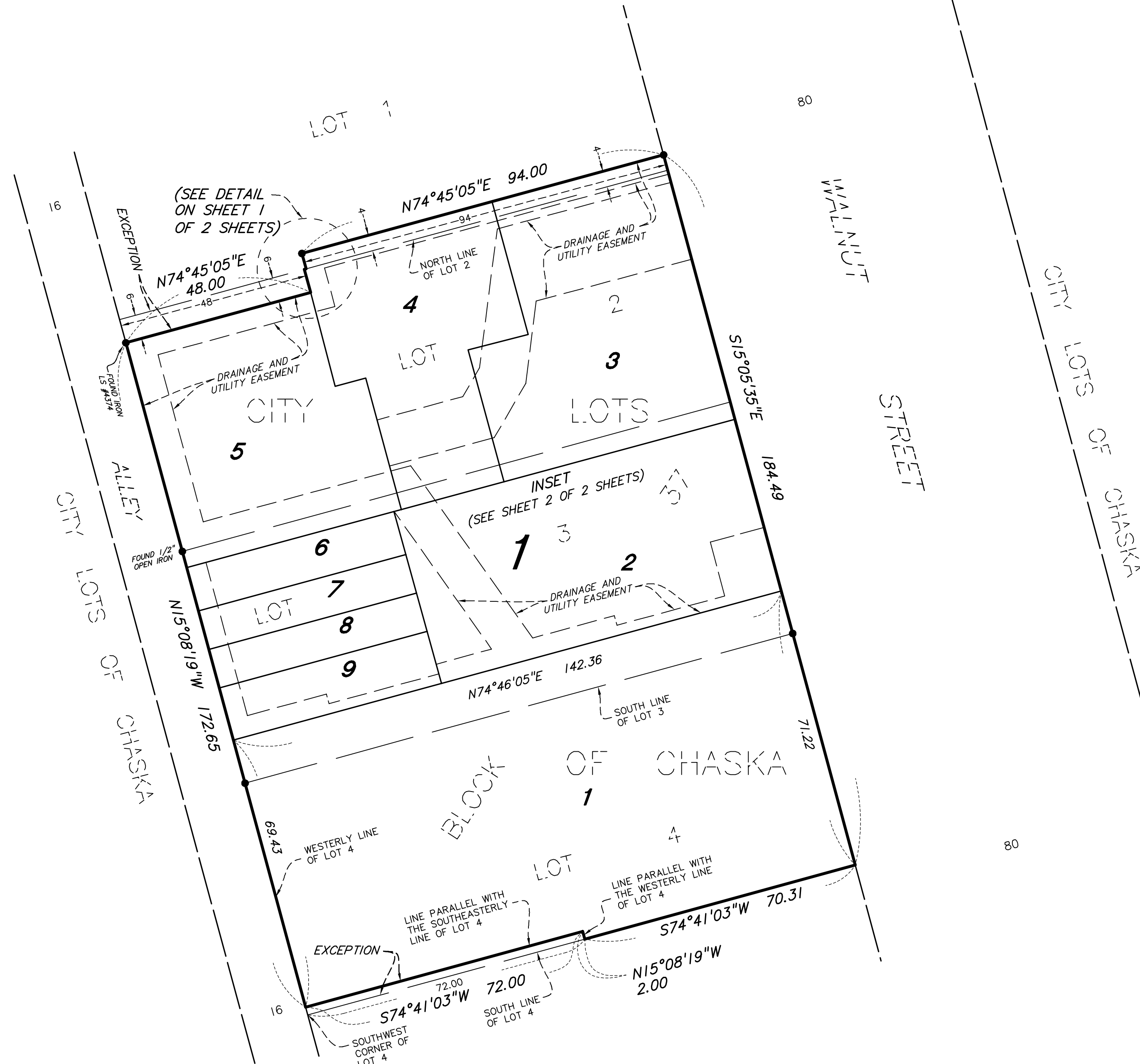
I hereby certify that this plat of CHASKA YARDS was filed this ____ day of _____, 20____, at ____ o'clock, ____M. as Document No. _____.

Kaaren Lewis, County Recorder

By: _____

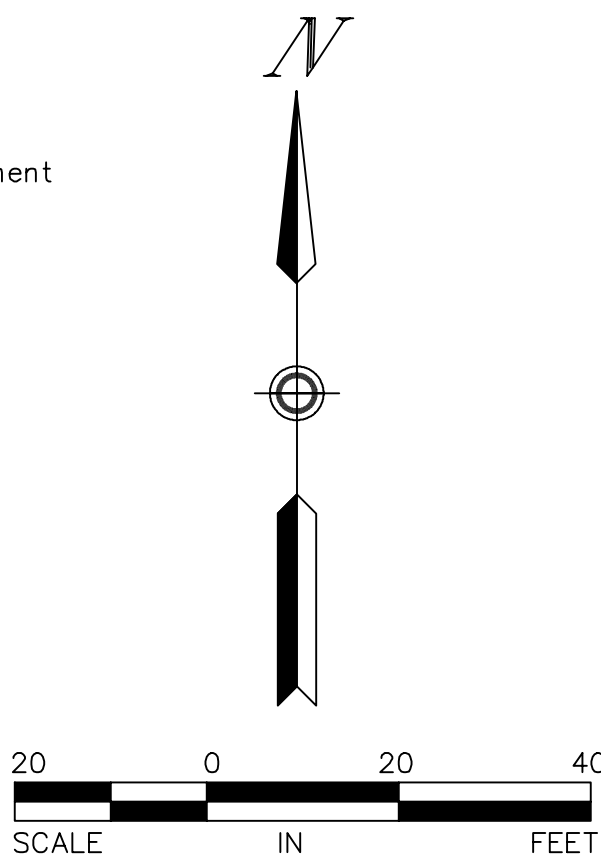
PRELIMINARY
SUBJECT TO REVISION

SUNDE
LAND SURVEYING



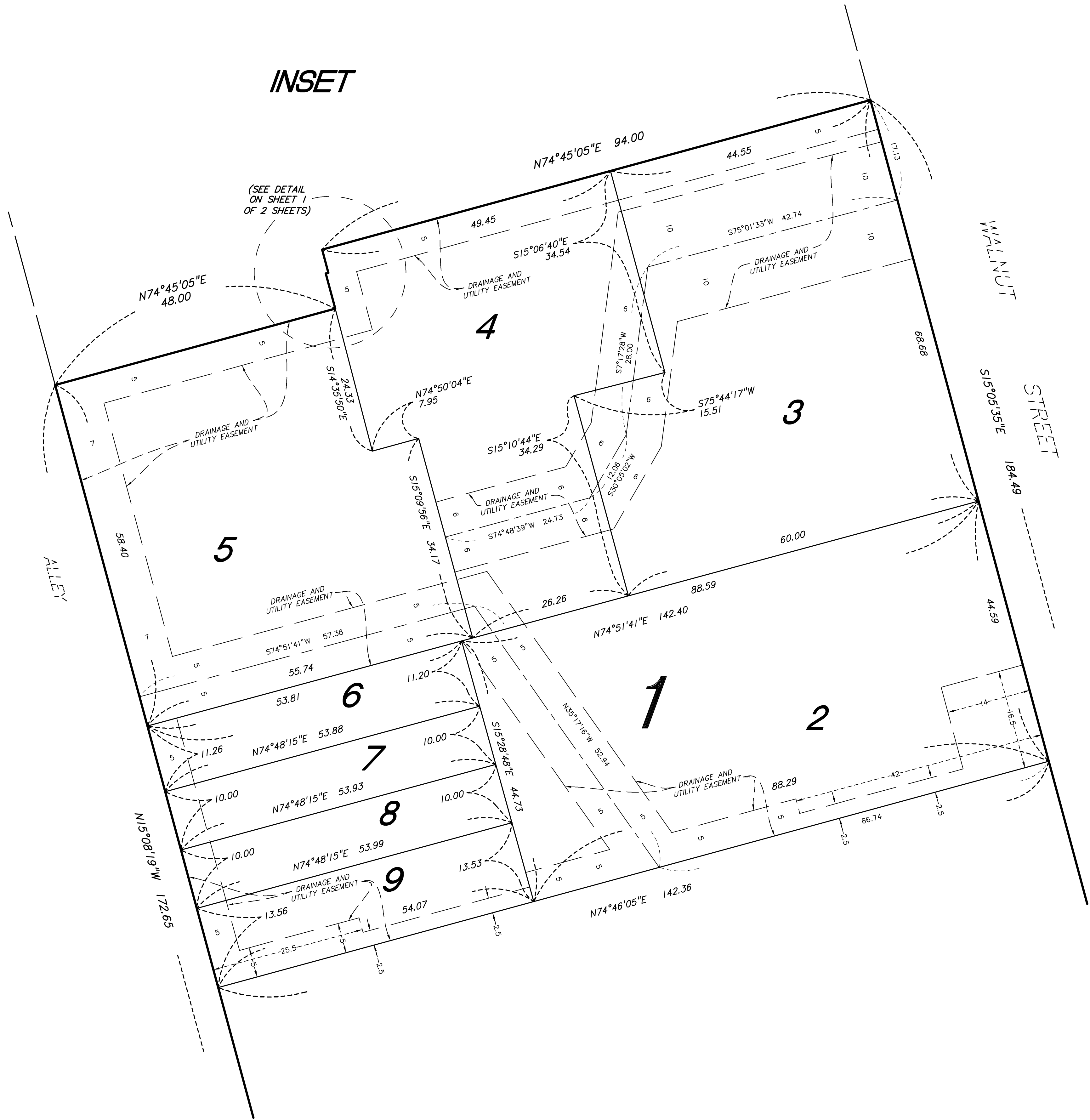
- Denotes 1/2 inch by 14 inch iron monument set and marked by License No. 44890.
- Denotes iron monument found

The westerly line of Lot 4, MAP OF CHASKA is assumed to have a bearing of N15°08'19"W. Carver County NAD83 (1986 adjustment)



CHASKA YARDS

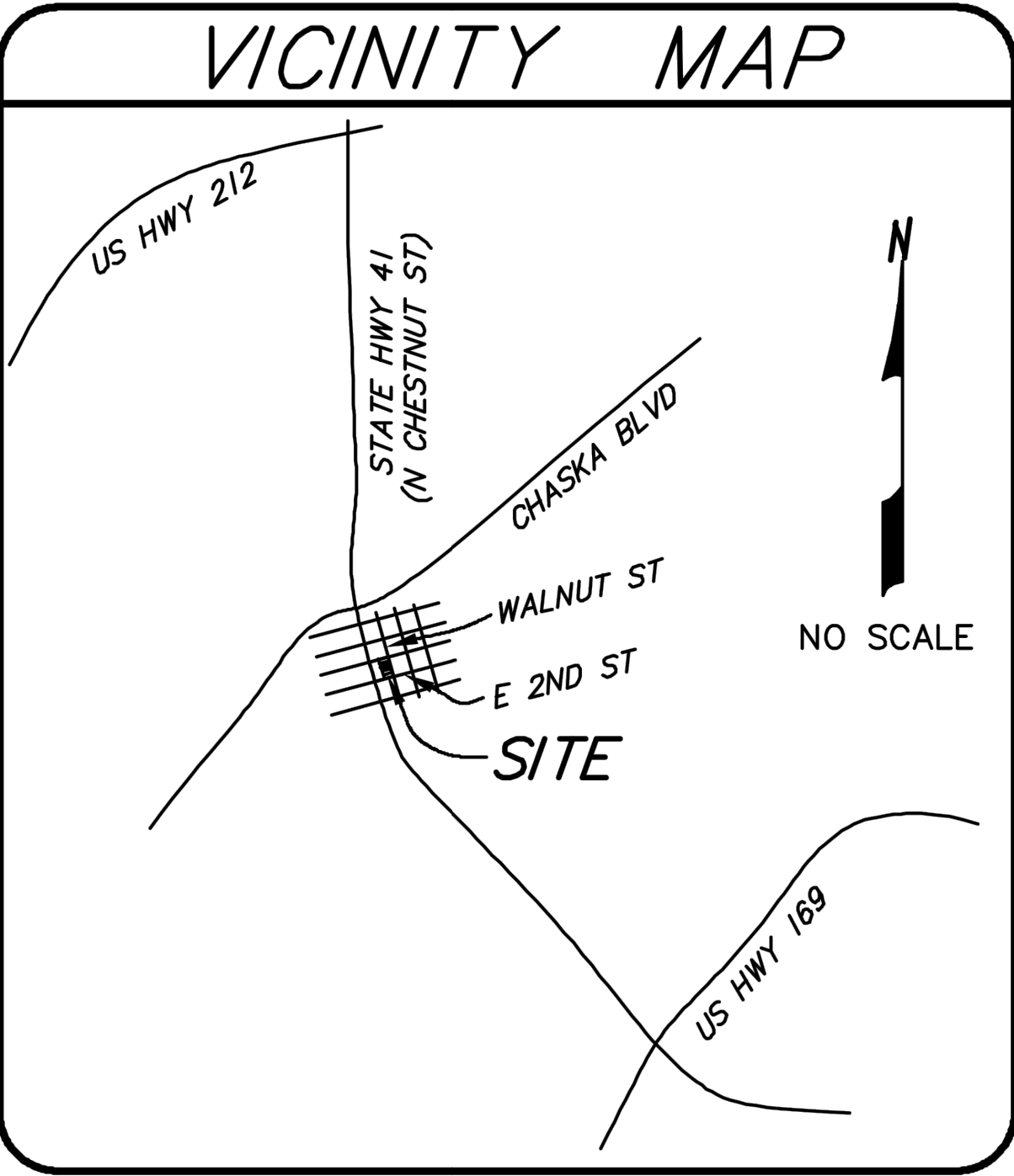
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C.R. DOC. NO.

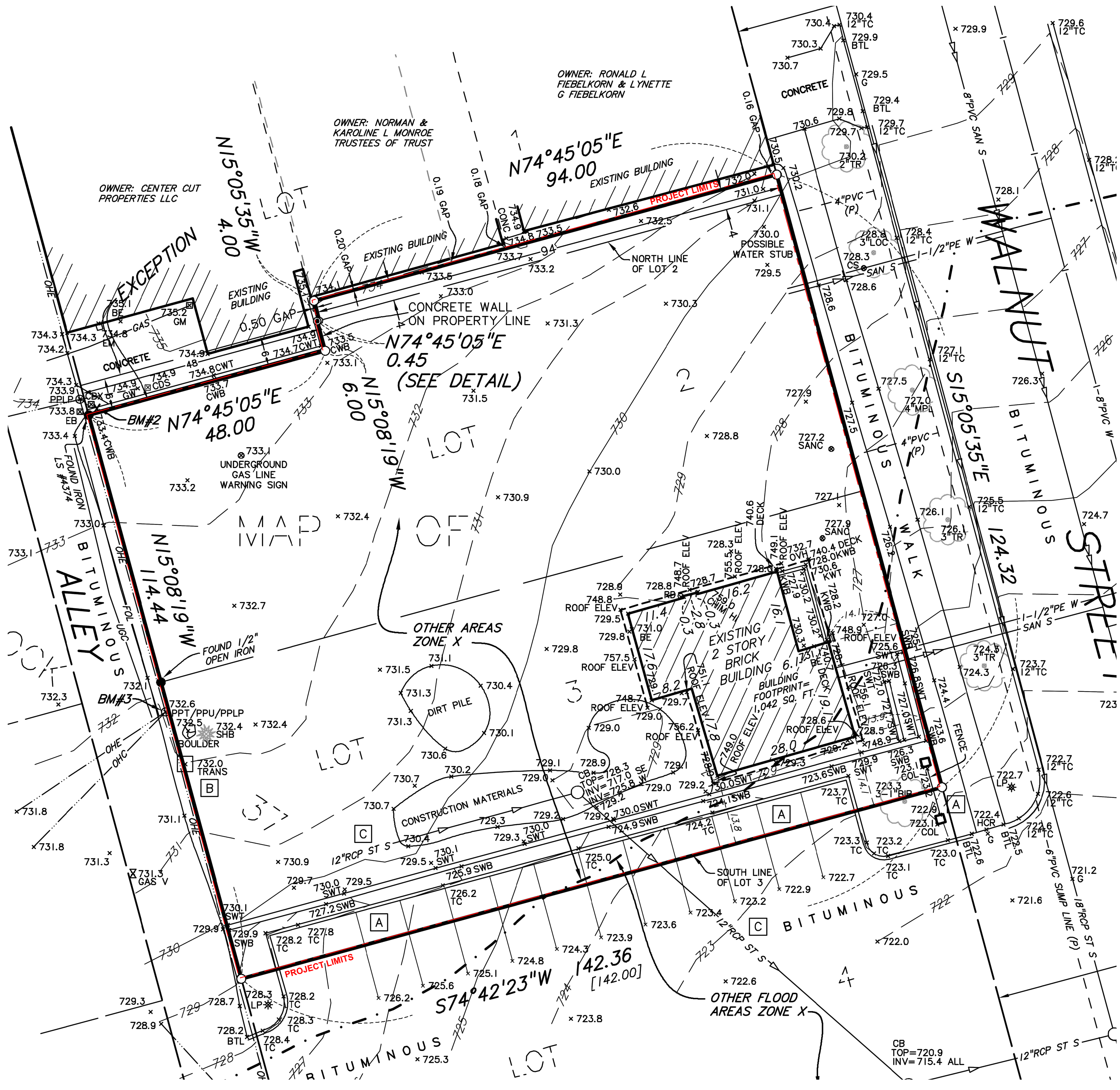


PRELIMINARY
SUBJECT TO REVISION

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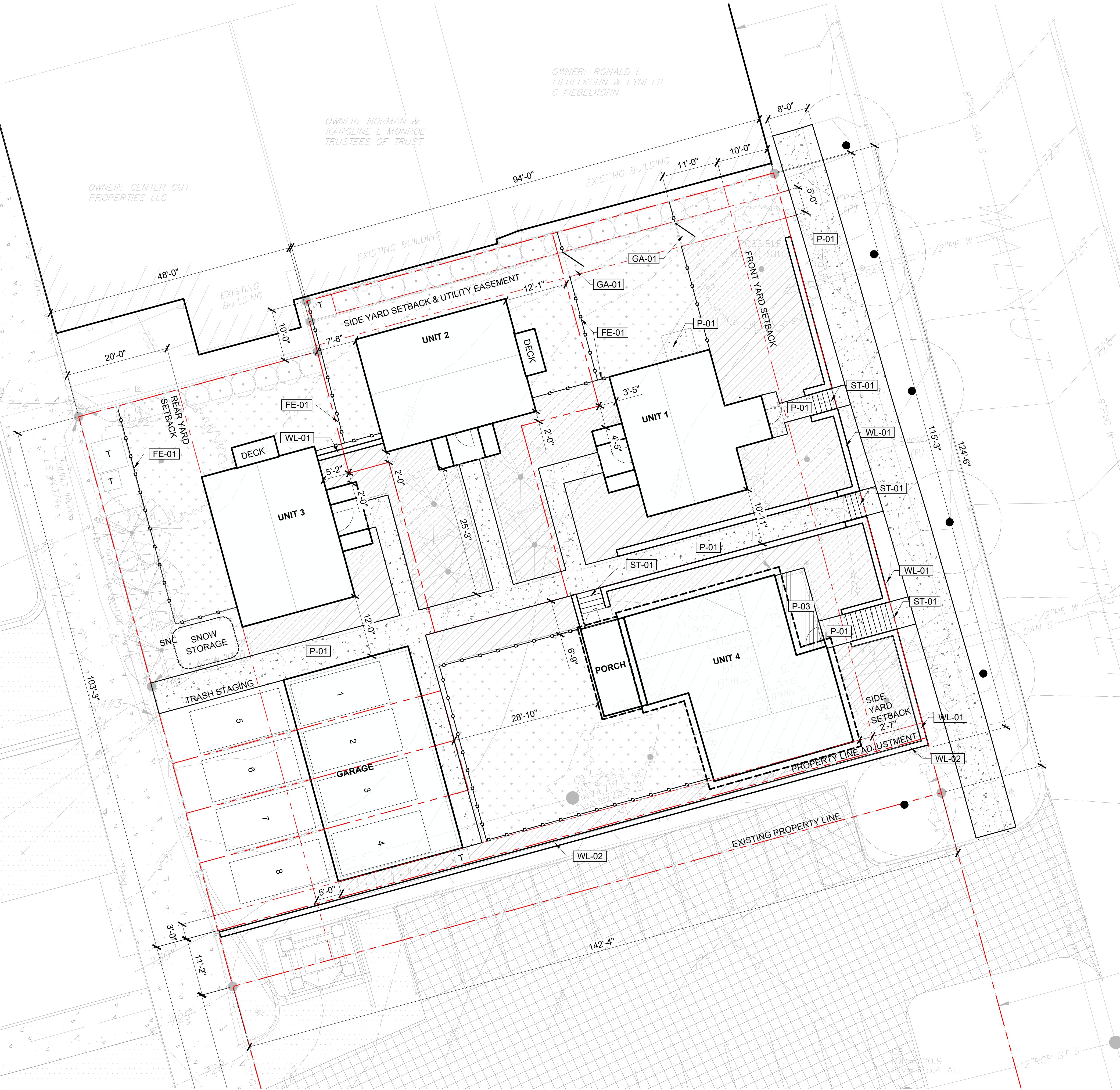


LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CDS Denotes civil defense siren
- CHIM HI Denotes chimney height
- COL Denotes building column
- CONC Denotes concrete
- CS Denotes curb stop
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- EB Denotes electric box
- EM Denotes electric meter
- FOL Denotes fiber optic line
- G Denotes gutter
- GAS V Denotes gas valve
- GM Denotes gas meter
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall top
- LP Denotes light pole
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OVH Denotes overhang
- (P) Denotes per plan
- PPLP Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- ROOF ELEV Denotes roof elevation
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- TRANS Denotes transformer
- UGC Denotes underground communication line
- W Denotes water line
- BIR Denotes Birch tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree

1 EXISTING CONDITIONS
SCALE 1:10





MATERIALS SCHEDULE

SYMBOL	FENCE & GUARDRAIL DESCRIPTION	QTY
[FE-01]	FENCE TYPE 01 - 4' HGT WOOD SLAT FENCE	322 LF

SYMBOL	GATE DESCRIPTION	QTY
[GA-01]	GATE TYPE 01 - TIMBER GATE	2

SYMBOL	PAVING DESCRIPTION	QTY
[P-01]	PAVING TYPE 01 - CONCRETE	2,591 SF
[P-03]	PAVING TYPE 03 - DECKING	93 SF

SYMBOL	STAIRS DESCRIPTION	QTY
[ST-01]	STAIR TYPE 01 - CIP STAIRS	

SYMBOL	WALL DESCRIPTION	QTY
[WL-01]	WALL TYPE 01 - LIMESTONE WALL TO MATCH EXISTING	206 LF
[WL-02]	WALL TYPE 02 - EXISTING LIMESTONE WALL	141 LF

- 1

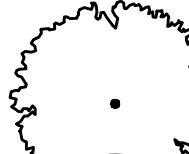
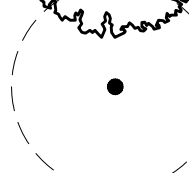
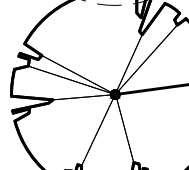
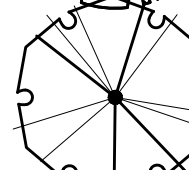
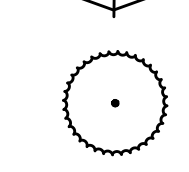
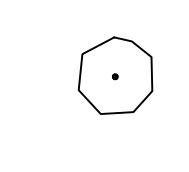
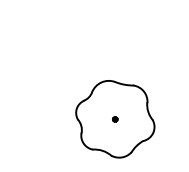
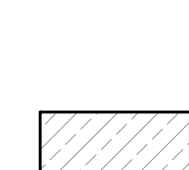
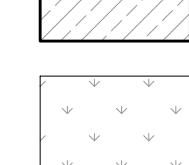
PARKING STALL
- T

TRANSFORMER

SITE INFORMATION
SITE AREA: 17,230 SQ FT



CONCEPT PLANT SCHEDULE

	<u>CANOPY TREE</u> 2.5" CAL WHITE OAK -	5
	<u>EXISTING TREE</u> -	6
	<u>ORNAMENTAL TREE</u> 2" CAL SERVICEBERRY -	3
	<u>COURTYARD TREE</u> 2" CAL QUAKING ASPEN -	4
	<u>CONIFEROUS TREE</u> 6" HGT HOLMSTRUP ARBORVITAE -	25
	<u>AUTUMN MAGIC CHOKEBERRY</u> ARONIA MELANOCARPA 'AUTUMN MAGIC' - #5 - 48" OC -	7
	<u>SEM FALSE SPIRAEA</u> SORBARIA SORBIFOLIA 'SEM' - #3 - 48" O.C. -	28
	<u>PERENNIAL GRASSES</u> -	3,701 SF
	<u>TURF SOD</u>	3,535 SF

OVERSTORY TREE PLANTING REQUIREMENTS

TREE CAL INCH SHOULD EQUAL GROSS SQ FT OF HOMES DIVIDED BY 320.

UNIT 1: 1,340 SF
UNIT 2: 1,340 SF
UNIT 3: 1,340 SF
UNIT 4: 3,100 SF

TOTAL: 7,120 SF
REQUIRED CAL INCH: 22.25

PROPOSED CAL INCH: 85 (22.5 DECIDUOUS ,
62.5 CONIFEROUS)

SHRUB PLANTING REQUIREMENTS

THE NUMBER OF SHRUBS SHALL BE EQUAL TO ONE (1) SHRUB PER THIRTY (30) FEET OF SITE PERIMETER OR ONE (1) SHRUB PER THREE-HUNDRED (300) SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

SITE PERIMETER: 515 LF
REQUIRED # OF SHRUBS: $\frac{515}{30} = 18$

TOTAL AREA OF BUILDING: 7,120 SF
REQUIRED # OF SHRUBS: $\frac{7120}{300} = 24$

PROPOSED # OF SHRUBS: 34

UNDERSTORY TREE PLANTING REQUIREMENTS

THE NUMBER OF UNDERSTORY TREES SHALL BE
EQUAL TO TWENTY-FIVE (25) PERCENT OF THE
REQUIRED NUMBER OF OVERSTORY TREES.

REQUIRED OVERSTORY CAL INCH: 22.25
REQUIRED UNDERSTORY CAL INCH: 5.5

PROPOSED UNDERSTORY CAL INCH: 6

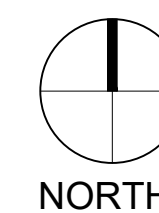
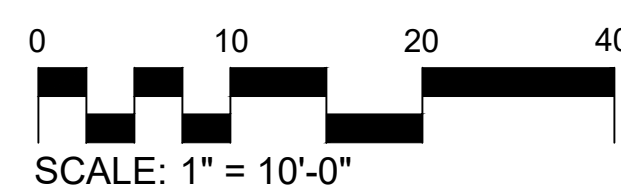
USABLE OPEN SPACE REQUIREMENTS

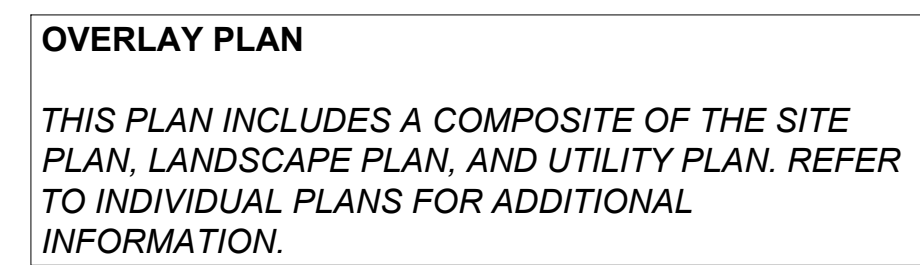
SUFFICIENT, USABLE OPEN SPACE SHALL BE PROVIDED FOR MULTI-FAMILY RESIDENTIAL BUILDING SITES. FOR SITES UNDER 43,560 SQUARE FEET (1 ACRE) IN GROSS SITE AREA, A MINIMUM OF 10% OF THE GROSS SITE AREA SHALL BE SHARED OPEN SPACE BUT IN NO CASE BE LESS THAN 2,500 SQUARE FEET IN SIZE; THE MINIMUM DIMENSIONS FOR SUCH OPEN SPACES SHALL BE 50 FEET IN LENGTH AND 50' IN WIDTH.

SITE AREA: 15,930 SF

REQUIRED USABLE OPEN SPACE: 1,593 SF

PROPOSED USABLE OPEN SPACE: 4,870 SF





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	7	LT-01A	Single	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 BOLLARD	10.5	957
	3	LT-01B	Back-Back	0.900	RAGNI 900 KASSIO-8L-350mA-3000K-T3 TWIN BOLLARD	21	957
	9	LT-02	Single	0.900	LIGMAN LEW-30011-T3-W30 WALL MOUNT AT 8FT	13.8	1376

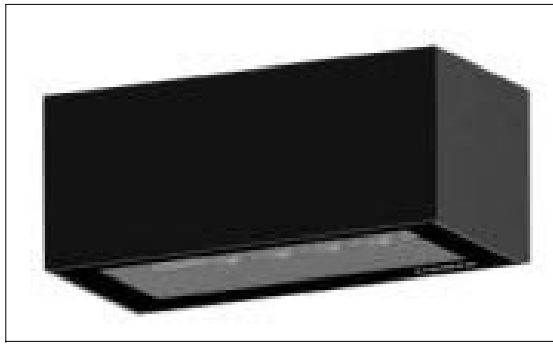
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	0.88	23.7	0.0	N.A.	N.A.



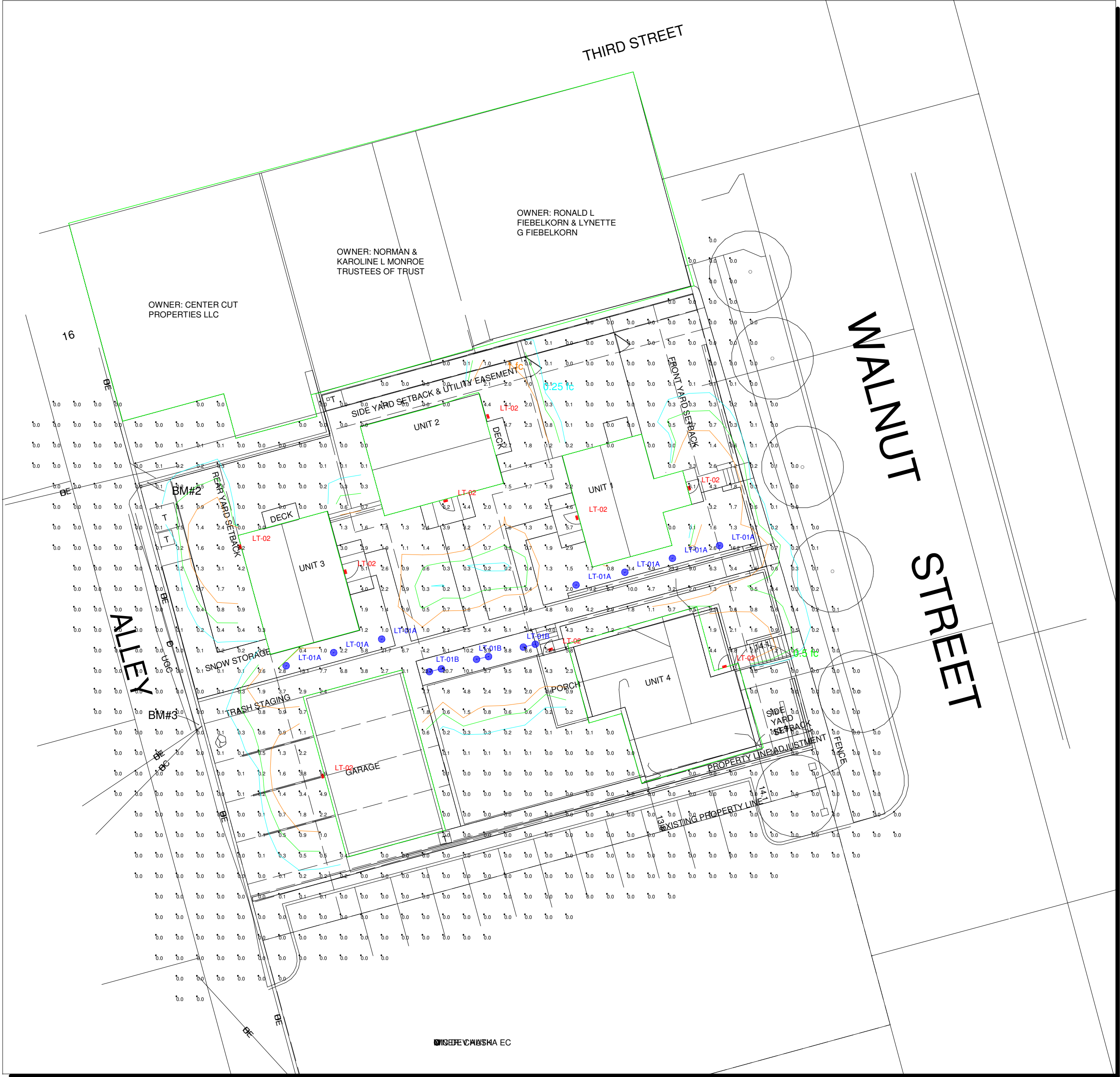
TYPE LT-01A



TYPE LT-01B



TYPE LT-02



Plan View
Scale: 1 inch= 20 Ft.

GENERAL NOTES:

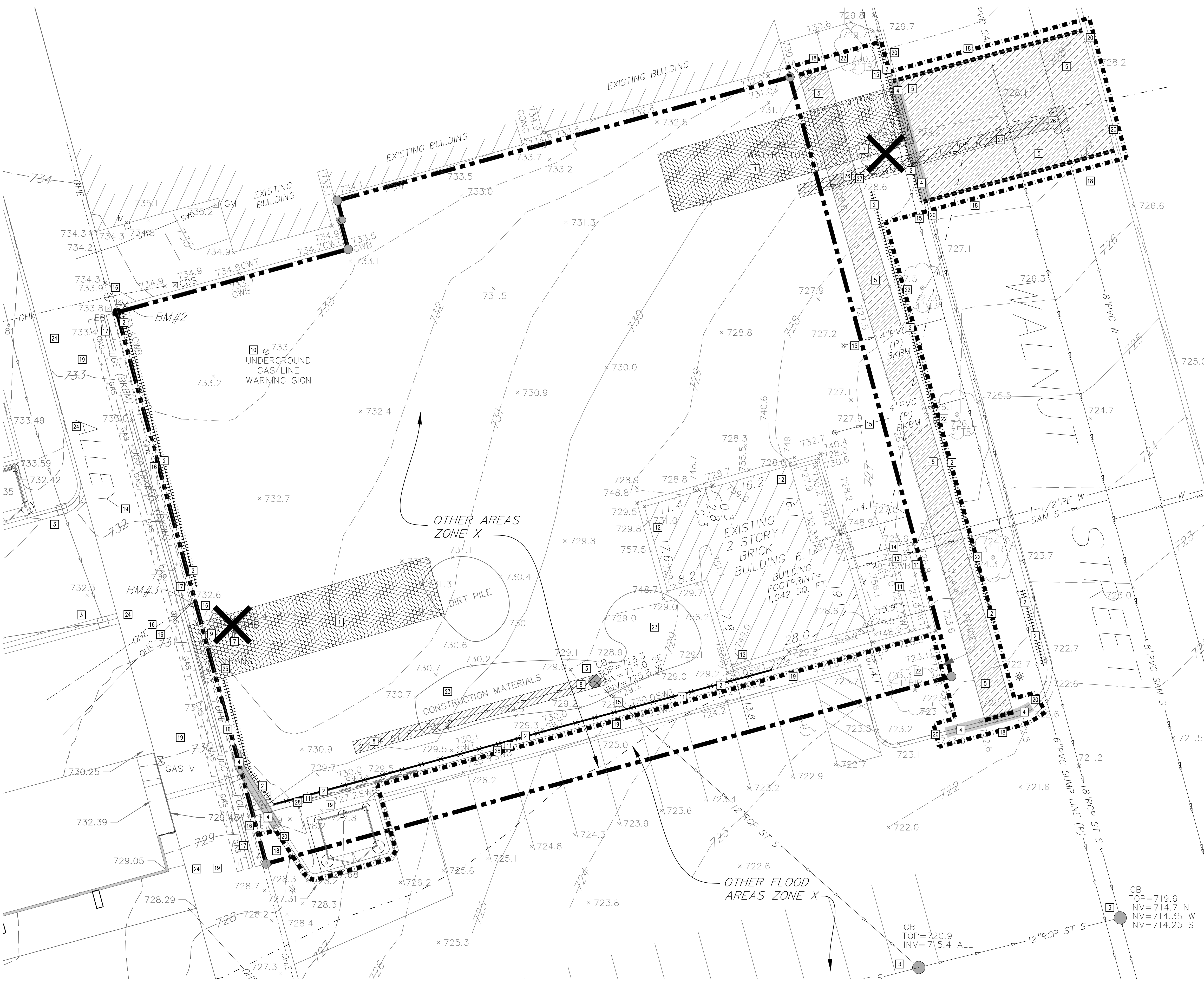
- A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINT TO THE LOCAL, STATE, OR FEDERAL LIGHTNG CODES OR ORDINANCES.
- B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.
- C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



#	Date	Comments
Revisions		

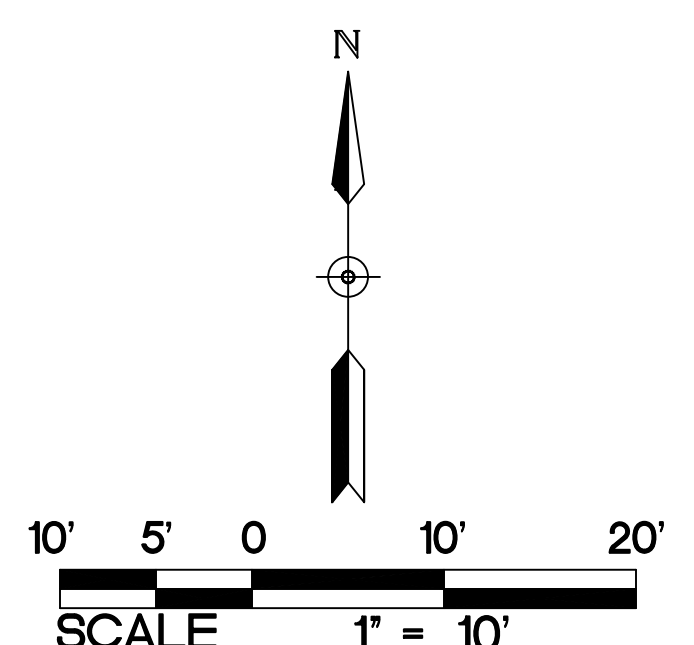
Drawn By: SANDY
Checked By: ROB C, ARLIN
Date:5/8/2023
Scale: AS NOTED

CHASKA YARDS



ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	=====
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	-----
SAWCUT LINE (APPROX.)	-----
CONSTRUCTION ENTRANCE	=====
BITUMINOUS REMOVAL	=====
CONCRETE REMOVAL	=====
PIPE REMOVAL	=====
CURB REMOVAL	=====
ESTIMATE LOCATION OF JOINT UTILITY TRENCH	=====
TREE REMOVAL	=====



NOTE:
STORM SEWER INLETS NOT SHOWN ON
PLAN MAY RECEIVE RUNOFF FROM
CONSTRUCTION ACTIVITIES. INSTALL INLET
SEDIMENT PROTECTION PER DETAILS
4/C500, 5/C500, AND 6/C500 ON ALL
STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONTRACTOR SHALL VISIT THE SITE PRIOR
TO BIDDING TO OBTAIN CLEAR
UNDERSTANDING OF THE FULL SCOPE OF
TREE, UNDER BRUSH, AND OTHER
VEGETATION CLEARING THAT NEEDS TO
OCCUR.

NOTE:
PRIOR TO THE START OF CONSTRUCTION,
THE CONTRACTOR SHALL POTHOLE AND
DETERMINE THE LOCATION AND ELEVATION
OF EXISTING UNDERGROUND UTILITIES.
CONTACT CIVIL ENGINEER IF EXISTING
UTILITIES TO REMAIN WILL BE IMPACTED BY
PROPOSED WORK.

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED
TO BE PROPERTY LINE UNLESS OTHERWISE
SHOWN.

KEYED NOTES

- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500. CONSTRUCTION ACCESS SHALL DEPEND ON SCHEDULING OF CITY PROJECTS. CONTRACTOR TO COORDINATE WITH CITY ENGINEER AND RECEIVE ALL NECESSARY PERMITS FOR CONSTRUCTION ACCESS OFF OF WALNUT AND THROUGH THE PASEO.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
 3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C500, 5/C500, AND 6/C500.
 4. REMOVE CURB AND GUTTER IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SAWCUT AND REMOVE AT NEAREST JOINT.
 5. SAWCUT AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE EXTENTS SHOWN.
 6. SAWCUT AND REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
 7. REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
 8. REMOVE STORM SEWER PIPES AND STRUCTURES IN THEIR ENTIRETY TO THE EXTENTS SHOWN.
 9. REMOVE BOULDER.
 10. CONTRACTOR SHALL FIELD VERIFY EXISTING GAS LINE AND CONTACT CITY, CIVIL ENGINEER, AND UTILITY OWNER WITH FINDING. CONTRACTOR SHALL COORDINATE RELOCATION WITH CITY, CIVIL ENGINEER, AND UTILITY OWNER.
 11. EXISTING RETAINING WALL TO REMAIN. PROTECT AT ALL TIMES.
 12. EXISTING BUILDING TO REMAIN. PROTECT AT ALL TIMES.
 13. EXISTING SANITARY SEWER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 14. EXISTING WATER SERVICE TO REMAIN. PROTECT AT ALL TIMES.
 15. EXISTING STORM SEWER TO REMAIN. PROTECT AT ALL TIMES.
 16. EXISTING POWER POLE, OVERHEAD ELECTRICAL LINE, AND OVERHEAD COMMUNICATION LINES TO BE REMOVED BY OTHERS.
 17. EXISTING UNDERGROUND UTILITY LINES TO REMAIN. PROTECT AT ALL TIMES. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 18. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 19. EXISTING CONCRETE TO REMAIN. PROTECT AT ALL TIMES.
 20. EXISTING CONCRETE CURB TO REMAIN. PROTECT AT ALL TIMES.
 21. EXISTING BITUMINOUS ASPHALT TO REMAIN. PROTECT AT ALL TIMES.
 22. EXISTING TREE TO REMAIN. PROTECT AT ALL TIMES.
 23. REMOVE EXISTING CONSTRUCTION MATERIALS.
 24. EXISTING UNDERGROUND CHASKA ELECTRIC LINE TO REMAIN. PROTECT AT ALL TIMES. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 25. TRANSFORMER TO BE REMOVED BY OTHERS.
 26. REMOVE EXISTING WATER SERVICE. CUT OUT SERVICE CORP AND 4'-FT OF MAINLINE. REFER TO UTILITY PLAN FOR REPAIR OF MAINLINE.
 27. REMOVE EXISTING SANITARY SEWER SERVICE. CUT SEWER SERVICE 2'-FT FROM MAINLINE. CAP.
 28. REMOVE RETAINING WALL IN ITS ENTIRETY INCLUDING ANY BELOW GRADE FOUNDATION TO THE APPROXIMATE EXTENTS SHOWN. REFER TO PROPOSED RETAINING WALL DESIGN FOR TIE IN TO EXISTING WALL ON 1/C200.

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
2. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF CHASKA AND LOWER MINNESOTA RIVER WATERSHED DISTRICT. PERIMETER SEDIMENT PROTECTION SHALL BE INSTALLED ALONG THE CONTOUR.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT GOPHER STATE ONE CALL AT 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO CLEARLY IDENTIFY IN THE FIELD THE WETLAND PERIMETERS THAT ARE NOT TO BE IMPACTED SO THAT NO ENCROACHMENT OCCURS. AFTER THE PERIMETERS ARE CLEARLY MARKED IN THE FIELD, THE CONTRACTOR SHALL CONTACT LOWER MINNESOTA RIVER WATERSHED DISTRICT TO CONFIRM AND APPROVE NO ENCROACHMENT LIMITS.
5. THERE MAY BE MISCELLANEOUS ITEMS TO BE REMOVED THAT ARE NOT IDENTIFIED ON THESE PLANS. THE CONTRACTOR SHALL VISIT THE SITE AND REVIEW THE DOCUMENTS TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
6. REMOVE ALL GAS AND ELECTRIC LINES UNDER PROPOSED BUILDING FOOTPRINT. COORDINATE DISCONNECTION OF EACH UTILITY WITH THE UTILITY OWNER.
7. ANY UTILITIES NOT INDICATED FOR REMOVAL OR ABANDONMENT ARE TO BE PROTECTED AT ALL TIMES.
8. EXISTING CONCRETE PAVEMENT AND CURB AND GUTTER SHOWN TO BE REMOVED WITHIN THE SCOPE OF THE PROJECT SHALL BE REMOVED FROM THE SAW CUT LINES TO THE NEAREST JOINT.
9. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, (952) 881-2455.
10. ALL WORK IN THE PUBLIC RIGHT OF WAY IS TO BE COORDINATED WITH THE CITY OF CHASKA. ROADWAY REPAIRS, BOULEVARD REPAIRS, AND TRAFFIC CONTROL ARE TO BE PER CITY OF CHASKA STANDARDS AND SPECIFICATIONS.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL
UTILITIES ARE IN THE PROCESS OF
RELOCATION AS PART OF THE CITY PASEO
PROJECT. ESTIMATE OF CURRENT
UNDERGROUND UTILITY LOCATIONS PROVIDED
BY CHASKA ELECTRIC, GSOC DESIGN LOCATE
AND SURVEY TO BE COMPLETED PRIOR TO
CONSTRUCTION DOCUMENTS. CONTRACTOR TO
CONTACT GSOC TO CONFIRM LOCATION OF
SMALL UTILITIES PRIOR TO CONSTRUCTION.

1
C100
SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
1" = 10'

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF CHASKA AND UTILITY OWNER.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF CHASKA FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

NOTE:
EXISTING SMALL UTILITIES TO REMAIN. SMALL UTILITIES ARE IN THE PROCESS OF RELOCATION AS PART OF THE CITY PASEO PROJECT. ESTIMATE OF CURRENT UNDERGROUND UTILITY LOCATIONS PROVIDED BY CHASKA ELECTRIC. GSOC DESIGN LOCATE AND SURVEY TO BE COMPLETED PRIOR TO CONSTRUCTION DOCUMENTS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES PRIOR TO CONSTRUCTION.

ABBREVIATIONS	
BM	Benchmark
BS	Bottom of Step
CB	Catch Basin
CONC	Concrete
CWB	Concrete Wall Bottom
CWT	Concrete Wall Top
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
INV	Invert
LFE	Lower Floor Elevation
MAX	Maximum
MH	Manhole
MIN	Minimum
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
STRM	Storm Sewer Structure
SWB	Stone Wall Bottom
SWT	Stone Wall Top
W.O.	Washout

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

APPROXIMATE DISTURBED AREA IS 0.32 ACRES

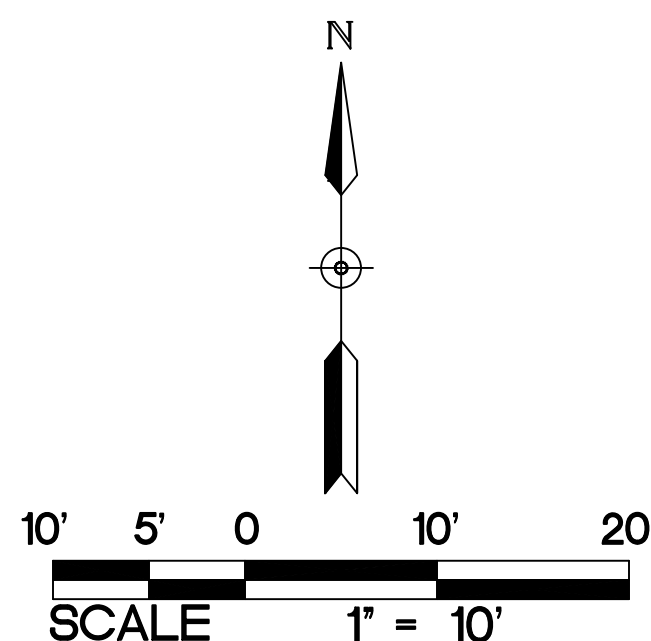
NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS	■■■■■■■■■■
SEDIMENT CONTROL LOG	+++++
PROPERTY LINE	■■■■■■■■■■
SAWCUT LINE (APPROX.)	■■■■■■■■■■
PROPOSED CONTOUR	722.0
DRAIN TILE	---
STORM SEWER	---
RETAINING WALL	---
PROPOSED EASEMENT	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
CATCH BASIN	■
MANHOLE	●
EROSION CONTROL BLANKET (TEMPORARY)	■
ROCK CONSTRUCTION ENTRANCE	■
DRAINAGE FLOW ARROW	→
RETAINING WALL SPOT ELEVATION	722.50
SPOT ELEVATION	722.50
SOIL BORING	SB-1
CONCRETE WASHOUT AREA	■

GRADING NOTES:

- THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
- THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING. CONTACT (952) 881-2455.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State One Call at 651-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
- NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
- ALL SPOT ELEVATIONS SHOWN AS 30.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 730.00.
- ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
- NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
- ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
- PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
- ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
- THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. SIX INCHES OF TOPSOIL - AFTER COMPACTION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
- IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
- WINTER MULCHING:
 - SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
- THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.



RETAINING WALL NOTES:

- ALL TOP AND BOTTOM ELEVATIONS CORRESPOND TO THE RESPECTIVE GRADE ELEVATIONS ON EACH SIDE OF THE WALL.
- THE BOTTOM ELEVATION IS THE ELEVATION OF THE LOW-GRADE SIDE OF THE WALL, NOT THE ELEVATION OF THE BURIED BLOCK COURSE.
- ALL RETAINING WALLS SHALL HAVE PROTECTIVE FENCING AT THE TOP WHERE THE VERTICAL HEIGHT EXCEEDS 48 INCHES. REFER TO LANDSCAPE PLANS AND SPECIFICATIONS.
- STACKED LIMESTONE WALL BY LANDSCAPE ARCHITECT.

WALKWAY NOTES:

- GRADING CONTRACTOR IS TO COORDINATE WITH PAVING CONTRACTOR SO THAT ALL STEPS AND LANDINGS ARE SLOPED PER CODE.
- ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.0.
- INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C5.0 AND 3/C5.0.
- INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAILS 4/C5.0, 5/C5.0, AND 6/C5.0.
- APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SDS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
- EXACT LOCATION OF GAS SERVICE IS NOT KNOWN. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POthOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER AND OWNER WITH FINDINGS.
- RETAINING WALL. DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. IF A PROPOSED BUILDING IS WITHIN A 10-FOOT SET BACK OF THE FACE OF THE WALL BLOCK, DESIGN OF THE WALL SHALL NOT INCLUDE GEORGRID.

1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C200 1" = 10'

EROSION CONTROL NOTES:

- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
- ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
- NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
- SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
- DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL

MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 7 DAYS:
 - ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-111 (OATS), OR 21-112 (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.

- UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
 - MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
- GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
 - ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS, ALLEYS, AND CURB LINES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
 - EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

PASEO DESIGN NOTES:

- BACKGROUND INFORMATION STANTEC DESIGN DATED 03-04-2022 FOR THE TH 41 CSAH 61 IMPROVEMENTS IS SHOWN.
- AN ALTERNATIVE DESIGN FOR THE STORMWATER CONNECTION TO THIS SITE IS PROPOSED IN THIS PLAN.

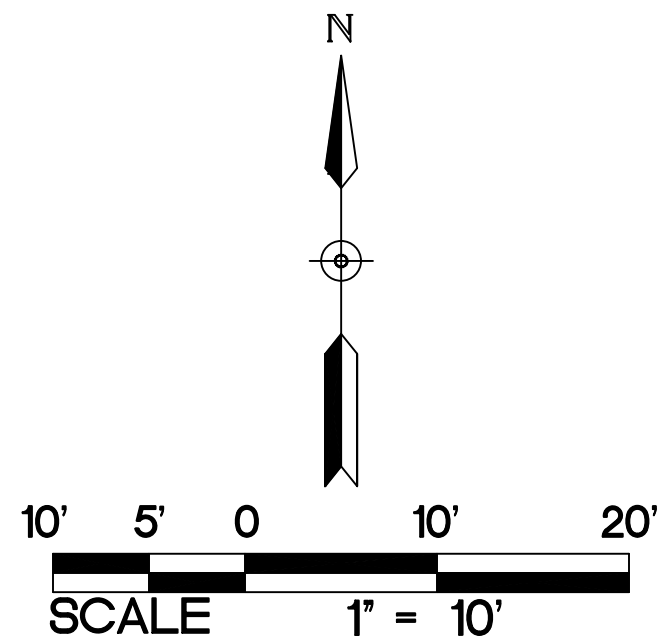
ABBREVIATIONS	
BLDG	Building
BM	Benchmark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
MAX	Maximum
MH	Manhole
MIN	Minimum
PE	Polyethylene
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES. CONTACT CIVIL ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

- FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT-OF-WAY AND OBTAIN ALL APPLICABLE PERMITS.

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	----
PROPERTY LINE	----
SAWCUT LINE (APPROX.)	----
SANITARY SEWER	==>
WATER PIPE	----
STORM SEWER	----
RETAINING WALL	----
PROPOSED EASEMENT	----
FUTURE PROPERTY LINE	----
PROPOSED FENCE	----
GATE VALVE, OR CURB BOX AND STOP	●
FIRE HYDRANT	●
CLEANOUT	●
CATCH BASIN	●
MANHOLE	●



KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

- INSTALL 8-INCH BY 8-INCH TEE AND 8-INCH GATE VALVE. THE CITY OF CHASKA WILL NOT ALLOW A WATER MAIN WET TAP ON THIS WATER MAIN. EXTEND 8-INCH WATER SERVICE TO FIRE HYDRANT LOCATION AND CAP END OF PIPE.
- STUB 1-INCH PE WATER SERVICE INTO BUILDING LEAVING A 24-INCH COIL OF PIPE ABOVE FLOOR ELEVATION. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 6-INCH TEE.
- TAP FIRE HYDRANT LEAD, INSTALLING THREE 1-INCH CORPORATION STOPS AND EXTEND WATER SERVICES INTO SITE. REFER TO DETAIL 4/C501.
- INSTALL 1-INCH CURB STOP AND BOX 10-FEET FROM PROPERTY LINE. REFER TO DETAIL 4/C501.
- INSTALL 6-INCH GATE VALVE AND FIRE HYDRANT. REFER TO DETAIL 1/C502.
- CONTRACTOR SHALL CONNECT TO EXISTING 8-INCH PVC SANITARY SEWER WITH 8-INCH PVC WYE. REFER TO SANITARY SEWER TABLE FOR INVERTS. REFER TO DETAIL 1/C501.
- INSTALL SANITARY SEWER CLEAN OUT. REFER TO DETAIL 3/C501. REFER TO SEWER TABLE FOR ADDITIONAL FITTINGS AT THIS LOCATION.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. STUB TO WITHIN 5-FOOT OF BUILDING. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 8-INCH BY 4-INCH PVC REDUCER.
- CONTRACTOR SHALL SUPPORT EXISTING PUBLIC AND SMALL UTILITIES DURING WORK ITEMS THAT UNDERMINE EXISTING UTILITIES.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING GAS LINE. CONTACT CIVIL ENGINEER, ARCHITECT, AND OWNER WITH FINDINGS.
- INSTALL 8-INCH PLUG.
- STANTEC DESIGN. TO BE COORDINATED.

STORM SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
CB-702 STANTEC	CB-702 STANTEC	NA		NE = 727.13	-----
STRM #1	48" CB MH	R-2390	729.75	SE = 717.00 NW = 722.57 SW = 725.71	46 L.F. OF 12" RCP @ 2.04%, STRM #2 19 L.F. OF 8" PVC @ 1.00%, STRM #15
STRM #2	48" MH	R-1733	729.48	SE = 723.50 W = 725.36 NE = 723.50	56 L.F. OF 12" PVC @ 1.00%, STRM #7 6 L.F. OF 10" PVC @ 1.44%, STRM #3
STRM #3	48" CB MH	R-3067	729.11	SW = 723.59 NW = 724.60 SE = 723.88 E = 823.59	32 L.F. OF 8" PVC @ 3.62%, STRM #4 13 L.F. OF 8" PVC @ 3.55%, STRM #9 35 L.F. OF 4" PVC @ 1.00%, STRM #10
STRM #4	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.75	SE = 725.75 NW = 726.80	12 L.F. OF 8" PVC @ 1.00%, STRM #5
STRM #5	ADS Yard Drain	8" DURACAST IN-LINE GRATE	733.00	SE = 726.92	-----
STRM #7	48" MH	R-1733	731.58	E = 725.92 SW = 726.55 S = 726.42 NE = 727.23	21 L.F. OF 12" RCP @ 2.76%, CB-702 STANTEC 43 L.F. OF 6" HDPE @ 2.40%, TD-707 STANTEC 11 L.F. OF 8" PVC @ 2.43%, STRM #8
STRM #8	ADS Yard Drain	8" DURACAST IN-LINE GRATE	731.50	SW = 727.50	-----
STRM #9	48" CB MH	R-2390	728.85	NW = 724.35	-----
STRM #10	ADS Yard Drain	4" DURACAST IN-LINE GRATE	824.79	W = 823.94	-----
STRM #11	4" CO	R-2390	728.95	E = 723.56 N = 724.00 SW = 723.56	21 L.F. OF 4" PVC @ 0.67%, STRM #12 9 L.F. OF 4" PVC @ 1.00%, STRM #13
STRM #12	ADS Yard Drain	4" DURACAST IN-LINE GRATE	729.00	S = 724.14	-----
STRM #13	4" PVC 45 DEGREE BEND	NA		NE = 723.65 W = 723.65	4 L.F. OF 4" PVC @ 4.24%, STRM #14
STRM #14	ADS Yard Drain	4" DURACAST IN-LINE GRATE	728.80	E = 723.84	-----
STRM #15	ADS Yard Drain	8" DURACAST IN-LINE GRATE	729.90	NE = 725.90	-----
TD-707 STANTEC	16" TRENCH DRAIN STANTEC	NA		N = 727.45	-----

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #1	8" PVC WYE CONNECTION TO SAN MAIN	NA		W = 716.05	78 L.F. OF 8" PVC @ 2.00%, SAN #2
SAN #2	8" CO	NA	730.85	E = 717.62 W = 717.62	3 L.F. OF 8" PVC @ 2.00%, SAN #3
SAN #3	8" BY 8" PVC WYE	NA		E = 717.68 S = 717.68 W = 717.68	25 L.F. OF 8" PVC @ 1.00%, SAN #6 2 L.F. OF 8" PVC @ 0.37%, SAN #4
SAN #4	8" BY 4" PVC REDUCER	NA		E = 717.69	11 L.F. OF 4" PVC @ 2.09%, SAN #5
SAN #5	Sanitary Sewer Service Connection	NA		E = 718.08	-----
SAN #6	8" BY 4" PVC WYE	NA		N = 717.93 SE = 718.09 S = 717.93	1 L.F. OF 4" PVC @ 1.66%, SAN #7 1 L.F. OF 8" PVC @ 1.00%, SAN #9
SAN #7	4" PVC 45 DEGREE BEND	NA		NW = 718.11 E = 718.11	8 L.F. OF 4" PVC @ 1.07%, SAN #8
SAN #8	Sanitary Sewer Service Connection and Riser Pipe	NA		W = 718.20	-----

1
C300
UTILITY PLAN
1" = 10'

SANITARY SEWER TABLE					
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
SAN #9	8" BY 4" PVC REDUCER	NA		N = 717.94 S = 718.11	7 L.F. OF 4" PVC @ 0.65%, SAN #10
SAN #10	4" 22.5 DEGREE PVC BEND	NA		N = 718.15 SW = 718.15	11 L.F. OF 4" PVC @ 0.61%, SAN #11
SAN #11	8" PVC 45 DEGREE BEND & CO	NA	729.49	NE = 718.22 W = 718.22	33 L.F. OF 4" PVC @ 0.65%, SAN #12
SAN #12	Sanitary Sewer Service Connection	NA		E = 718.44	-----

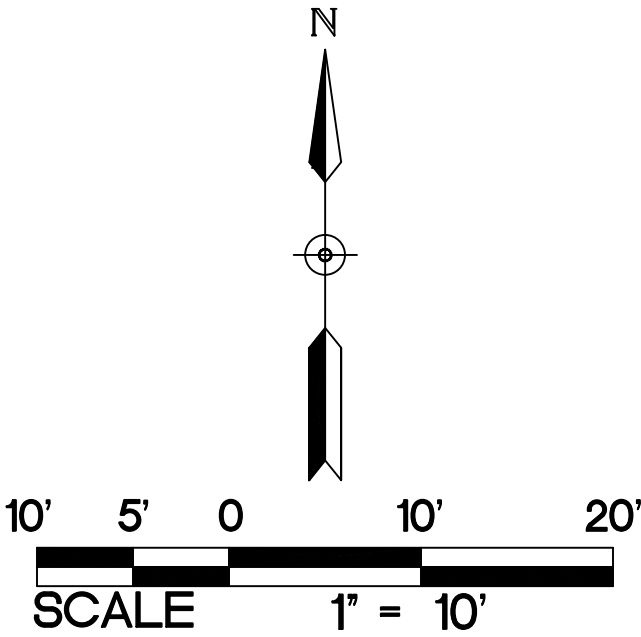
UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE. 1-INCH WATER SERVICE PIPE SHALL BE SIDR 7 IPS PE PIPE OR TYPE K COPPER. ALL PLASTIC PIPE REQUIRES TRACER WIRE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF CHASKA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 POLY VINYL CHLORIDE (PVC). UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D1785 OR ASTM D2665 FOR SCHEDULE 40.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE ASTM D1785 OR D2665 SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.



ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

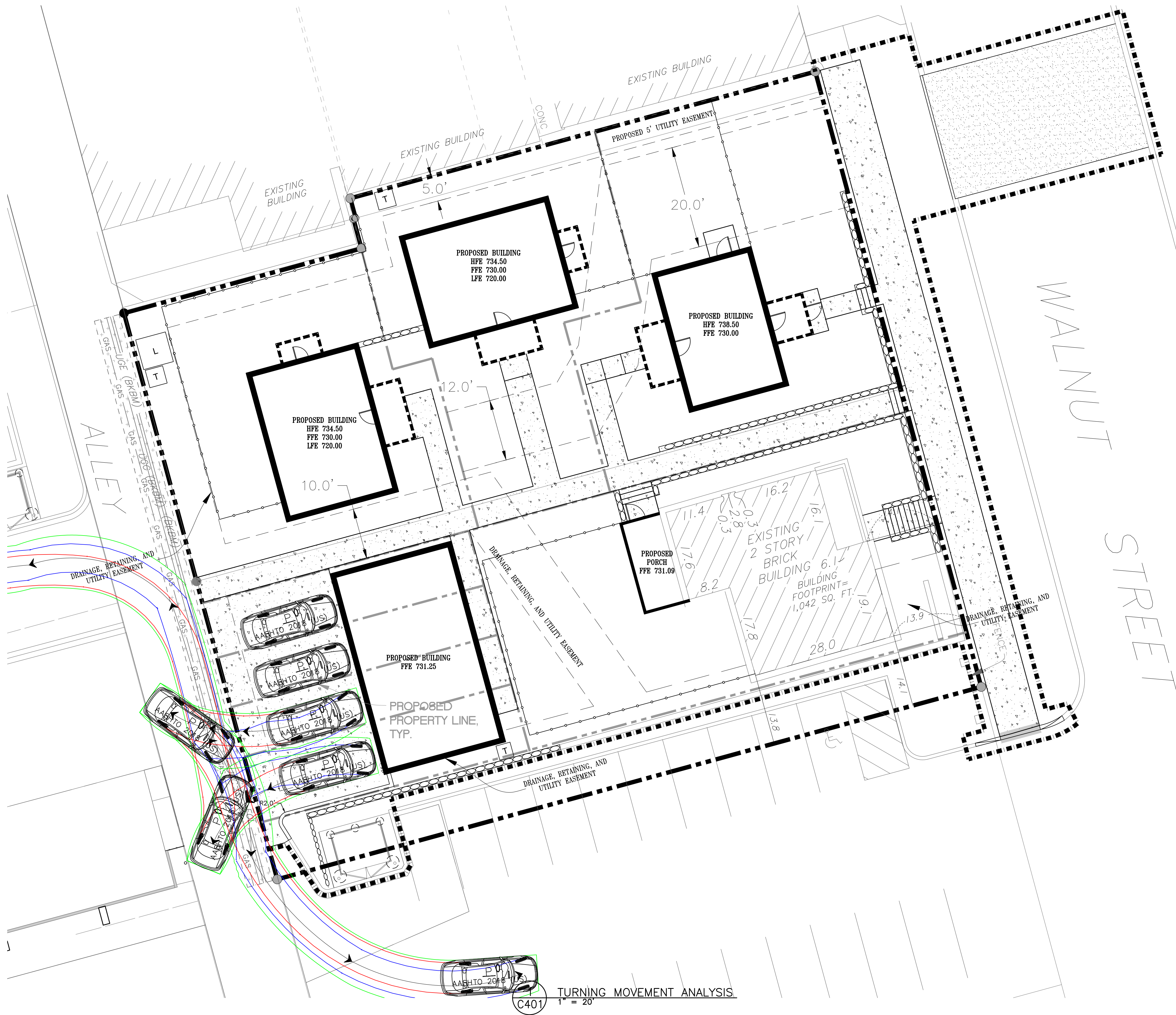
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
RETAINING WALL	---
FUTURE PROPERTY LINE	---
PROPOSED FENCE	---
FLAT CURB	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SIDEWALK	---
JOINT UTILITY TRENCH	---
CHASKA ELECTRICAL TRENCH	---



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [NO] ON PLAN.
1. INSTALL MODIFIED B612 MODIFIED PARKBOARD VERTICAL CONCRETE CURB AND GUTTER. REFER TO DETAIL 5/C501.
 2. INSTALL BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C501.
 3. INSTALL CONCRETE WALK. REFER TO DETAIL 6/C501.
 4. INSTALL CONCRETE PAVEMENT. REFER TO DETAIL 7/C501.
 5. INSTALL FENCE. REFER TO ARCHITECTURAL PLANS AND DETAILS.
 6. APPROXIMATE LOCATION OF ELECTRICAL AND COMMUNICATION BOXES. REFER TO SMALL UTILITY PLANS FOR EXACT LOCATIONS.
 7. JOINT TRENCH FOR COMCAST, LUMEN TELEPHONE, AND CENTERPOINT GAS. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 8. EXISTING UNDERGROUND CHASKA ELECTRIC TRENCH. CONTRACTOR TO CONTACT GSOC TO CONFIRM LOCATION OF SMALL UTILITIES.
 9. INSTALL CONCRETE STEPS. REFER TO DETAIL 8/C501.
 10. DRY STACKED LIMESTONE WALL. REFER TO LANDSCAPE ARCHITECT'S DRAWING
 11. INSTALL CURB WALL. REFER TO DETAIL 2/C502.
 12. INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C502.
 13. INSTALL NOSE DOWN CURB SECTION. REFER TO DETAIL 4/C502.
 14. INSTALL MNDOT PEDESTRIAN CURB RAMP. REFER TO DETAIL 5/C502 AND GRADING PLAN.

- PAVING NOTES:**
1. CONTRACTOR SHALL FOLLOW ALL CITY OF CHASKA STANDARDS AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 3. ALL CURB AND GUTTER IS TO BE B612 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 4. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 5. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 6. FOLLOW ALL CITY OF CHASKA RULES, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 7. REFER TO STRUCTURAL PLANS FOR STOOP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 8. INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
 9. ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
 10. MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 11. SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.

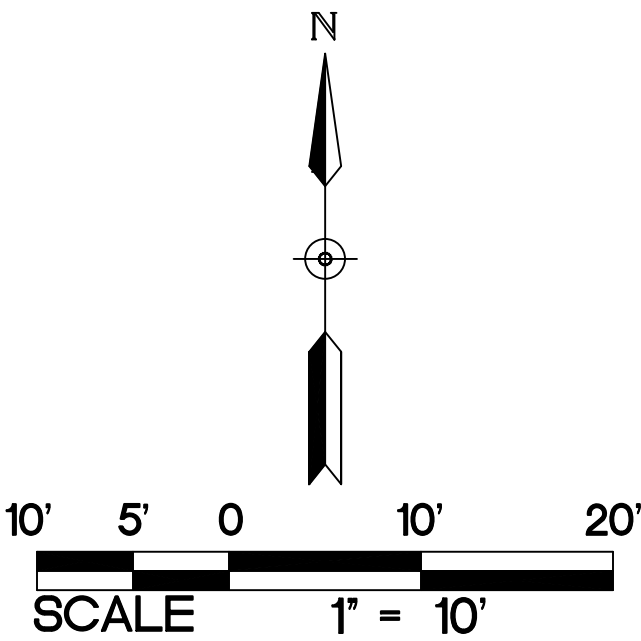
1 PAVING AND GEOMETRIC PLAN
C400 1" = 20'

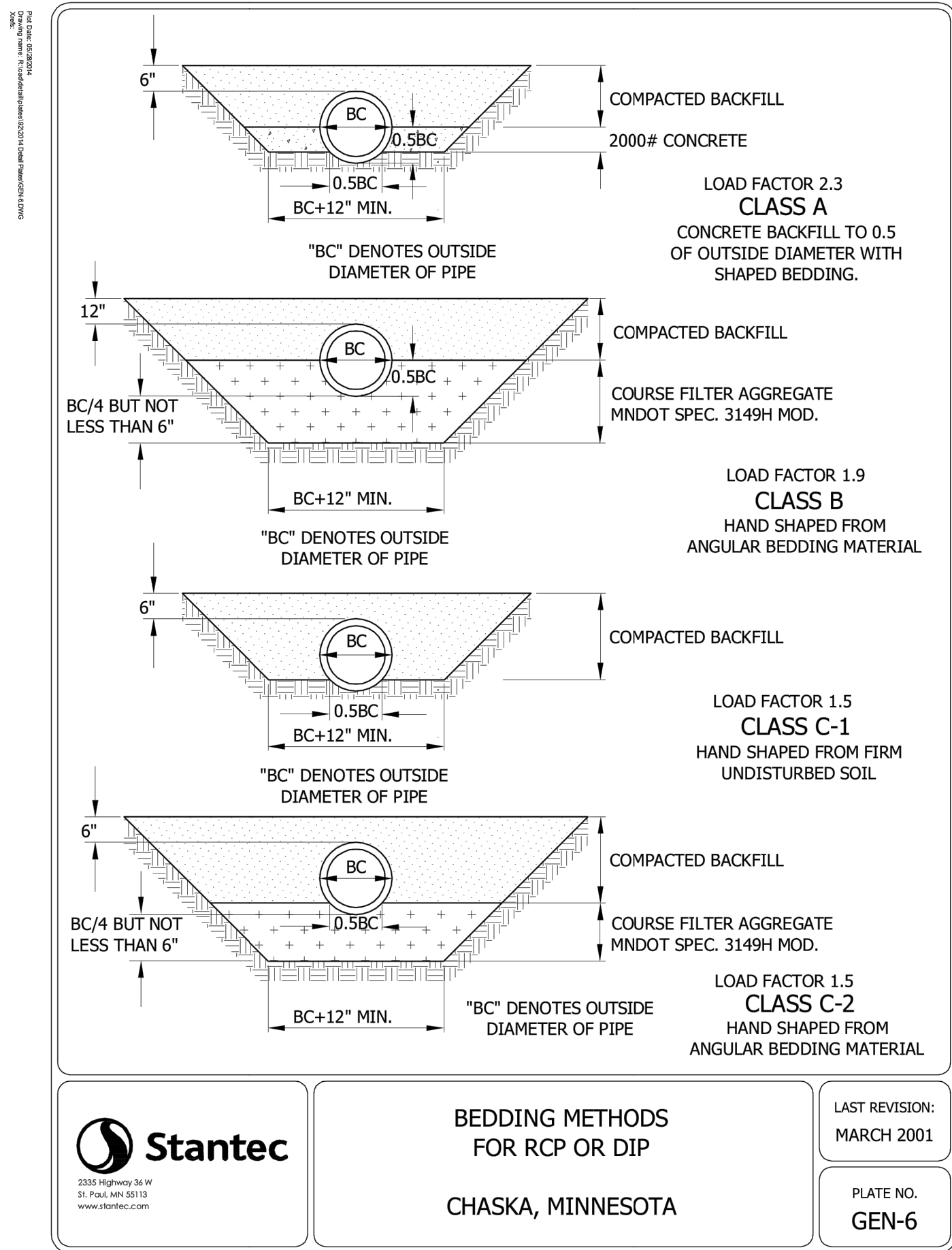


ABBREVIATIONS	
FFE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP.	Typical
MN MUTCD	Minnesota Manual on Uniform Traffic Control Devices

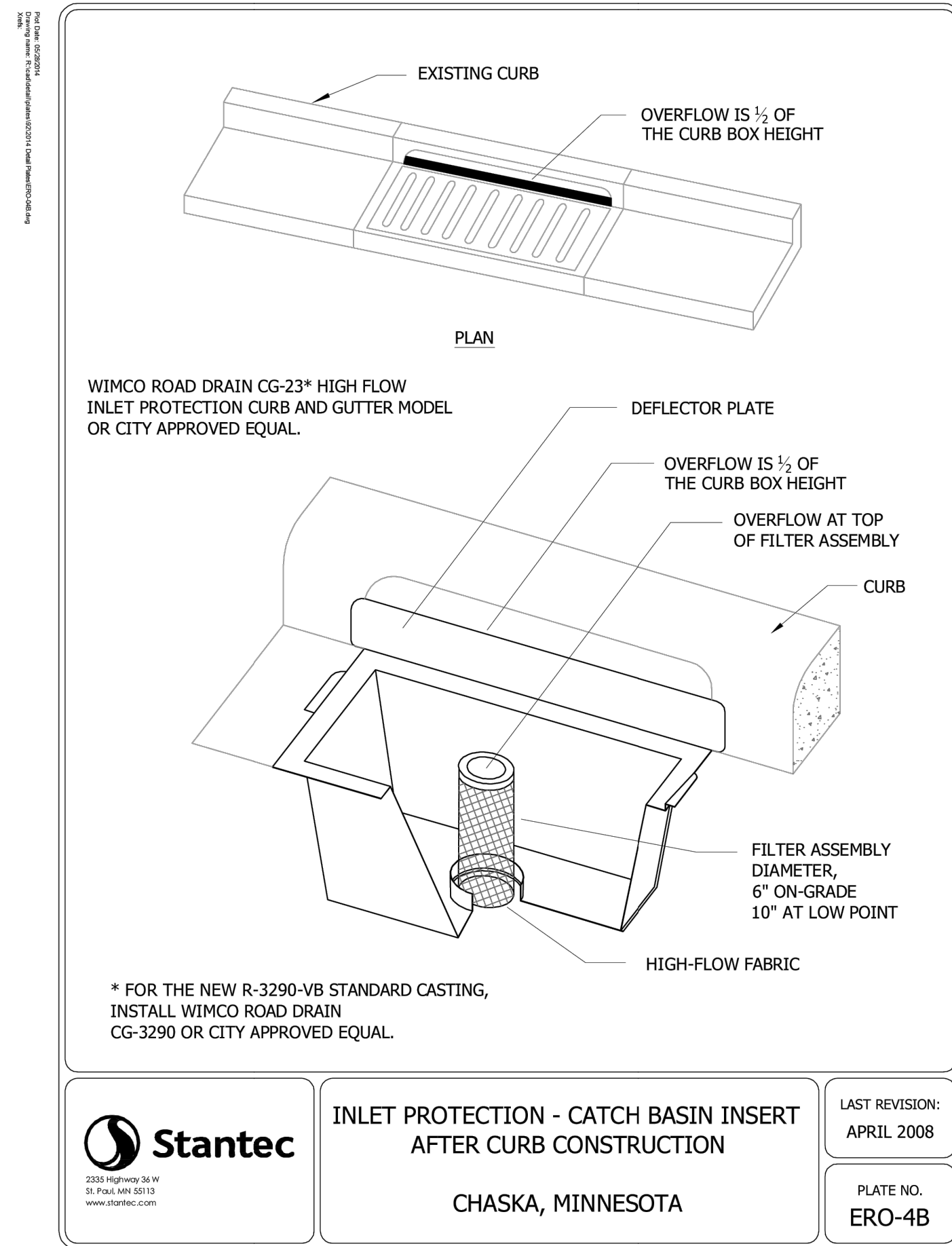
PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	
PROPERTY LINE	
RETAINING WALL	
FUTURE PROPERTY LINE	
PROPOSED FENCE	
FLAT CURB	
BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT/SIDEWALK	
JOINT UTILITY TRENCH	
CHASKA ELECTRICAL TRENCH	

VEHICLE COLORS	
BLUE	FRONT TIRES
GREEN	VEHICLE BODY
BLACK	REAR TIRES

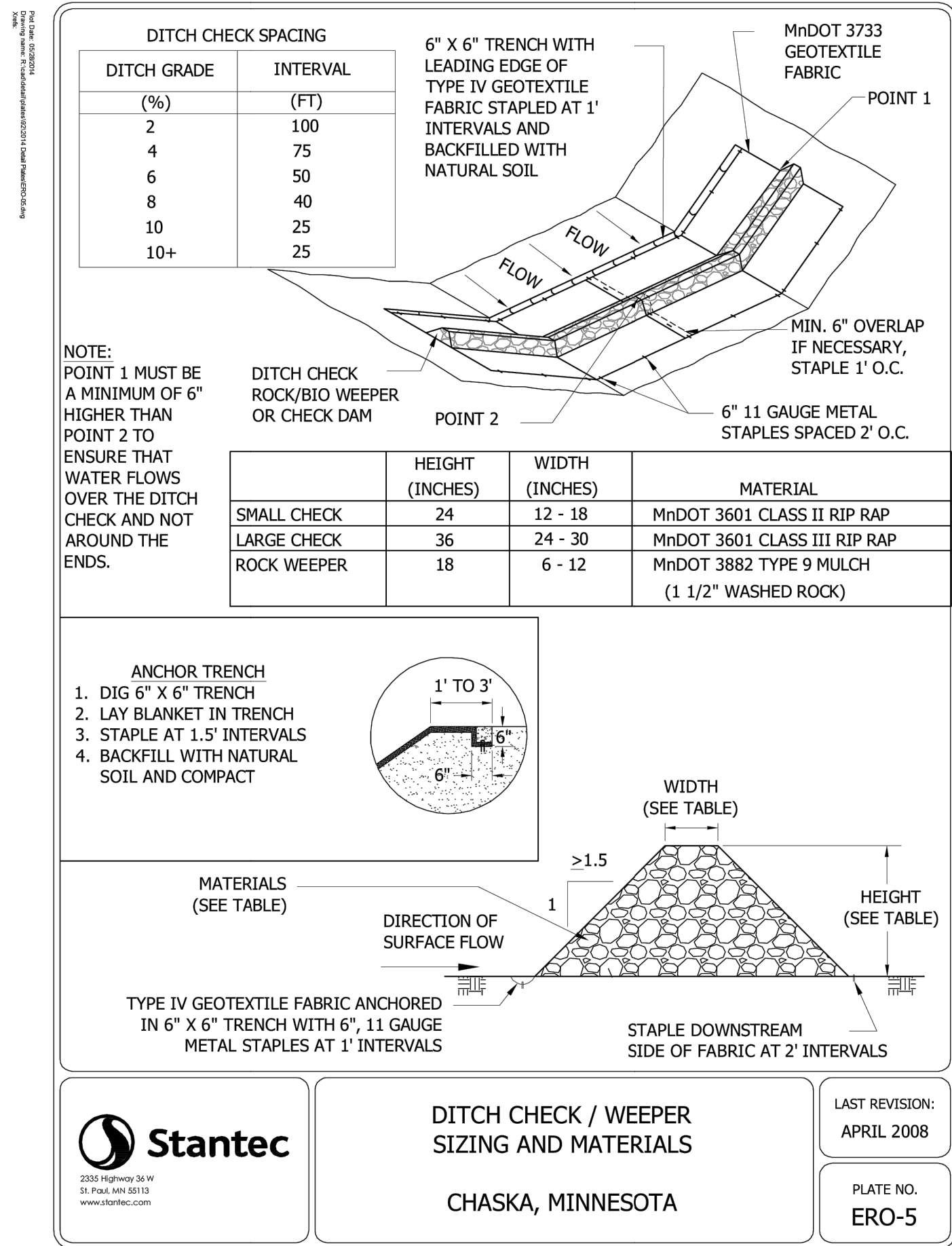




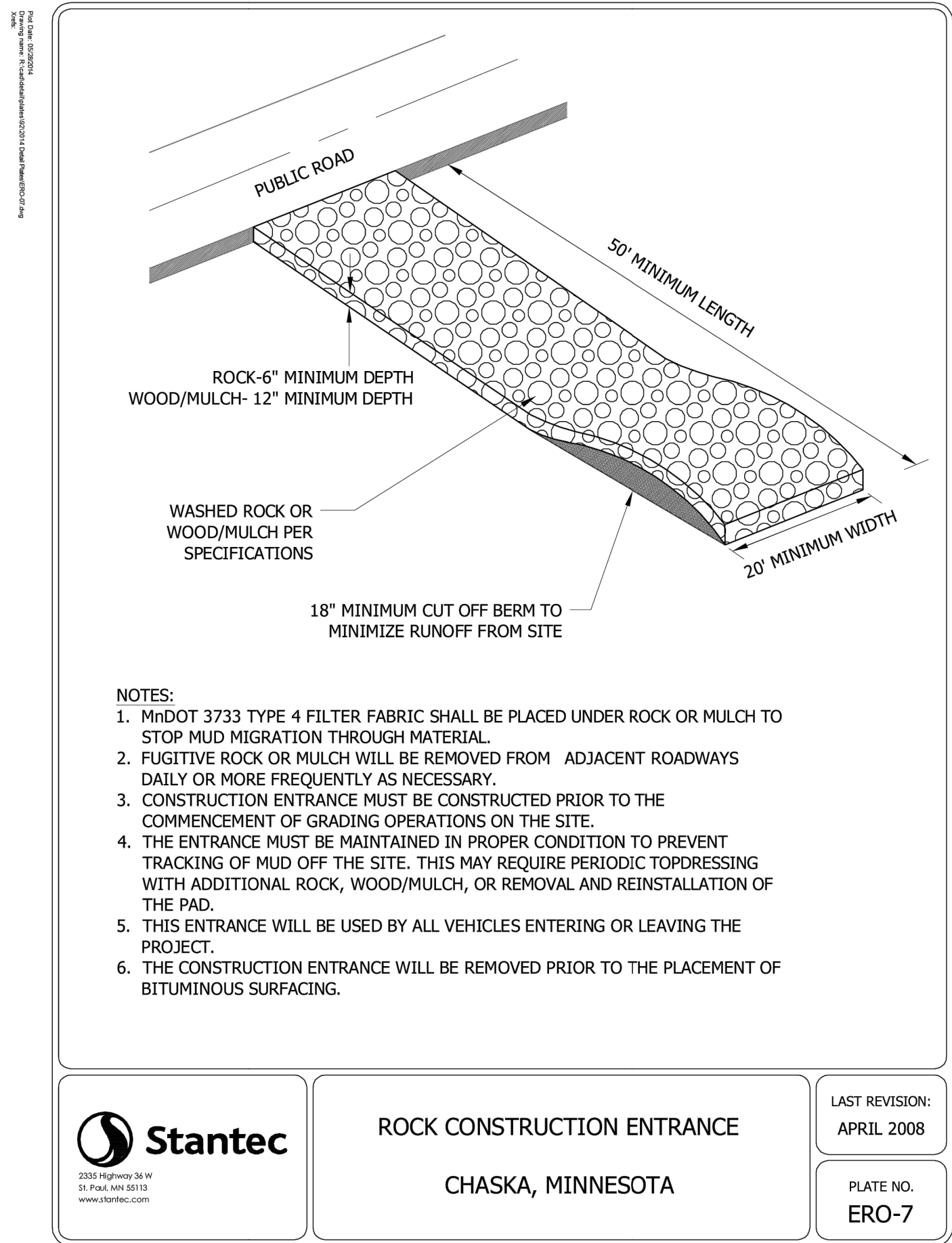
7 PIPE BEDDING
C500 NOT TO SCALE



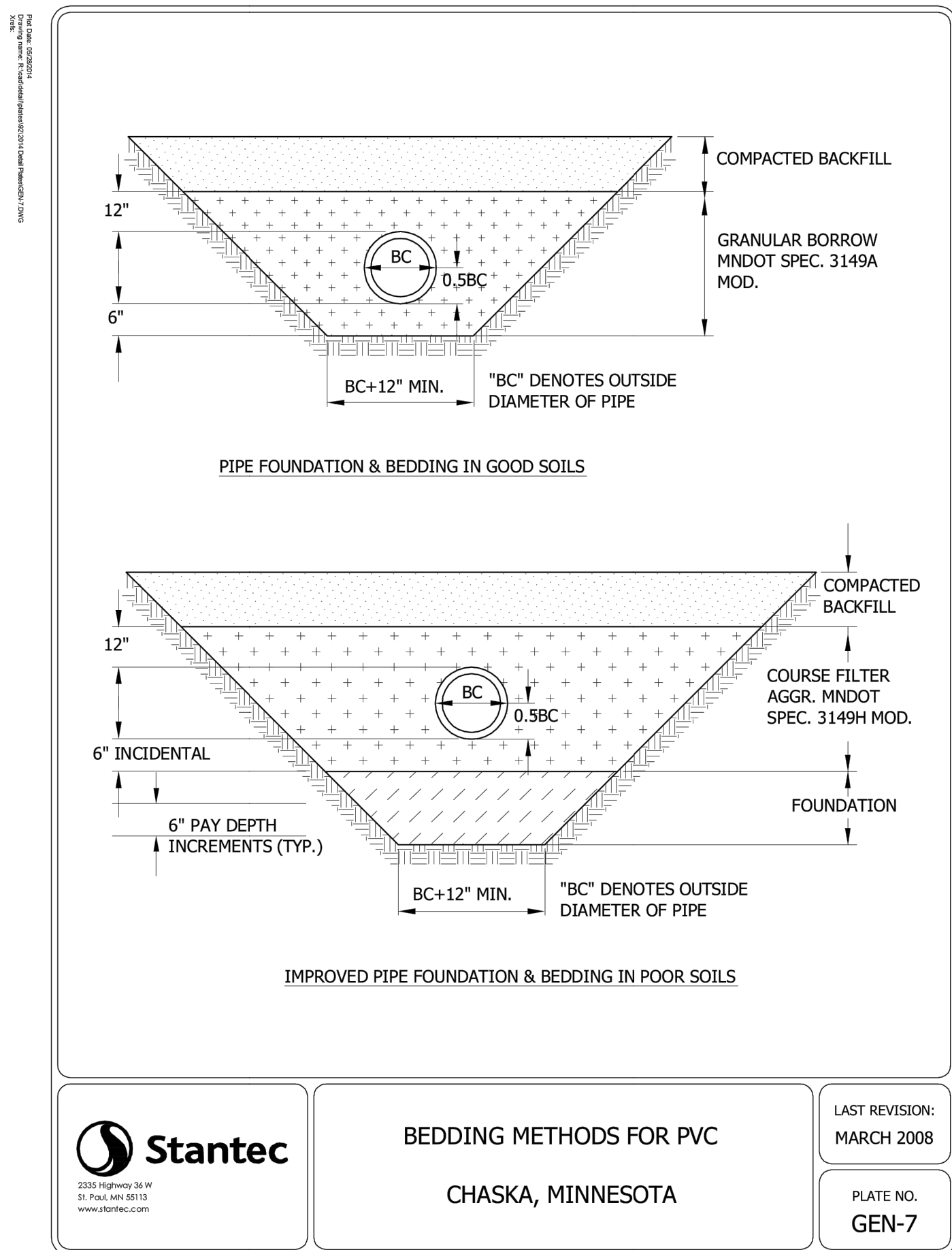
5 INLET PROTECTION
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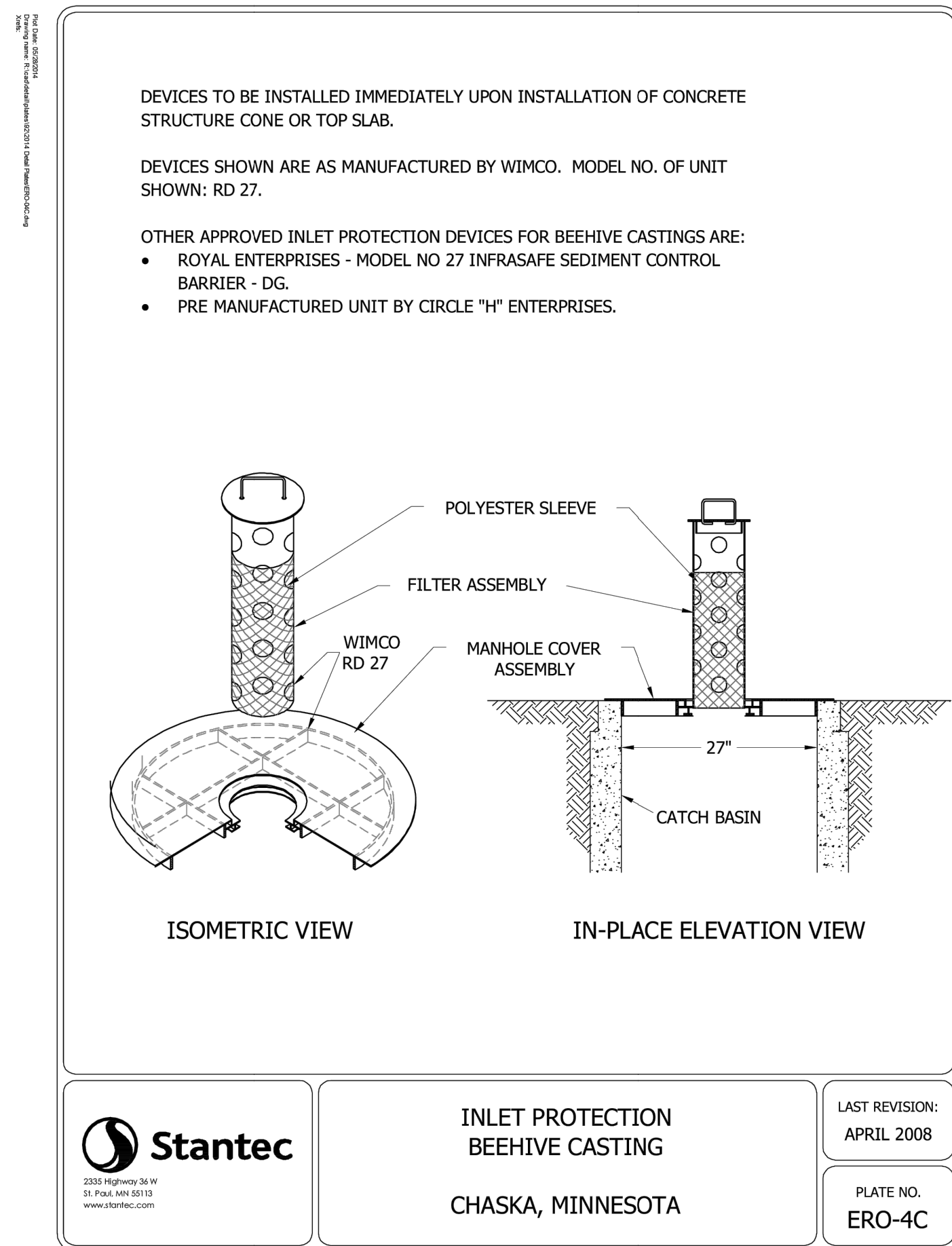
3 BIO LOG
C500 NOT TO SCALE



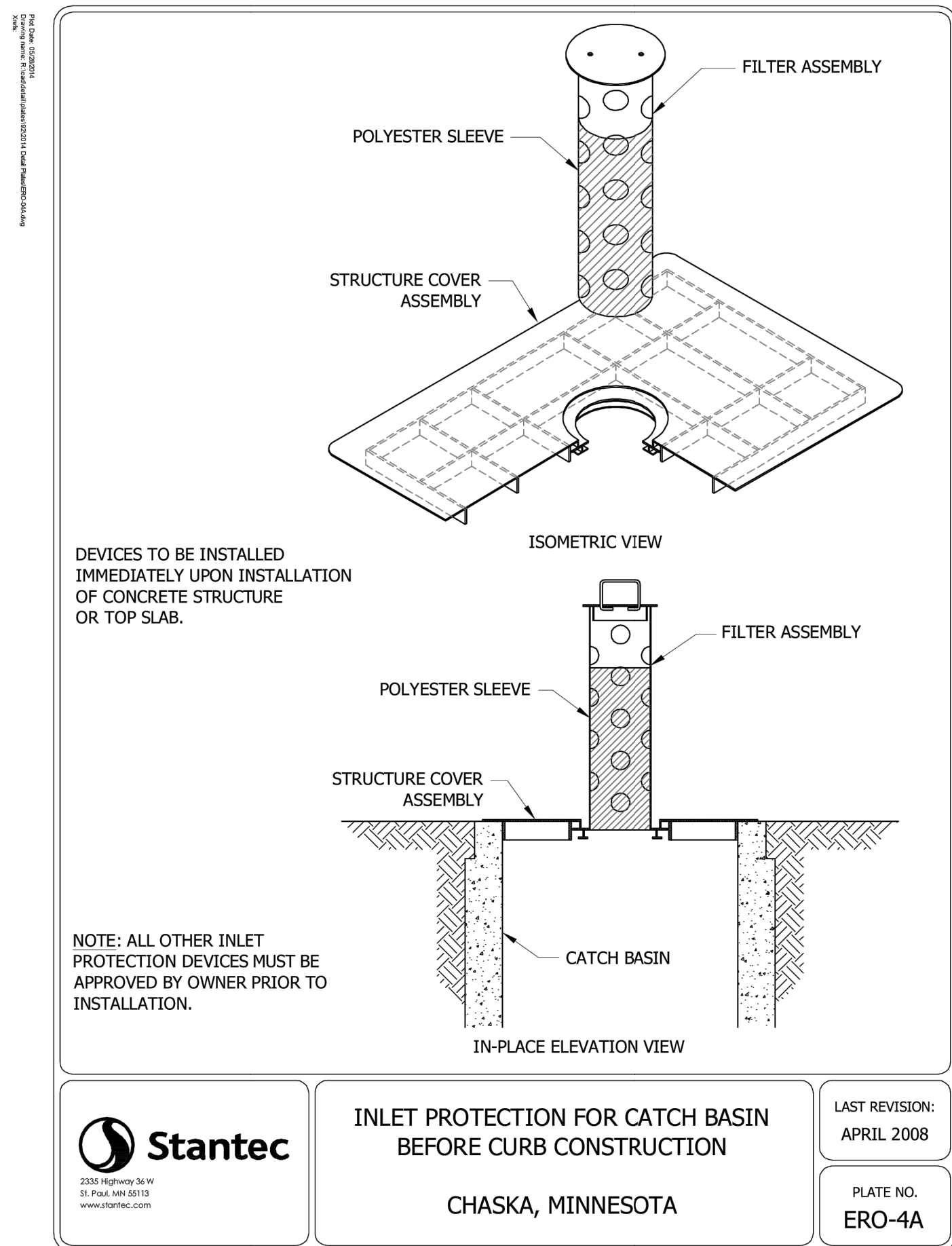
1 CONSTRUCTION ENTRANCE
C500 NOT TO SCALE



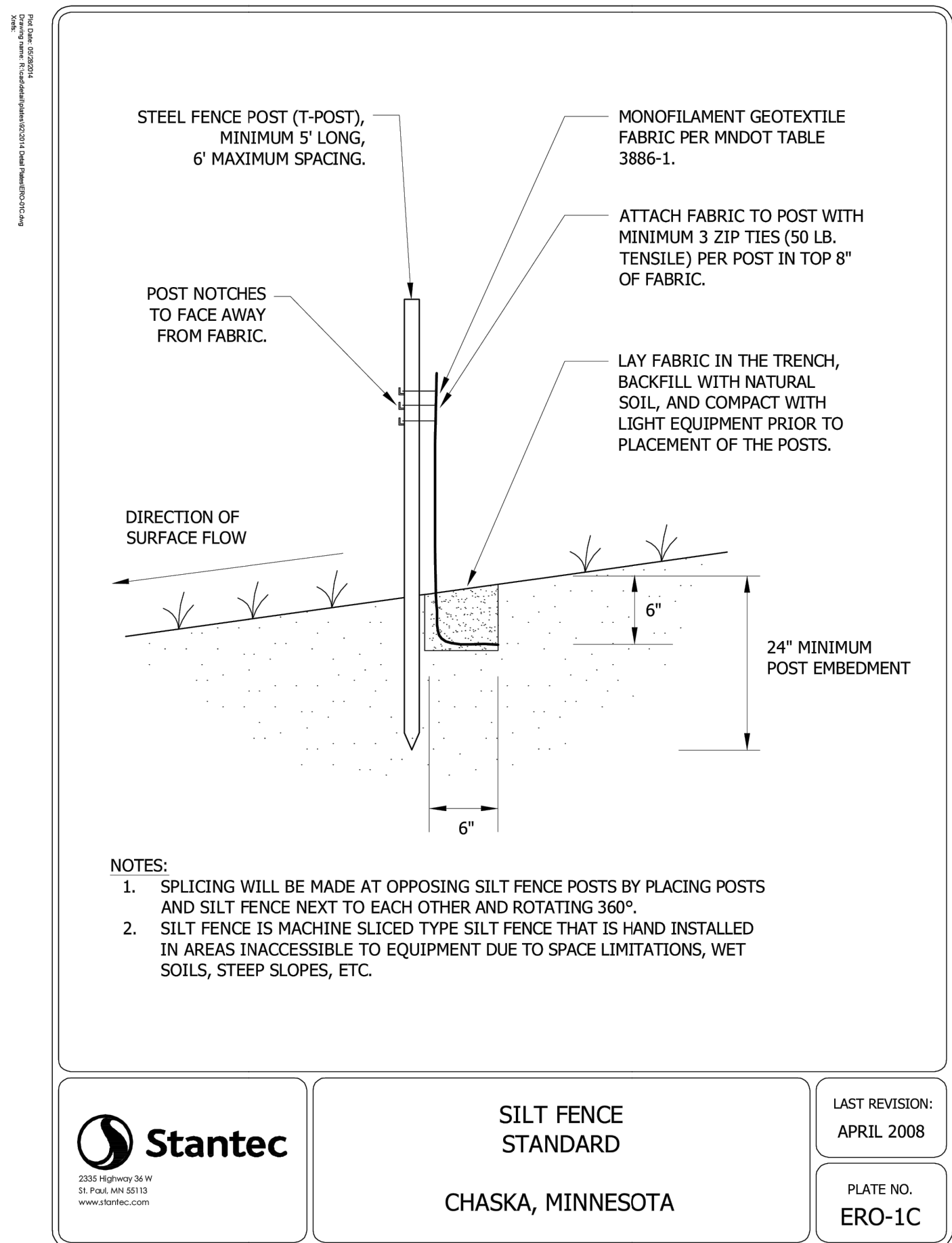
8 PVC PIPE BEDDING
C500 NOT TO SCALE



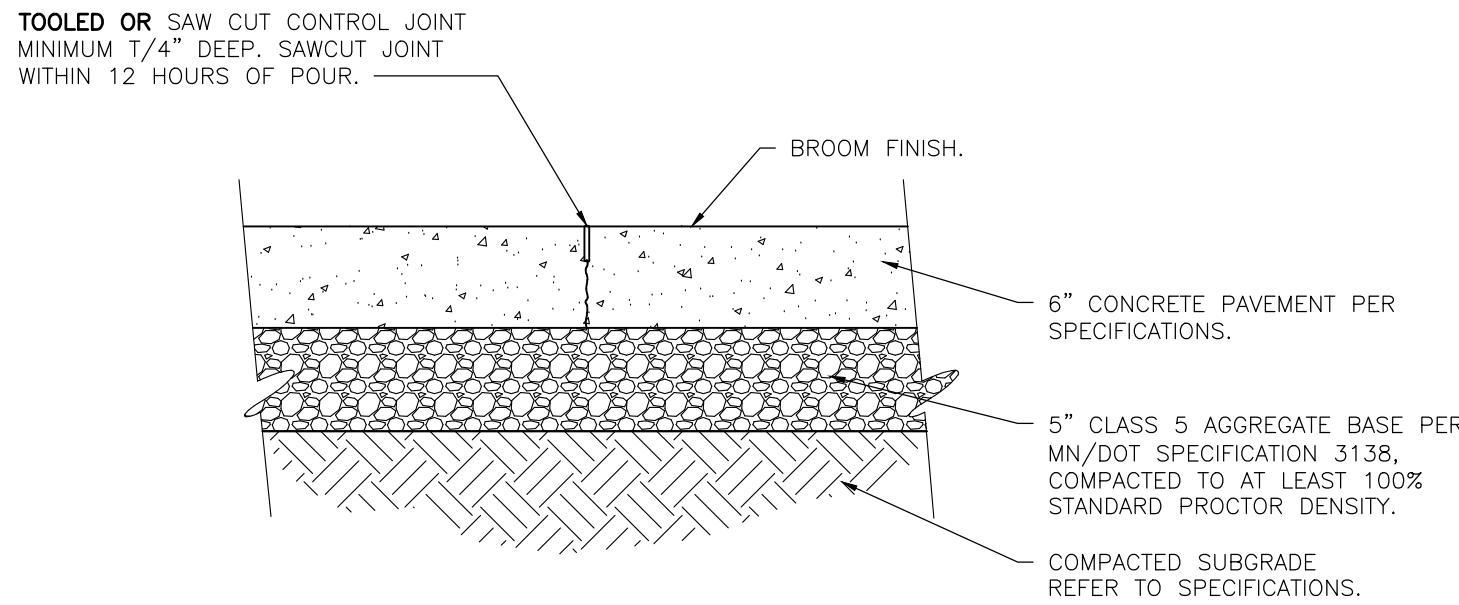
6 INLET PROTECTION
C500 NOT TO SCALE



4 INLET PROTECTION
C500 NOT TO SCALE



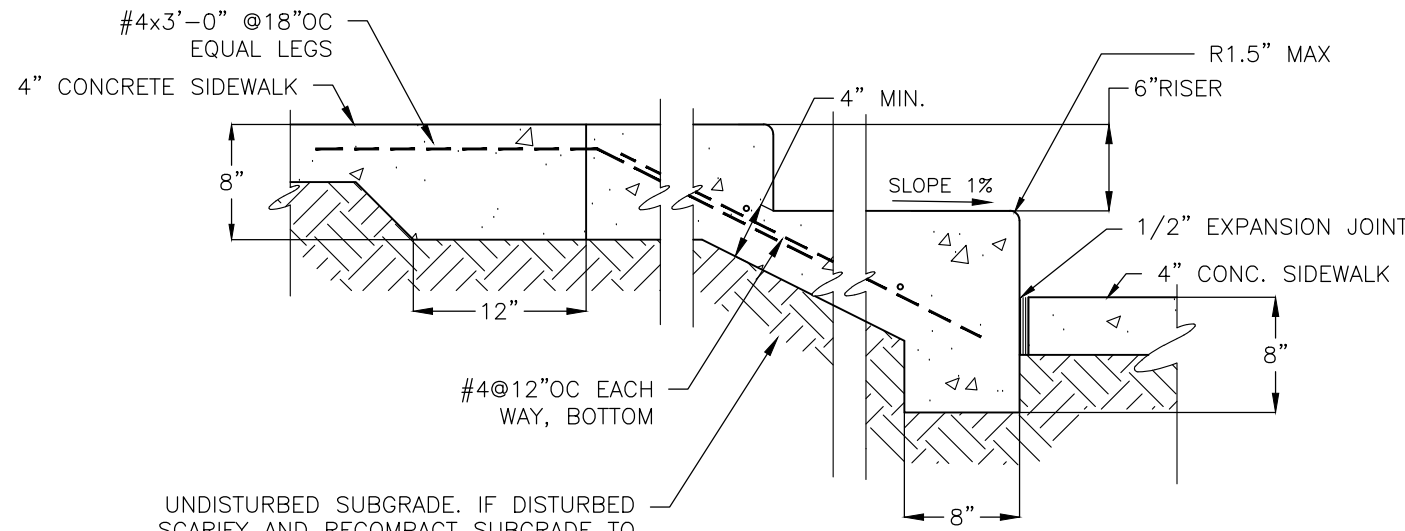
2 SILT FENCE
C500 NOT TO SCALE



NOTE:
1: JOINT SPACING SHALL NOT EXCEED 24
TIMES THE PAVEMENT THICKNESS WITH A
MAXIMUM OF 12 FEET.

7 CONCRETE PAVEMENT

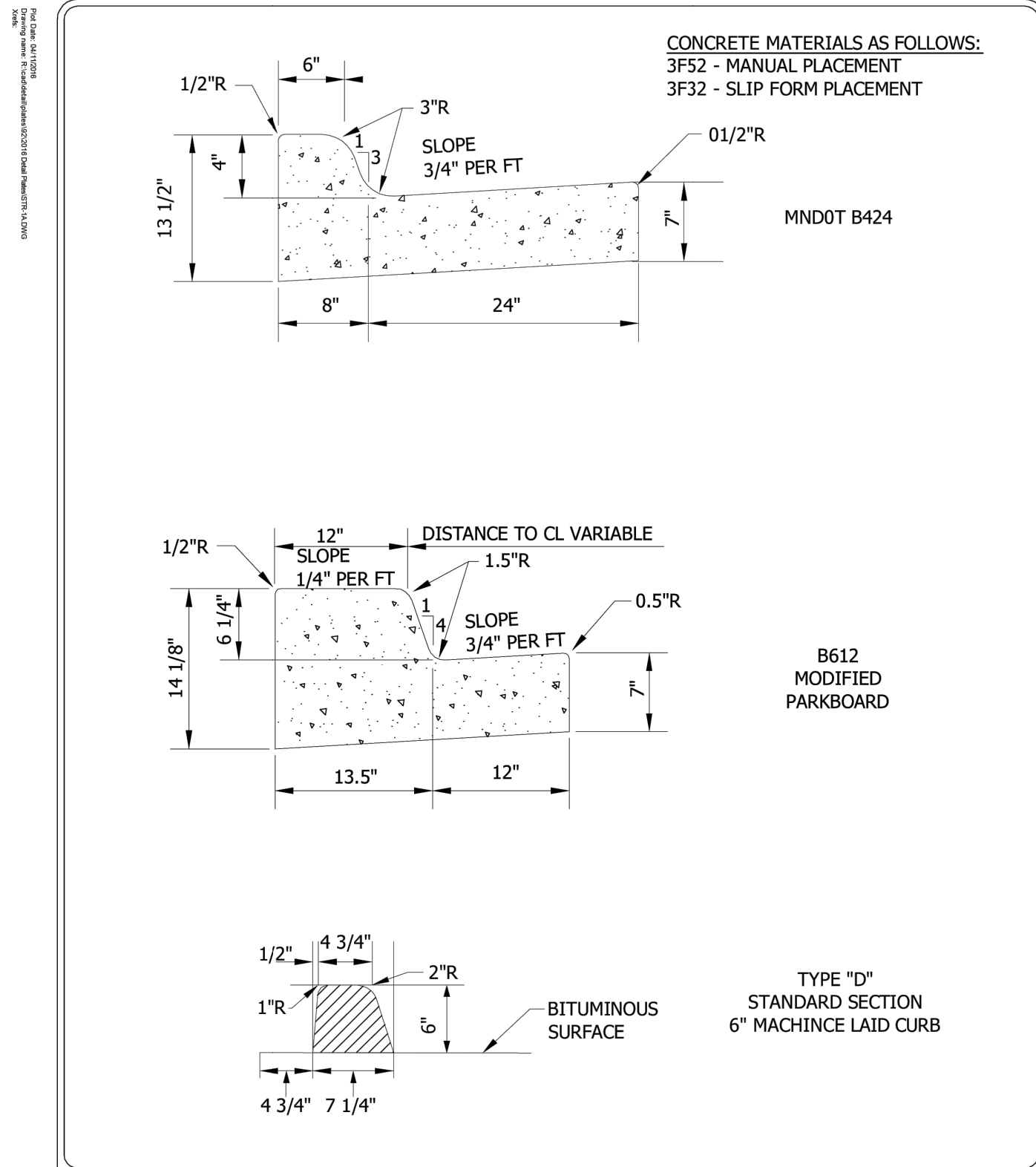
C501 NOT TO SCALE



- ALL REBAR TO BE EPOXY COATED.
- ALL REBAR TO BE COVERED BY 2" CONCRETE.
- CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
- REFER TO GRADING PLAN FOR NUMBER OF STAIRS AND HEIGHT.

8 CONCRETE STEP

C501 NOT TO SCALE

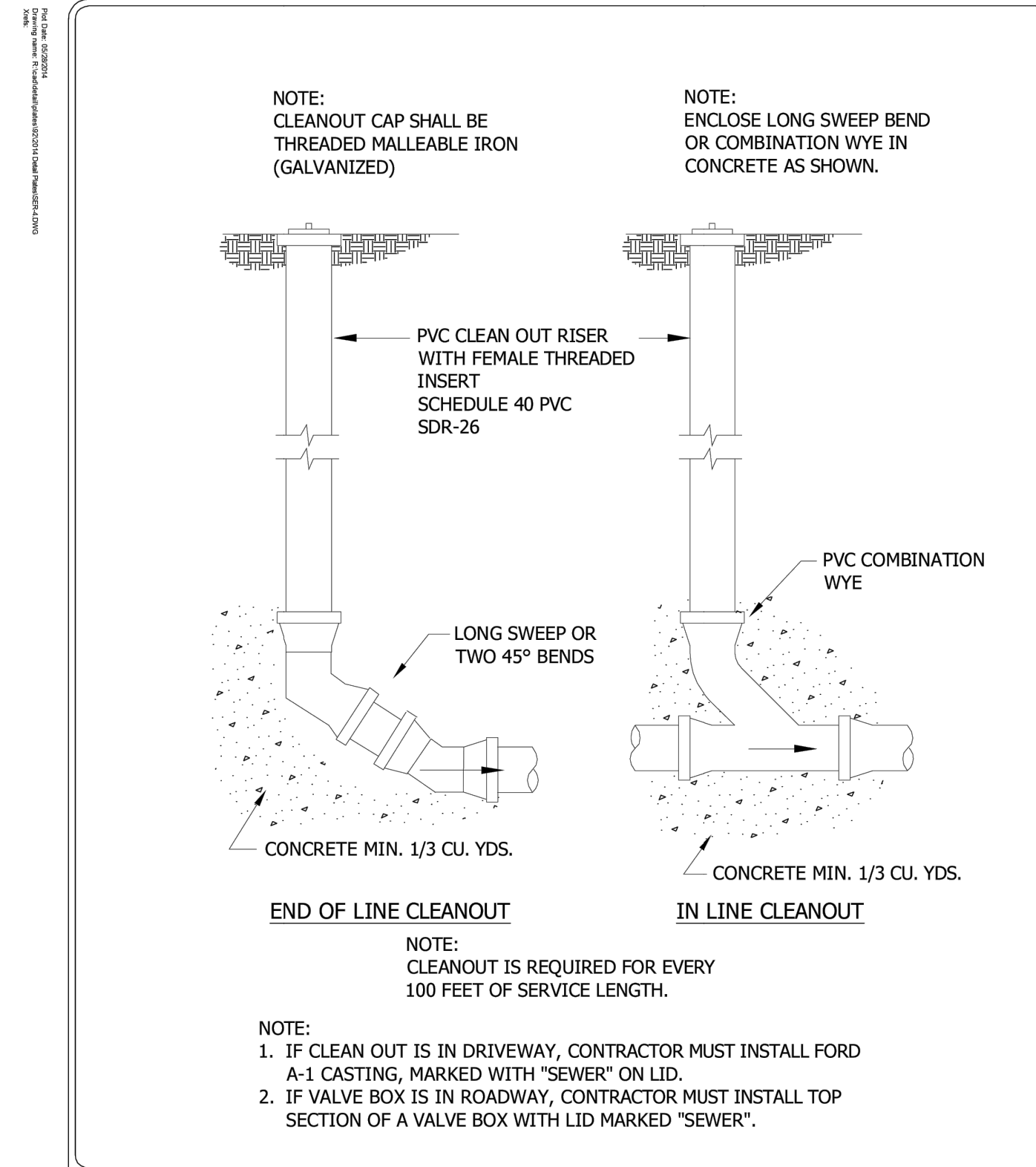


Stantec

NON STARDARD CURB AND GUTTER
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STR-1A

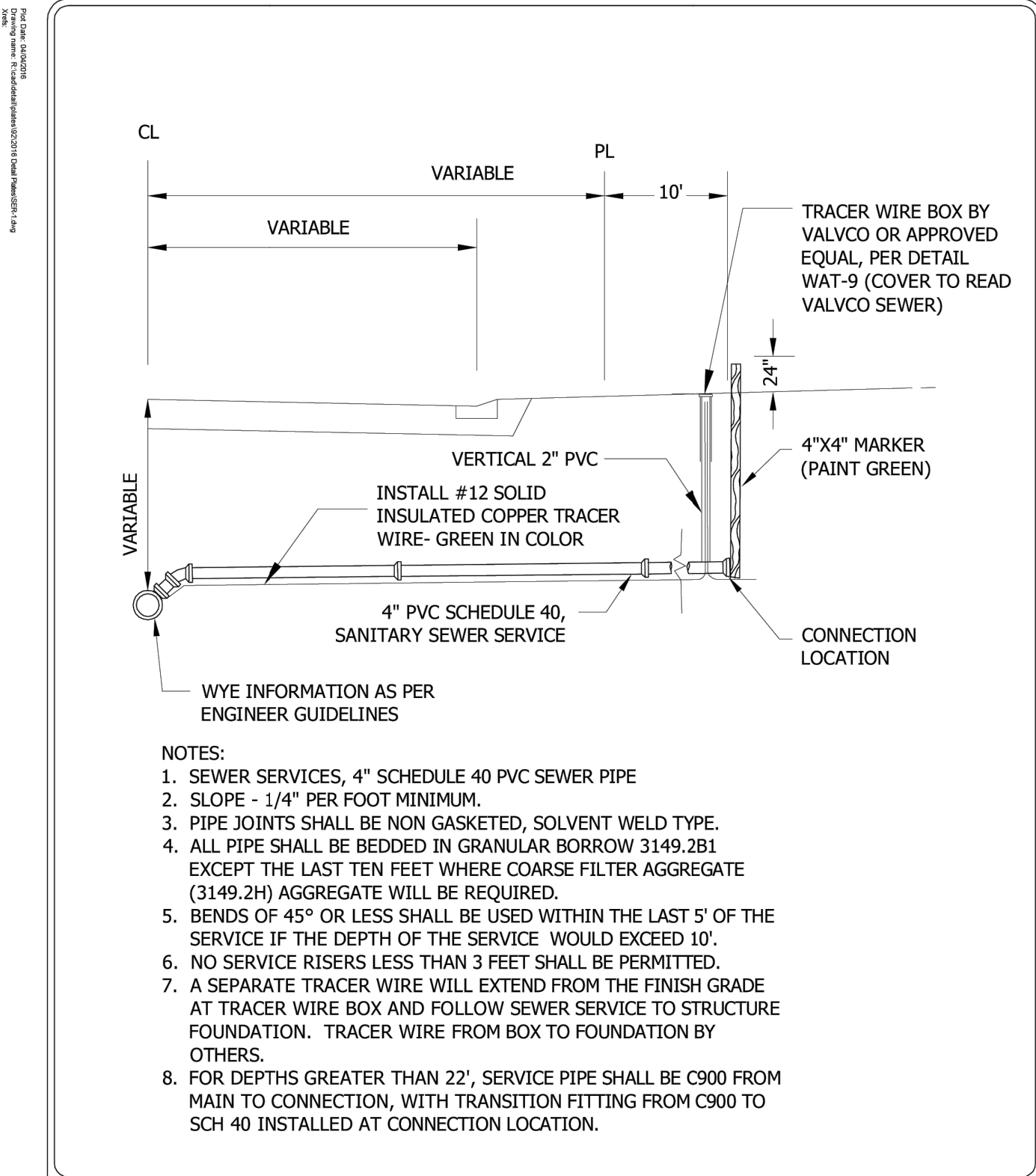


Stantec

SERVICE LINE CLEANOUTS
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2001

PLATE NO.
SER-4



Stantec

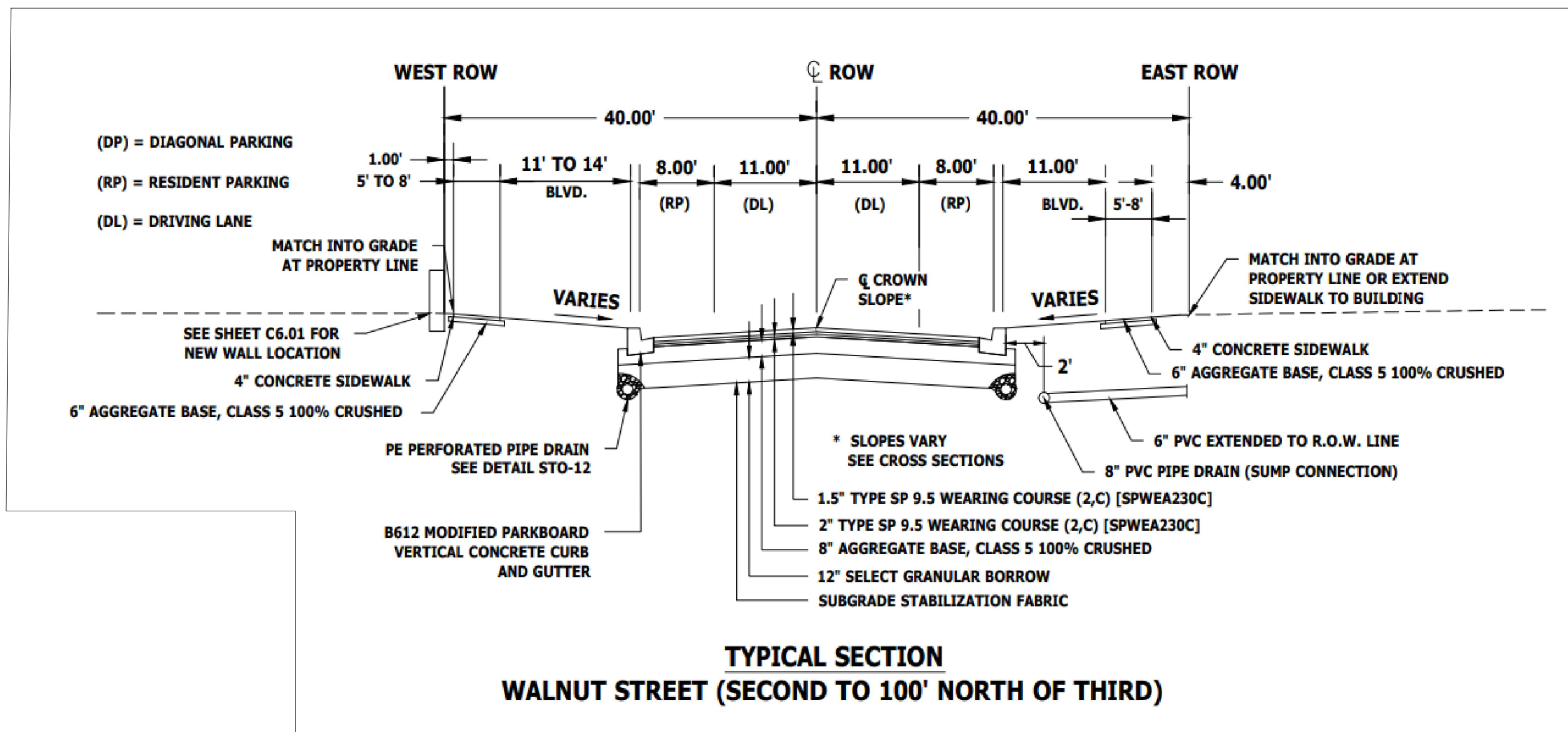
SEWER SERVICE CONNECTION
CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
SER-1

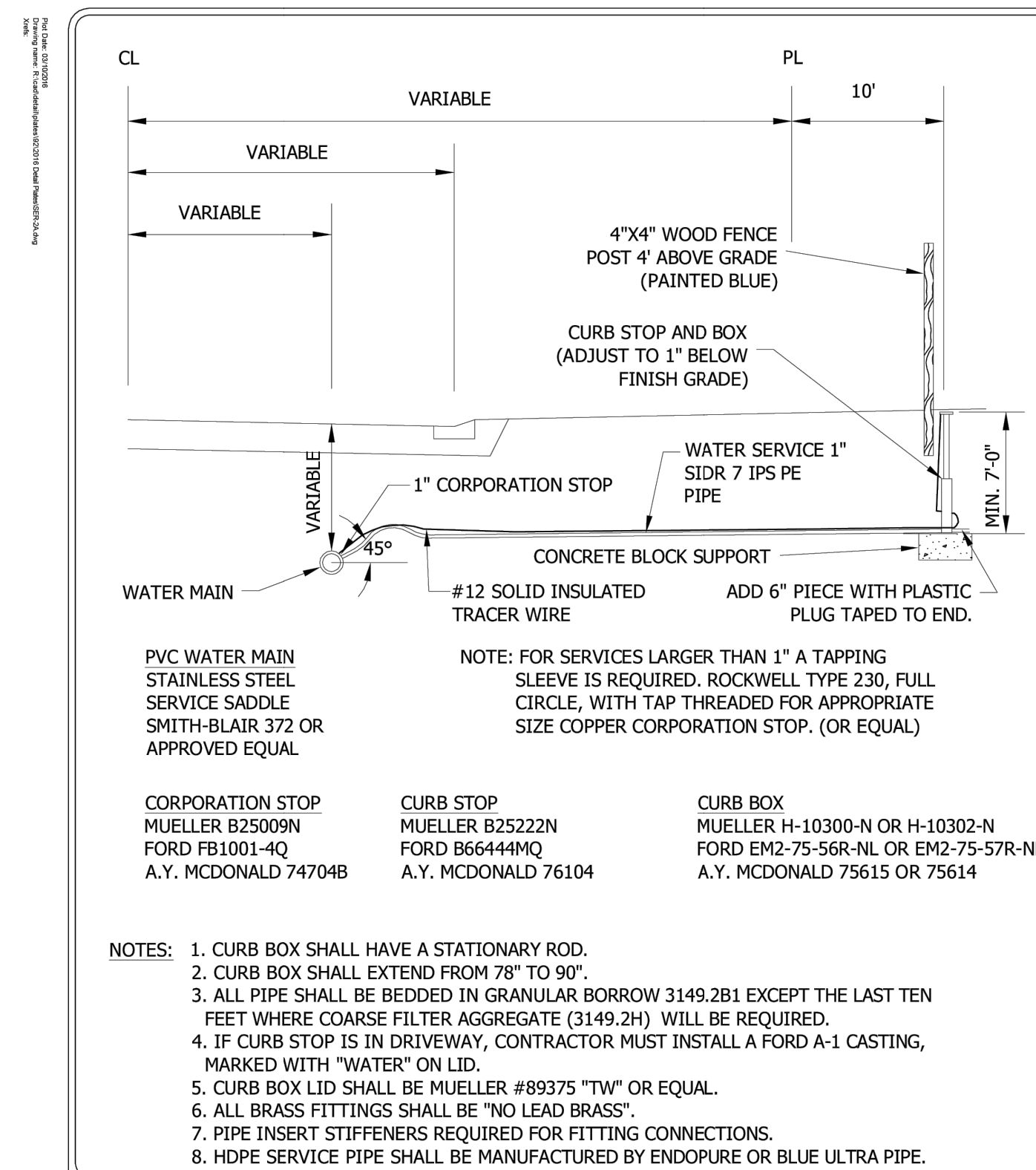
1 SANITARY SEWER CONNECTION

C501 NOT TO SCALE



6 STREET SECTION

C501 NOT TO SCALE

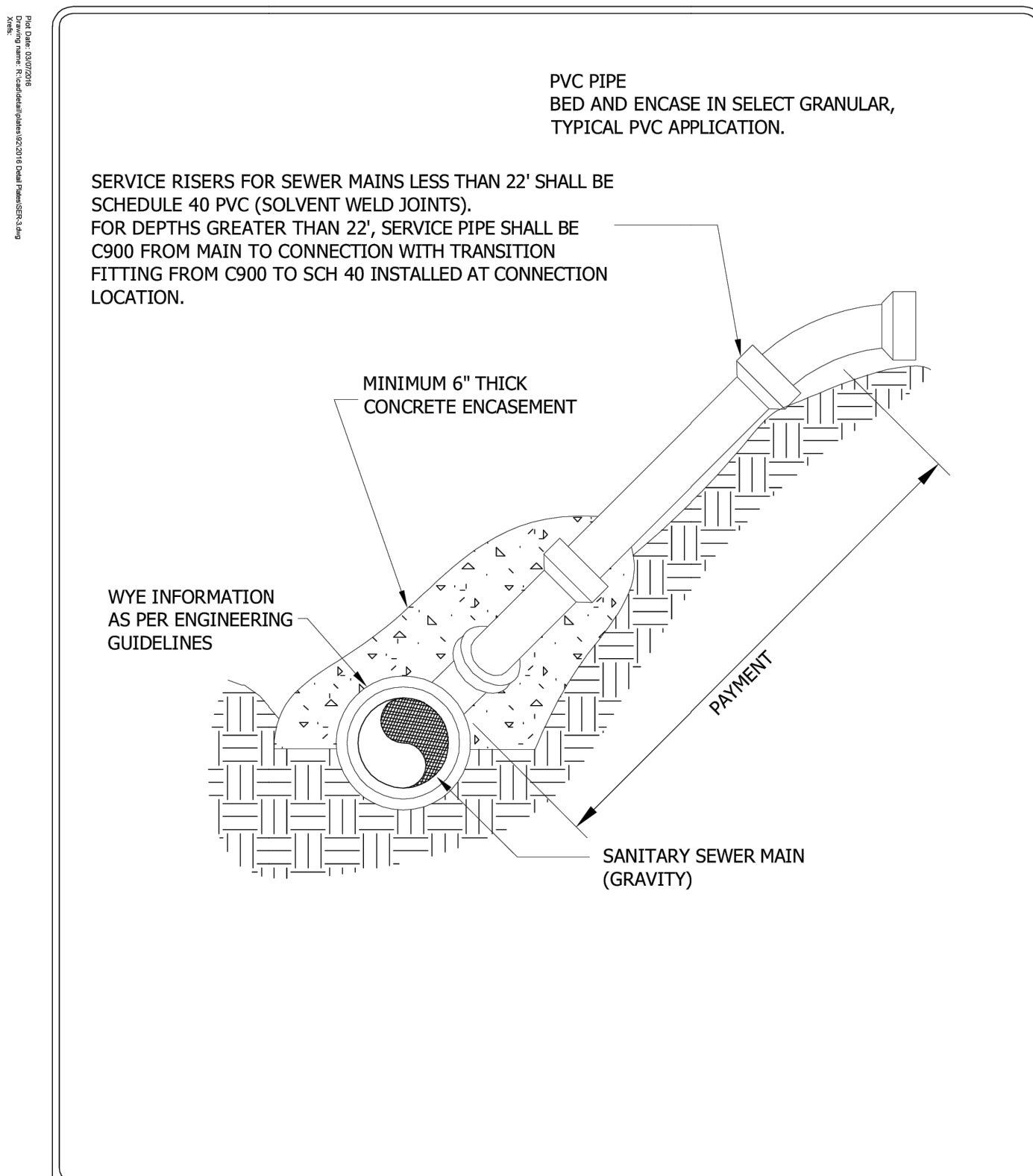


Stantec

WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

PLATE NO.
SER-2A



Stantec

SERVICE RISER
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2016

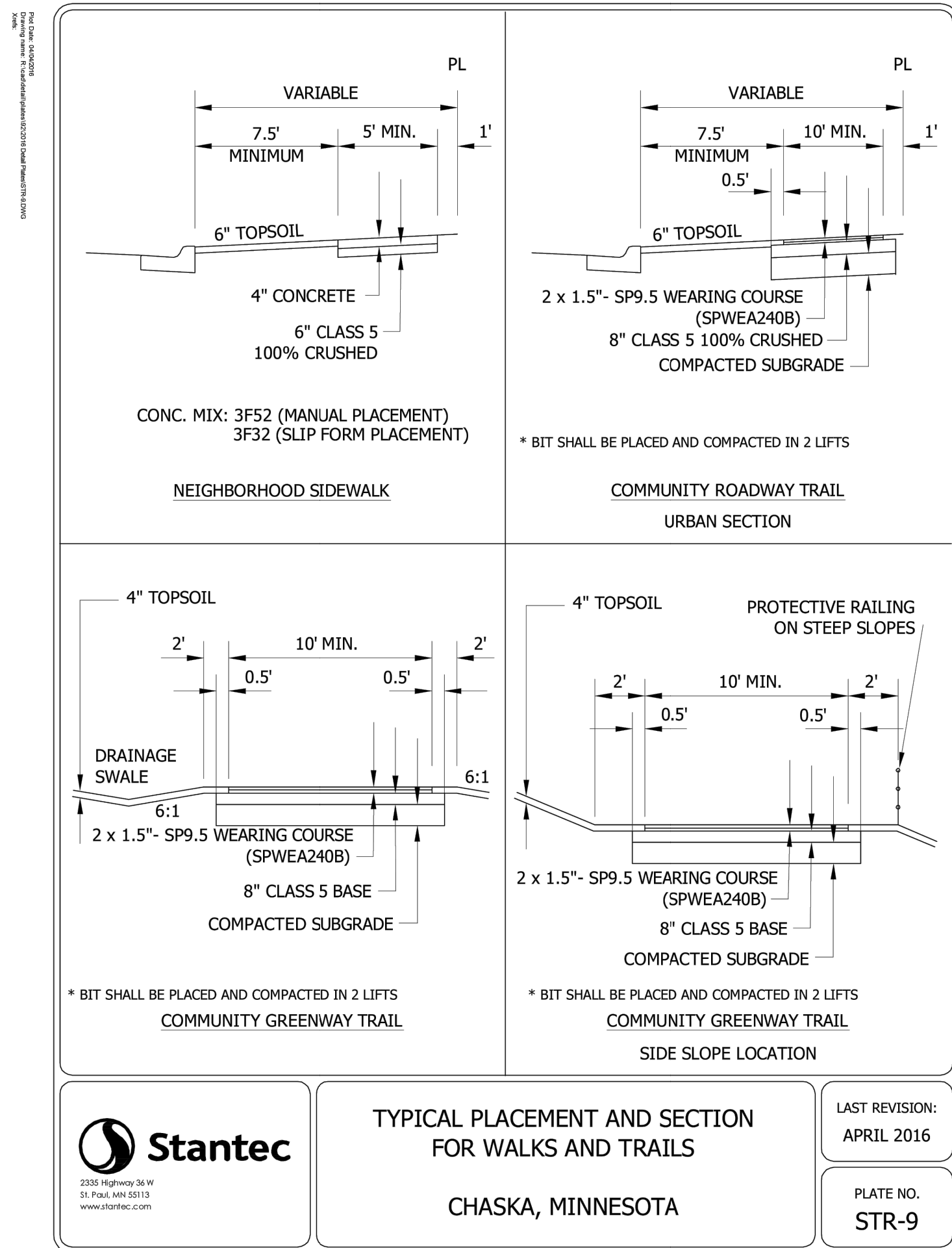
PLATE NO.
SER-3

2 SANITARY SERVICE RISER

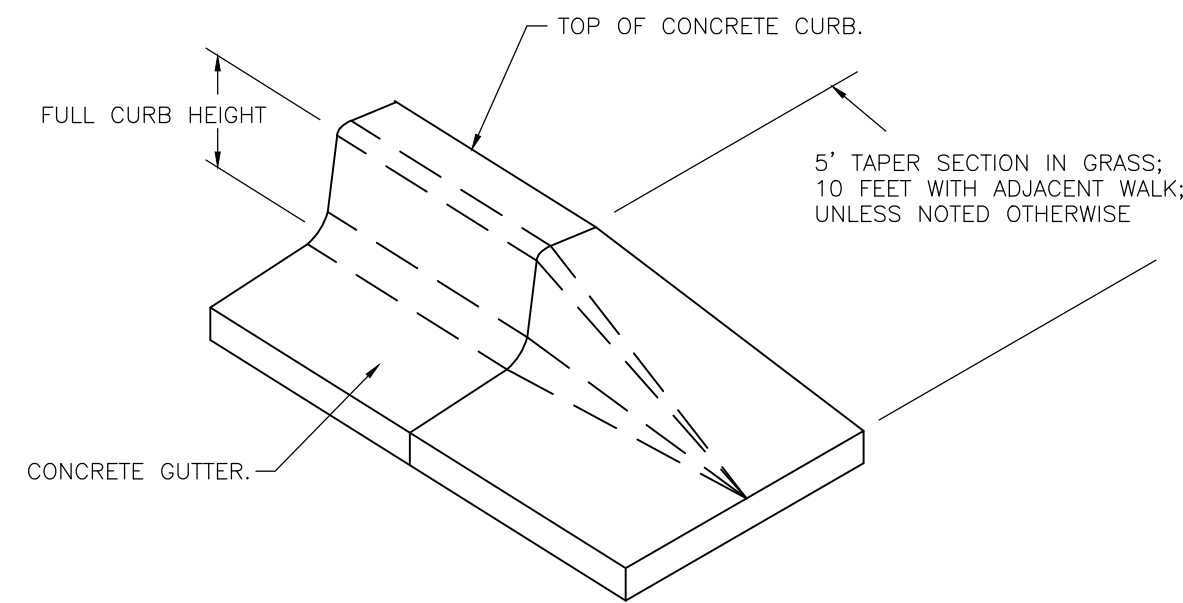
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4 WATER SERVICE CONNECTION

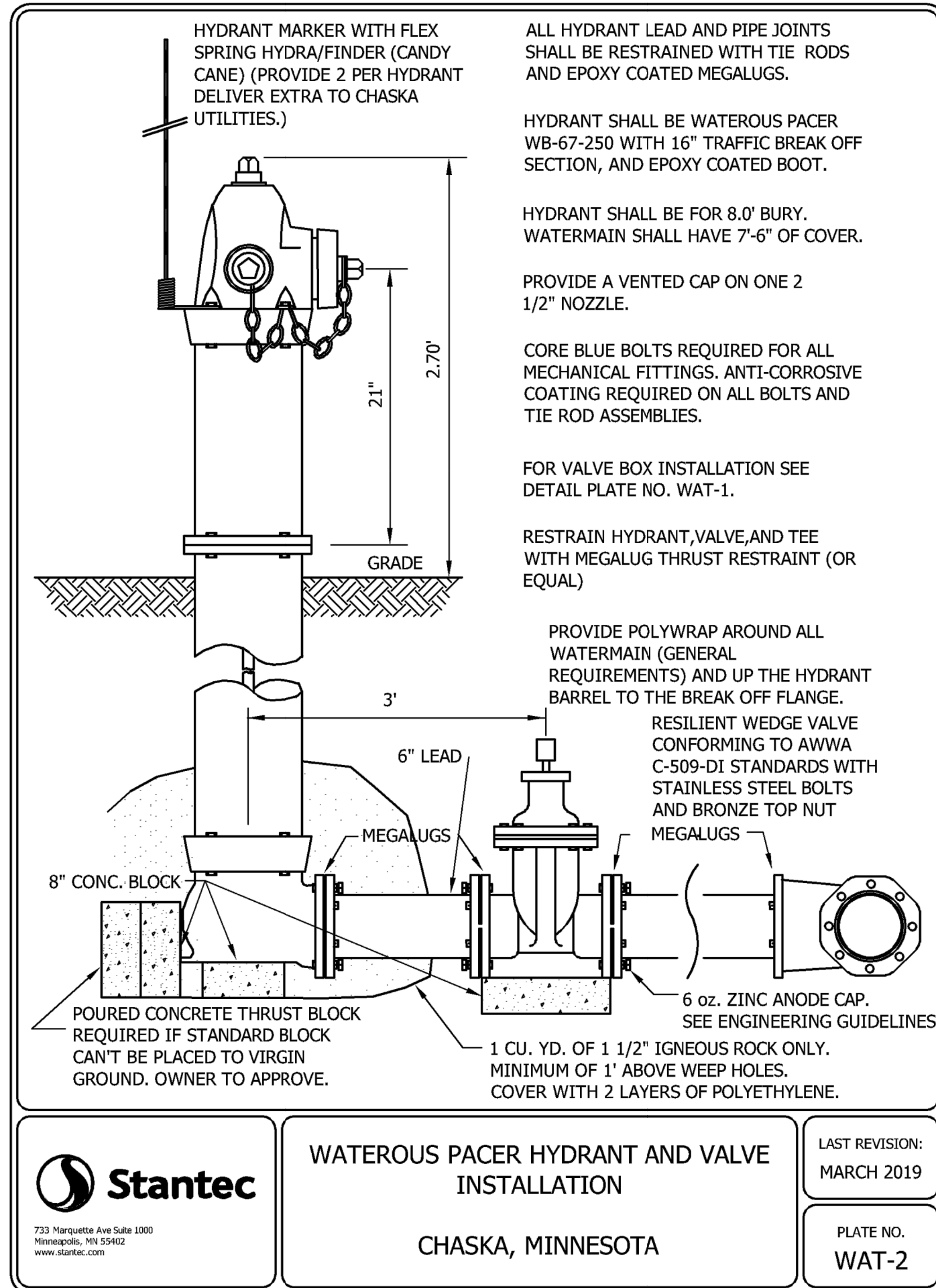
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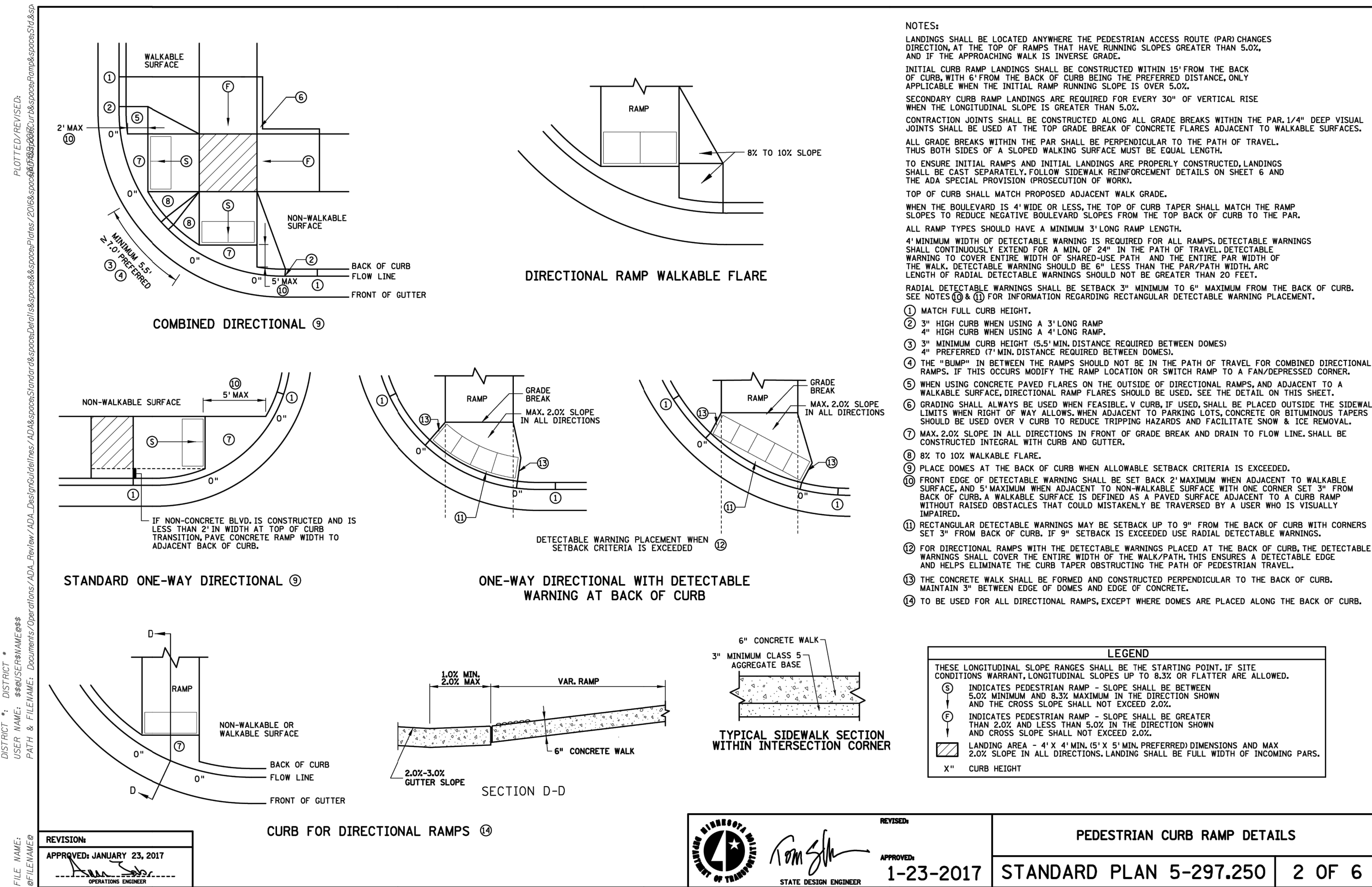
6 C502 TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS NOT TO SCALE



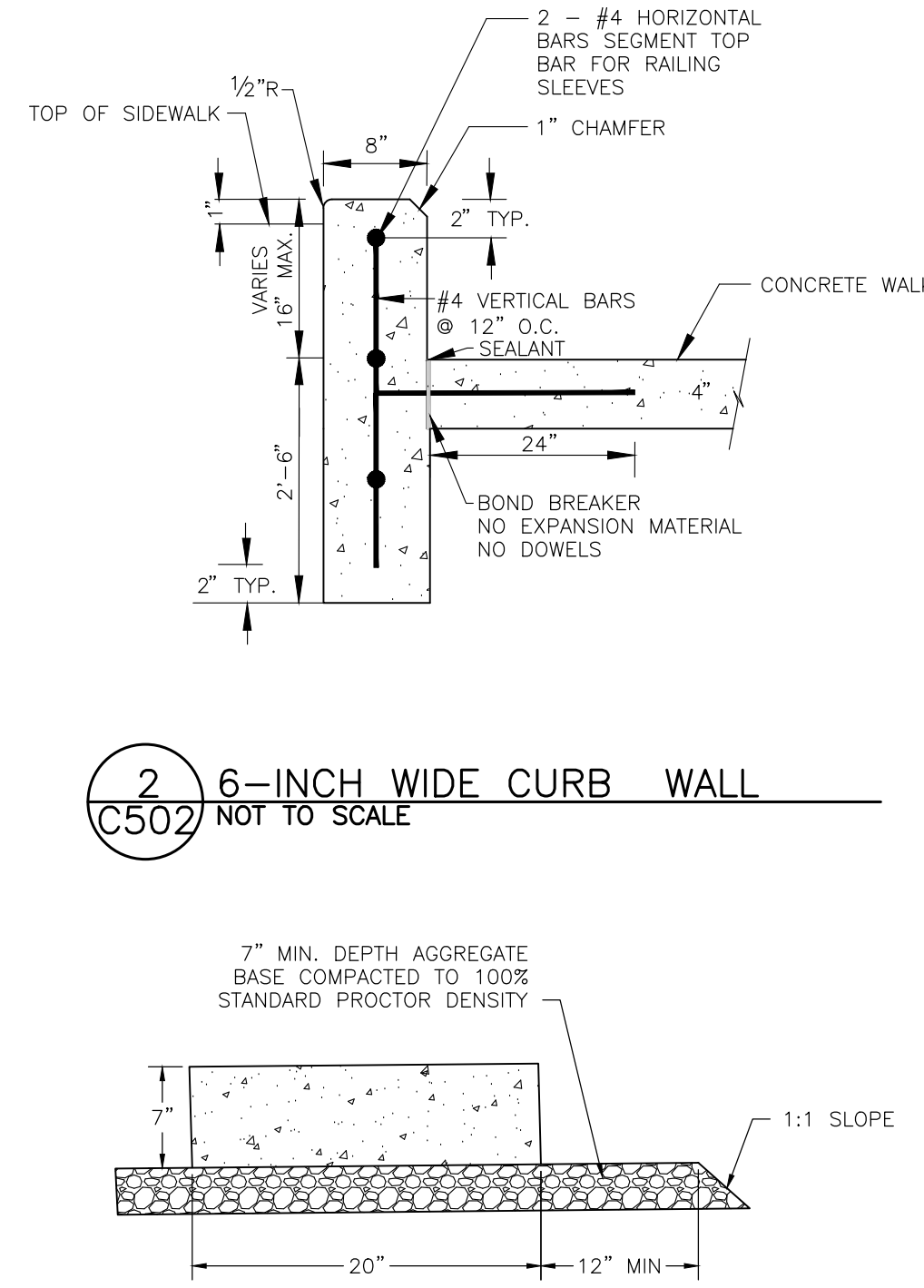
4 C502 NOSE-DOWN CURB SECTION NOT TO SCALE



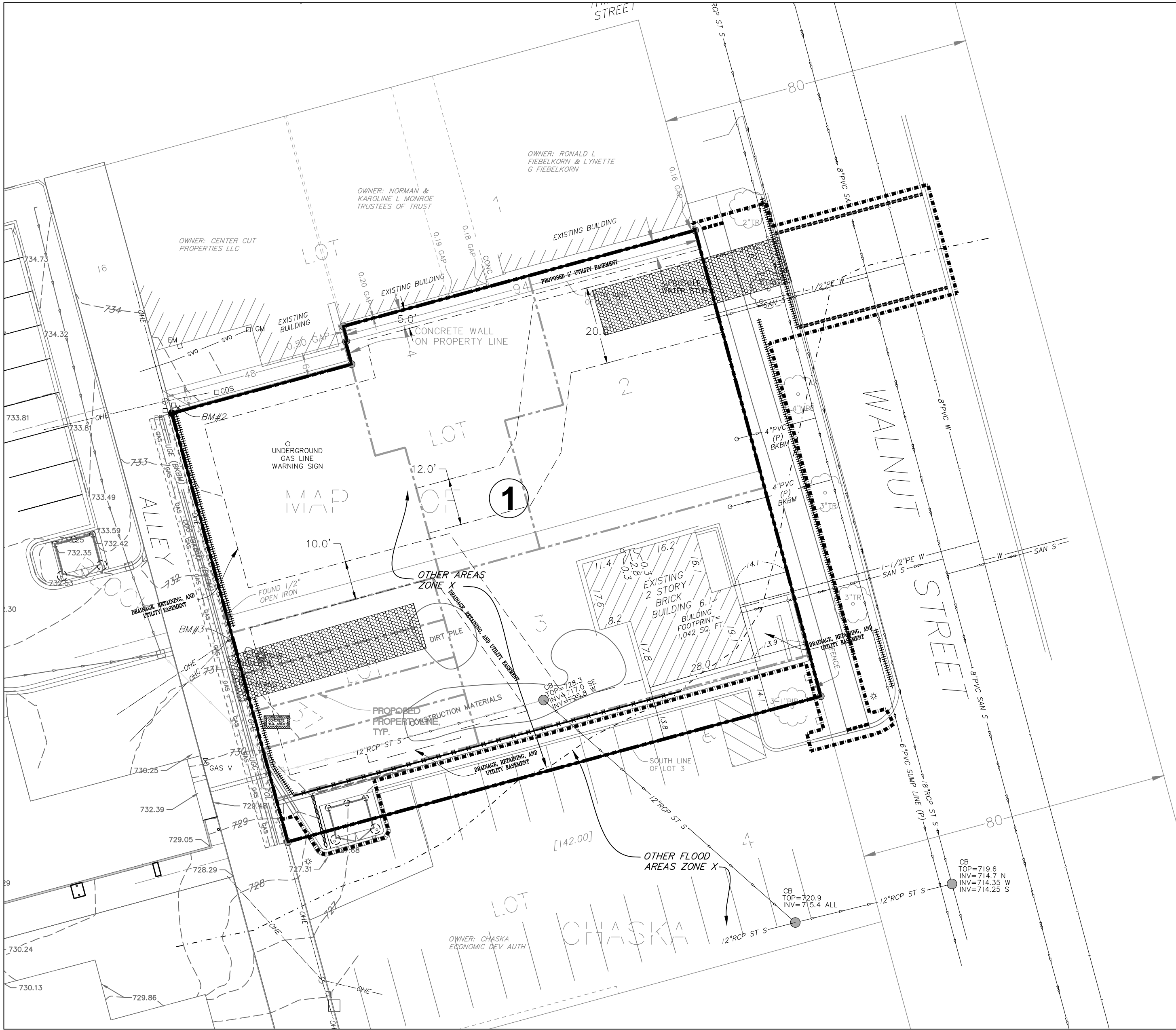
1 C502 WATEROUS PACER HYDRANT AND VALVE INSTALLATION NOT TO SCALE



5 C502 MNDOT PEDESTRIAN CURB RAMP NOT TO SCALE



3 C502 FLAT CURB/CONCRETE EDGER NOT TO SCALE

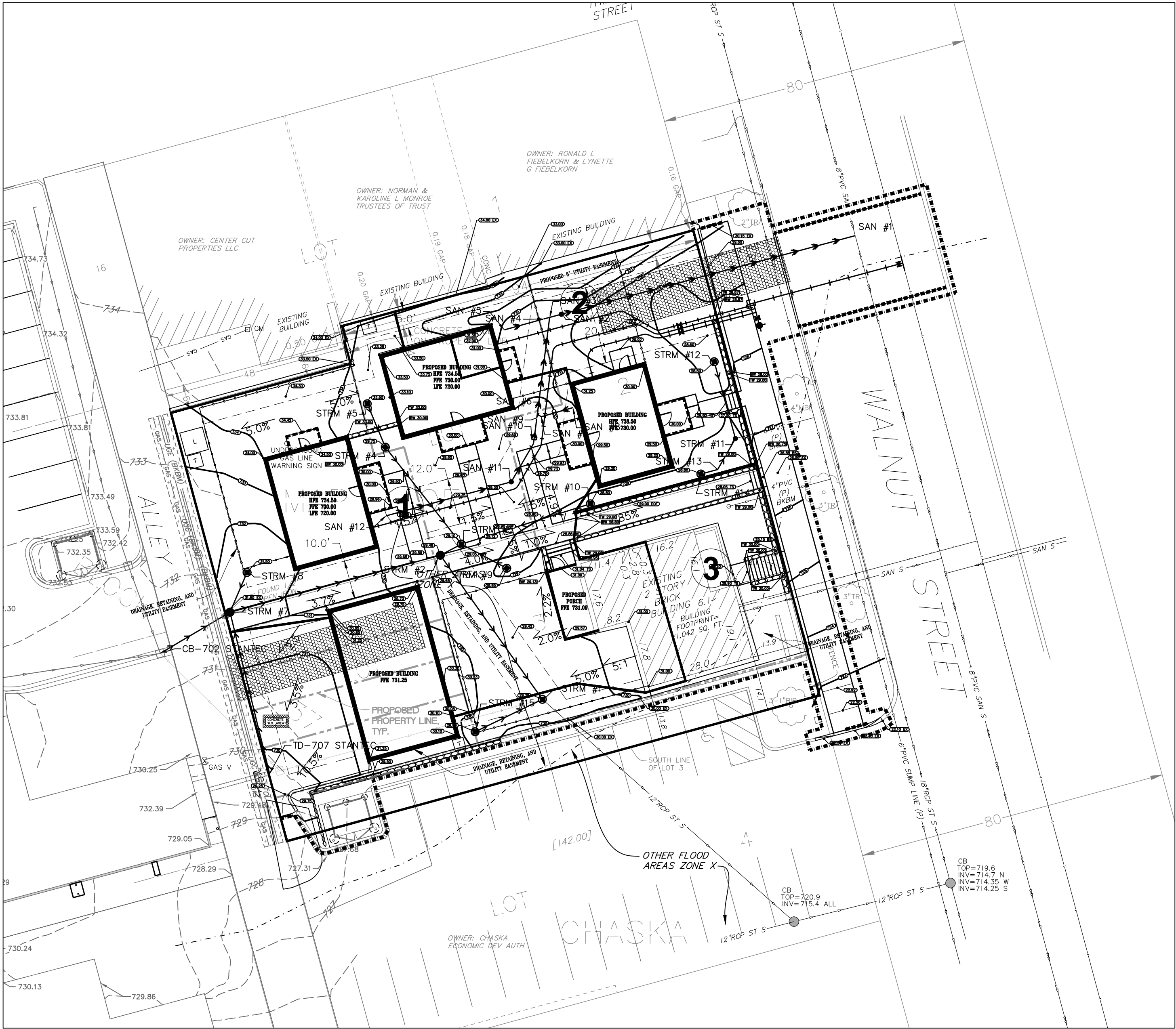


1
C600
1"=20'

EXISTING CONDITIONS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.03	0.36	0.40	0.31	0.85	2.41		OVERLAND FLOW TO CITY RIGHT OF WAY
TOTAL	0.03	0.36	0.40	0.31	0.85	2.41		

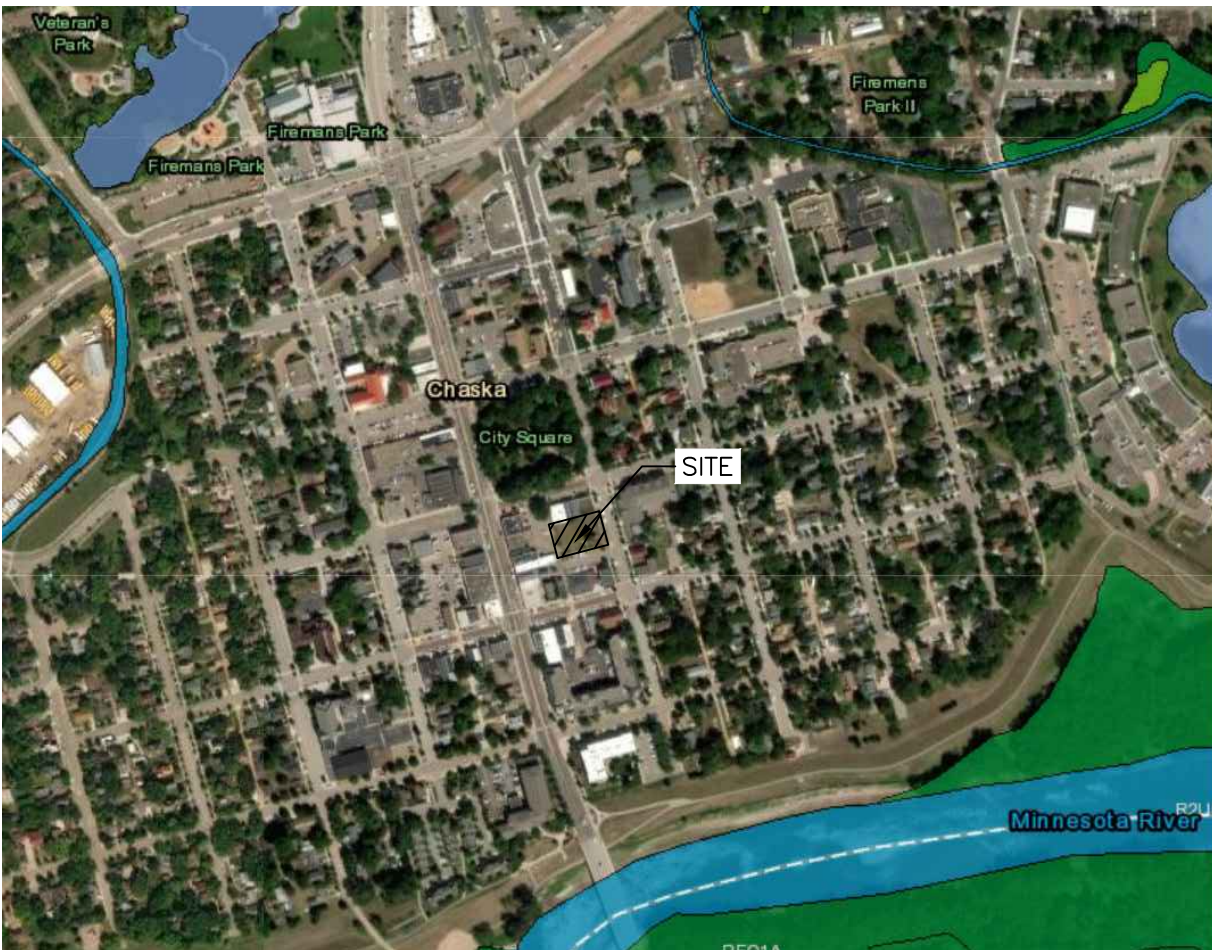
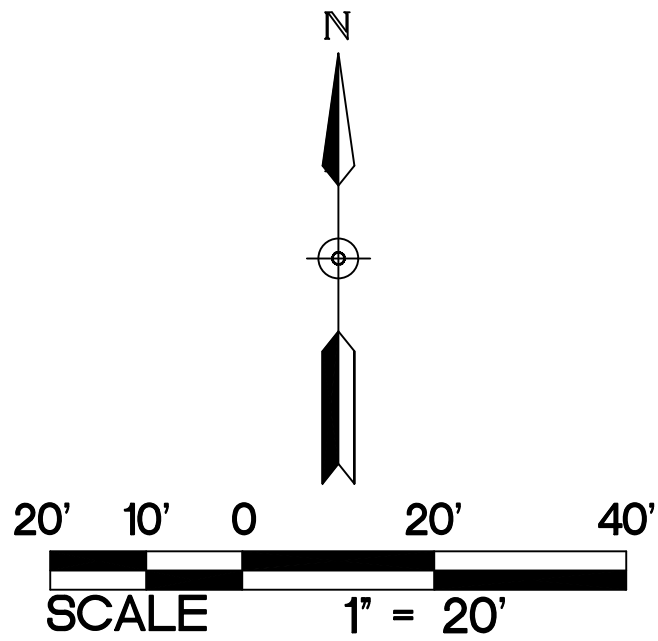
STORMWATER RUNOFF SUMMARY			
	2-YR STORM (2.86") RUNOFF (CFS)	10-YR STORM (4.24") RUNOFF (CFS)	100-YR STORM (7.32") RUNOFF (CFS)
EXISTING SITE	0.31	0.85	2.41
PROPOSED SITE	0.93	1.60	3.27



2
C600
1"=20'

PROPOSED CONDITIONS

DRAINAGE AREA	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)	Q OUT (CFS) STORM EVENT				ROUTING
				2-YEAR (2.86")	10-YEAR (4.24")	100-YEAR (7.32")		
1	0.10	0.11	0.20	0.44	0.78	1.63		12" RCP STORM SEWER WITHIN SOUTHERN PARKING LOT
2	0.02	0.06	0.08	0.11	0.22	0.53		EXISTING 4" PVC STORM LATERAL
3	0.09	0.03	0.12	0.38	0.60	1.11		OVERLAND FLOW TO CITY ROW
TOTAL	0.21	0.19	0.40	0.93	1.60	3.27		



VICINITY MAP
CHASKA, MINNESOTA

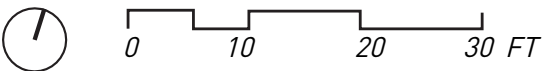
PROJECT NARRATIVE

THE EXISTING SITE IS LOCATED WITHIN THE DOWNTOWN CHASKA AREA, AND WAS FORMERLY DEVELOPED AS SINGLE FAMILY HOUSING. THE SITE IS 0.40 ACRES, CONSISTING OF ONE SINGLE FAMILY RESIDENCE AND COMPRISED OF 0.36 ACRES OF PERVIOUS GREEN SPACE. THE LOT HAS BEEN PREPARED FOR FUTURE DEVELOPMENT, CLEAR AND WITH EXISTING STORMWATER INFRASTRUCTURE. THE SITE HAS TWO POSSIBLE STORM SEWER CONNECTIONS, AN EXISTING 12 INCH RCP AND TWO EXISTING 4 INCH PVC LATERALS THAT CONNECT TO A 6 INCH PVC HEADER. DEVELOPMENT STATUS, EXISTING INFRASTRUCTURE, AND OTHER INFORMATION UNDER THE PROPOSED PROJECT, THE SITE WOULD BE REDEVELOPED TO INCLUDE THREE NEW SINGLE FAMILY HOMES, RETAINING WALLS, SHARED AND PRIVATE YARD SPACE, WALKWAYS, PATIOS, AND A SHARED GARAGE. THE IMPROVEMENTS SHALL INCREASE THE AMOUNT OF IMPERVIOUS FROM 0.04 ACRES TO 0.21 ACRES. STORMWATER RUNOFF SHALL BE COLLECTED BY NYOPLAST CATCH BASINS THAT WILL CONVEY RUNOFF TO THE CITY STORMWATER SYSTEM VIA THE EXISTING 12 INCH RCP OR THE 4 INCH PVC LATERALS. SEE THE PROPOSED DRAINAGE AREAS TABLE ANT FIGURE 2/C6.0 FOR A SUMMARY OF THE STORMWATER RUNOFF UNDER THE PROPOSED PROJECT.

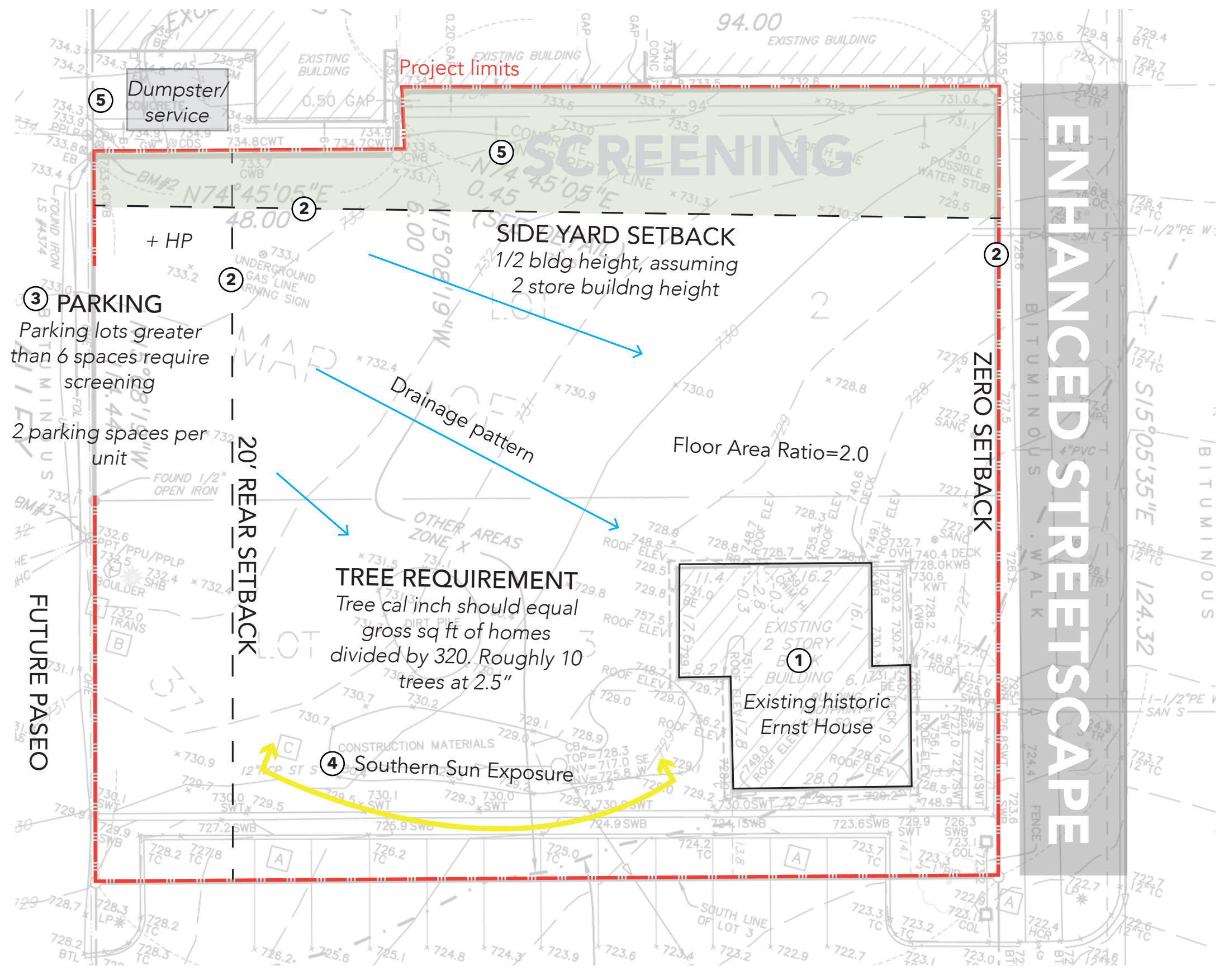
The site plan illustrates the property boundaries and existing features for the Ernst House project. The property is bounded by a red line labeled "Project limits". Key features include:

- Property Boundaries:** The property is bounded by a red line labeled "Project limits". The boundaries are defined by bearings and distances: N74°45'05"E 48.00' (top left), N15°08'19"W 114.44' (left), N74°45'05"E 0.45' (top right), and N15°08'19"W 6.00' (right).
- Existing Structures:** The plan shows an "EXISTING BUILDING" at the top, a "CONCRETE WALL ON PROPERTY LINE" (N74°45'05"E 0.45' (SEE DETAIL)), and an "EXISTING 2 STORY BRICK BUILDING" (Ernst House) in the center-right. The Ernst House is labeled "Existing historic Ernst House".
- Proposed Construction:** The plan shows a "NEW 2 STORY BRICK BUILDING" (Ernst House) in the center-right, which is the same structure as the existing one. It is labeled "NEW 2 STORY BRICK BUILDING".
- Other Features:** The plan includes a "DUMPSTER/ SERVICE" area at the top left, a "TRANSFORMER" at the bottom left, a "DIRT PILE" in the center, and "CONSTRUCTION MATERIALS" at the bottom. There are also "FOUND 1/2\" OPEN IRON" and "FOUND IRON IS #374" markers.
- Adjacent Properties:** The plan shows adjacent properties to the left (ALLEY, BITUMINOUS WALK) and right (BITUMINOUS WALK, BITUMINOUS WALK).
- Survey Data:** The plan includes numerous survey points with elevations (e.g., 734.3, 733.9, 733.8, 733.4, 733.0, 732.5, 732.4, 732.0, 731.5, 731.3, 731.1, 730.9, 730.8, 730.7, 730.6, 730.5, 730.4, 730.3, 730.2, 730.1, 729.9, 729.8, 729.7, 729.6, 729.5, 729.4, 729.3, 729.2, 729.1, 729.0, 728.9, 728.8, 728.7, 728.6, 728.5, 728.4, 728.3, 728.2, 728.1, 728.0, 727.9, 727.8, 727.7, 727.6, 727.5, 727.4, 727.3, 727.2, 727.1, 727.0, 726.9, 726.8, 726.7, 726.6, 726.5, 726.4, 726.3, 726.2, 726.1, 726.0, 725.9, 725.8, 725.7, 725.6, 725.5, 725.4, 725.3, 725.2, 725.1, 725.0, 724.9, 724.8, 724.7, 724.6, 724.5, 724.4, 724.3, 724.2, 724.1, 724.0, 723.9, 723.8, 723.7, 723.6, 723.5, 723.4, 723.3, 723.2, 723.1, 723.0, 722.9, 722.8, 722.7, 722.6, 722.5, 722.4, 722.3, 722.2, 722.1, 722.0, 721.9, 721.8, 721.7, 721.6, 721.5, 721.4, 721.3, 721.2, 721.1, 721.0, 720.9, 720.8, 720.7, 720.6, 720.5, 720.4, 720.3, 720.2, 720.1, 720.0, 719.9, 719.8, 719.7, 719.6, 719.5, 719.4, 719.3, 719.2, 719.1, 719.0, 718.9, 718.8, 718.7, 718.6, 718.5, 718.4, 718.3, 718.2, 718.1, 718.0, 717.9, 717.8, 717.7, 717.6, 717.5, 717.4, 717.3, 717.2, 717.1, 717.0, 716.9, 716.8, 716.7, 716.6, 716.5, 716.4, 716.3, 716.2, 716.1, 716.0, 715.9, 715.8, 715.7, 715.6, 715.5, 715.4, 715.3, 715.2, 715.1, 715.0, 714.9, 714.8, 714.7, 714.6, 714.5, 714.4, 714.3, 714.2, 714.1, 714.0, 713.9, 713.8, 713.7, 713.6, 713.5, 713.4, 713.3, 713.2, 713.1, 713.0, 712.9, 712.8, 712.7, 712.6, 712.5, 712.4, 712.3, 712.2, 712.1, 712.0, 711.9, 711.8, 711.7, 711.6, 711.5, 711.4, 711.3, 711.2, 711.1, 711.0, 710.9, 710.8, 710.7, 710.6, 710.5, 710.4, 710.3, 710.2, 710.1, 710.0, 709.9, 709.8, 709.7, 709.6, 709.5, 709.4, 709.3, 709.2, 709.1, 709.0, 708.9, 708.8, 708.7, 708.6, 708.5, 708.4, 708.3, 708.2, 708.1, 708.0, 707.9, 707.8, 707.7, 707.6, 707.5, 707.4, 707.3, 707.2, 707.1, 707.0, 706.9, 706.8, 706.7, 706.6, 706.5, 706.4, 706.3, 706.2, 706.1, 706.0, 705.9, 705.8, 705.7, 705.6, 705.5, 705.4, 705.3, 705.2, 705.1, 705.0, 704.9, 704.8, 704.7, 704.6, 704.5, 704.4, 704.3, 704.2, 704.1, 704.0, 703.9, 703.8, 703.7, 703.6, 703.5, 703.4, 703.3, 703.2, 703.1, 703.0, 702.9, 702.8, 702.7, 702.6, 702.5, 702.4, 702.3, 702.2, 702.1, 702.0, 701.9, 701.8, 701.7, 701.6, 701.5, 701.4, 701.3, 701.2, 701.1, 701.0, 700.9, 700.8, 700.7, 700.6, 700.5, 700.4, 700.3, 700.2, 700.1, 700.0, 699.9, 699.8, 699.7, 699.6, 699.5, 699.4, 699.3, 699.2, 699.1, 699.0, 698.9, 698.8, 698.7, 698.6, 698.5, 698.4, 698.3, 698.2, 698.1, 698.0, 697.9, 697.8, 697.7, 697.6, 697.5, 697.4, 697.3, 697.2, 697.1, 697.0, 696.9, 696.8, 696.7, 696.6, 696.5, 696.4, 696.3, 696.2, 696.1, 696.0, 695.9, 695.8, 695.7, 695.6, 695.5, 695.4, 695.3, 695.2, 695.1, 695.0, 694.9, 694.8, 694.7, 694.6, 694.5, 694.4, 694.3, 694.2, 694.1, 694.0, 693.9, 693.8, 693.7, 693.6, 693.5, 693.4, 693.3, 693.2, 693.1, 693.0, 692.9, 692.8, 692.7, 692.6, 692.5, 692.4, 692.3, 692.2, 692.1, 692.0, 691.9, 691.8, 691.7, 691.6, 691.5, 691.4, 691.3, 691.2, 691.1, 691.0, 690.9, 690.8, 690.7, 690.6, 690.5, 690.4, 690.3, 690.2, 690.1, 690.0, 689.9, 689.8, 689.7, 689.6, 689.5, 689.4, 689.3, 689.2, 689.1, 689.0, 688.9, 688.8, 688.7, 688.6, 688.5, 688.4, 688.3, 688.2, 688.1, 688.0, 687.9, 687.8, 687.7, 687.6, 687.5, 687.4, 687.3, 687.2, 687.1, 687.0, 686.9, 686.8, 686.7, 686.6, 686.5, 686.4, 686.3, 686.2, 686.1, 686.0, 685.9, 685.8, 685.7, 685.6, 685.5, 685.4, 685.3, 685.2, 685.1, 685.0, 684.9, 684.8, 684.7, 684.6, 684.5, 684.4, 684.3, 684.2, 684.1, 684.0, 683.9, 683.8, 683.7, 683.6, 683.5, 683.4, 683.3, 683.2, 683.1, 683.0, 682.9, 682.8, 682.7, 682.6, 682.5, 682.4, 682.3, 682.2, 682.1, 682.0, 681.9, 681.8, 681.7, 681.6, 681.5, 681.4, 681.3, 681.2, 681.1, 681.0, 680.9, 680.8, 680.7, 680.6, 680

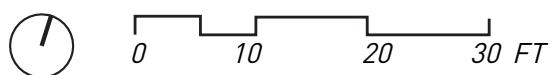
Public parking lot



CHASKA YARDS
site forces plan



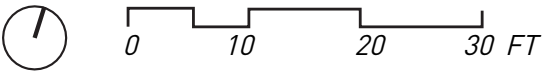
- ① HISTORIC ERNST HOUSE
- ② SETBACK REQUIREMENTS
- ③ PARKING REQUIREMENTS (8 STALLS)
- ④ SOUTHERN EXPOSURE UTILIZED FOR COMMONS
- ⑤ SCREEN ADJACENT STRUCTURES





CHASKA YARDS
site plan

- ① CENTRAL WALKWAY
- ② LIMESTONE RETAINING WALL
- ③ STAIRS
- ④ TRANSFORMERS
- ⑤ EXISTING PUBLIC PARKING
- ⑥ FENCING



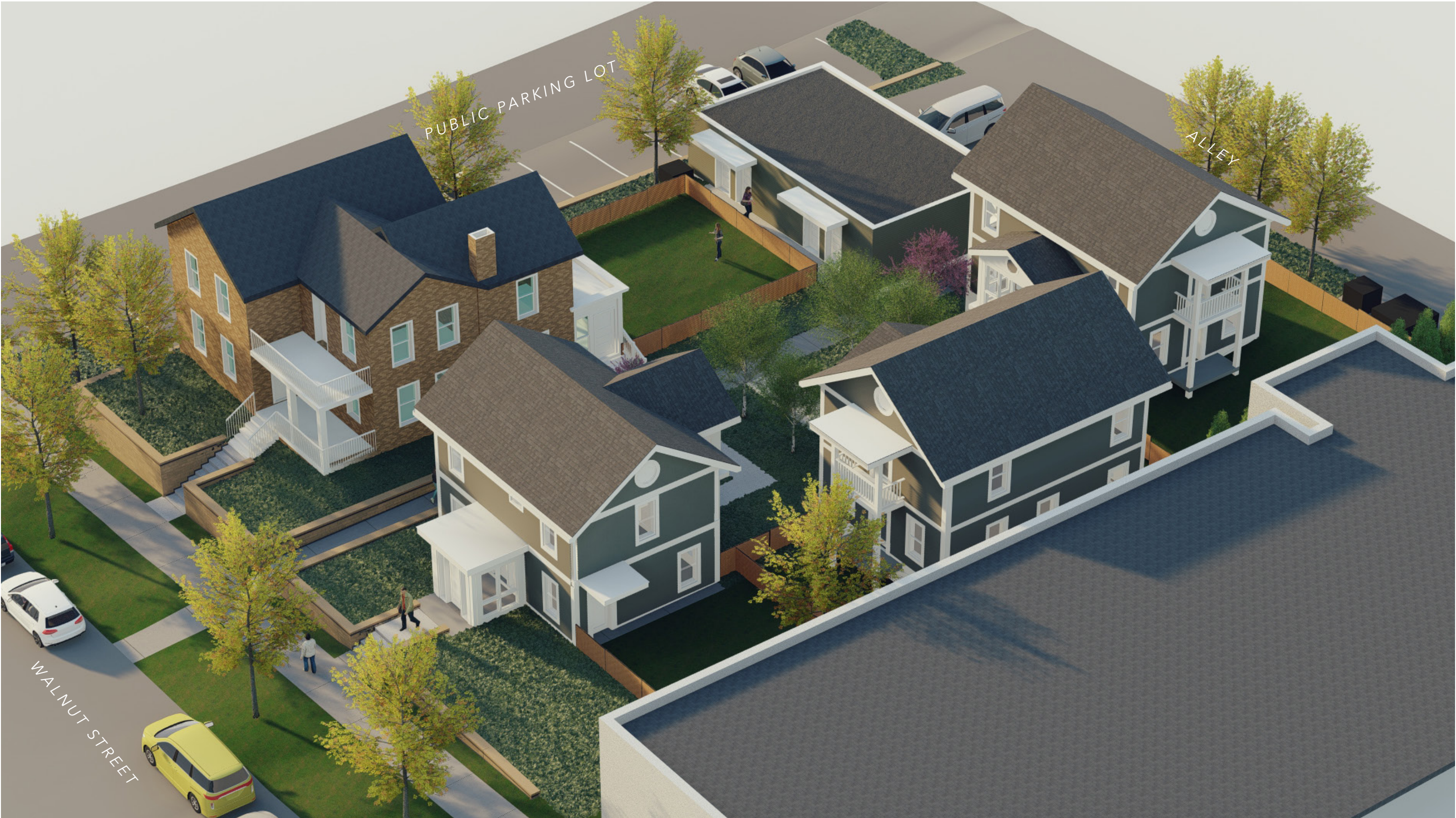
CHASKA YARDS
southwest birdseye view



CHASKA YARDS
southeast birdseye view



CHASKA YARDS
northeast birdseye view



CHASKA YARDS
northwest birdseye view



CHASKA YARDS
walnut street birdseye view



CHASKA YARDS
walnut street view



CHASKA YARDS
walnut street frontage



CHASKA YARDS
walnut street frontage



CHASKA YARDS
commons birdseye view



CHASKA YARDS
commons eye level view



CHASKA YARDS
commons eye level view



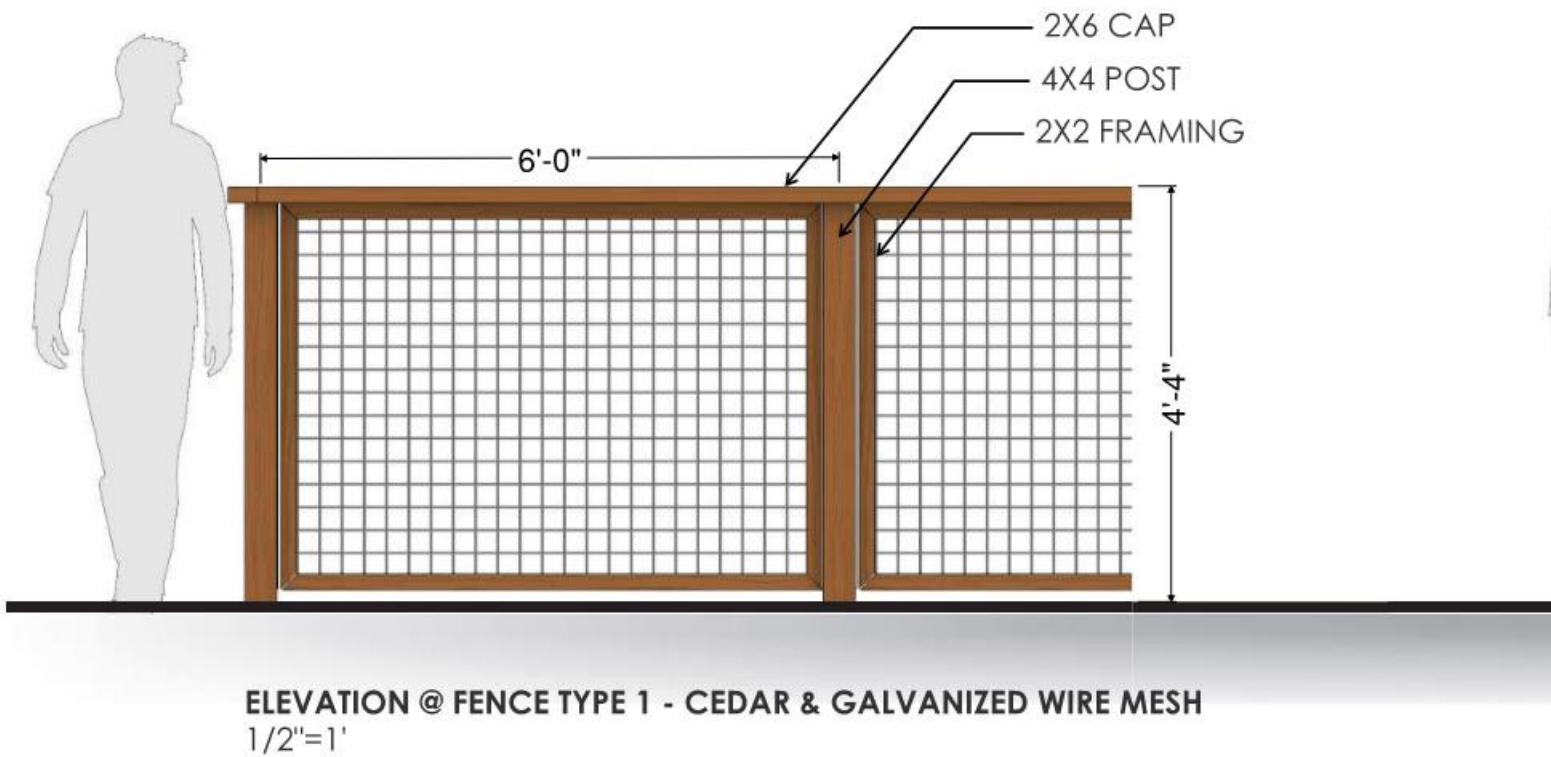
CHASKA YARDS
paseo view - looking north

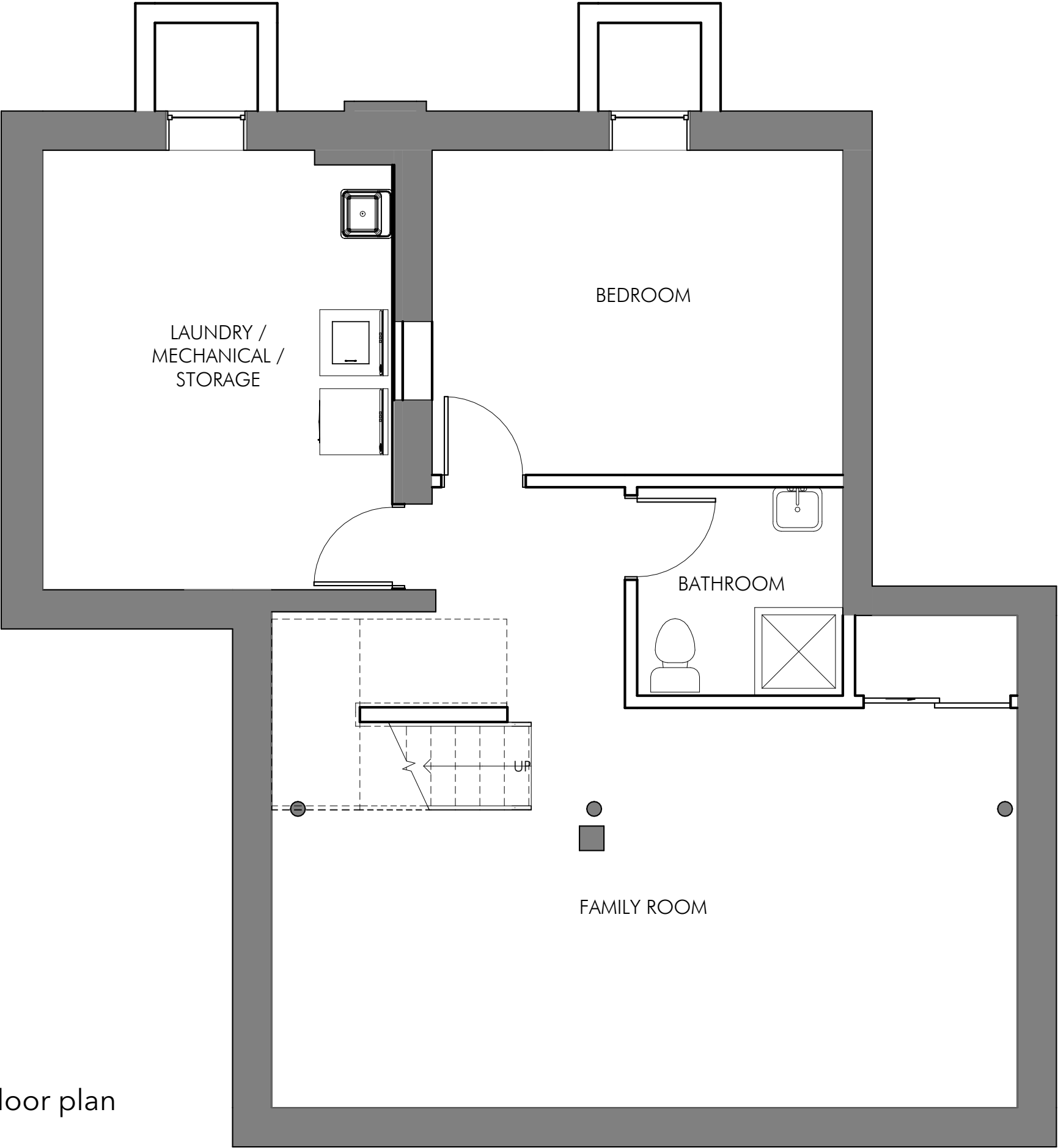


CHASKA YARDS
paseo view - looking south



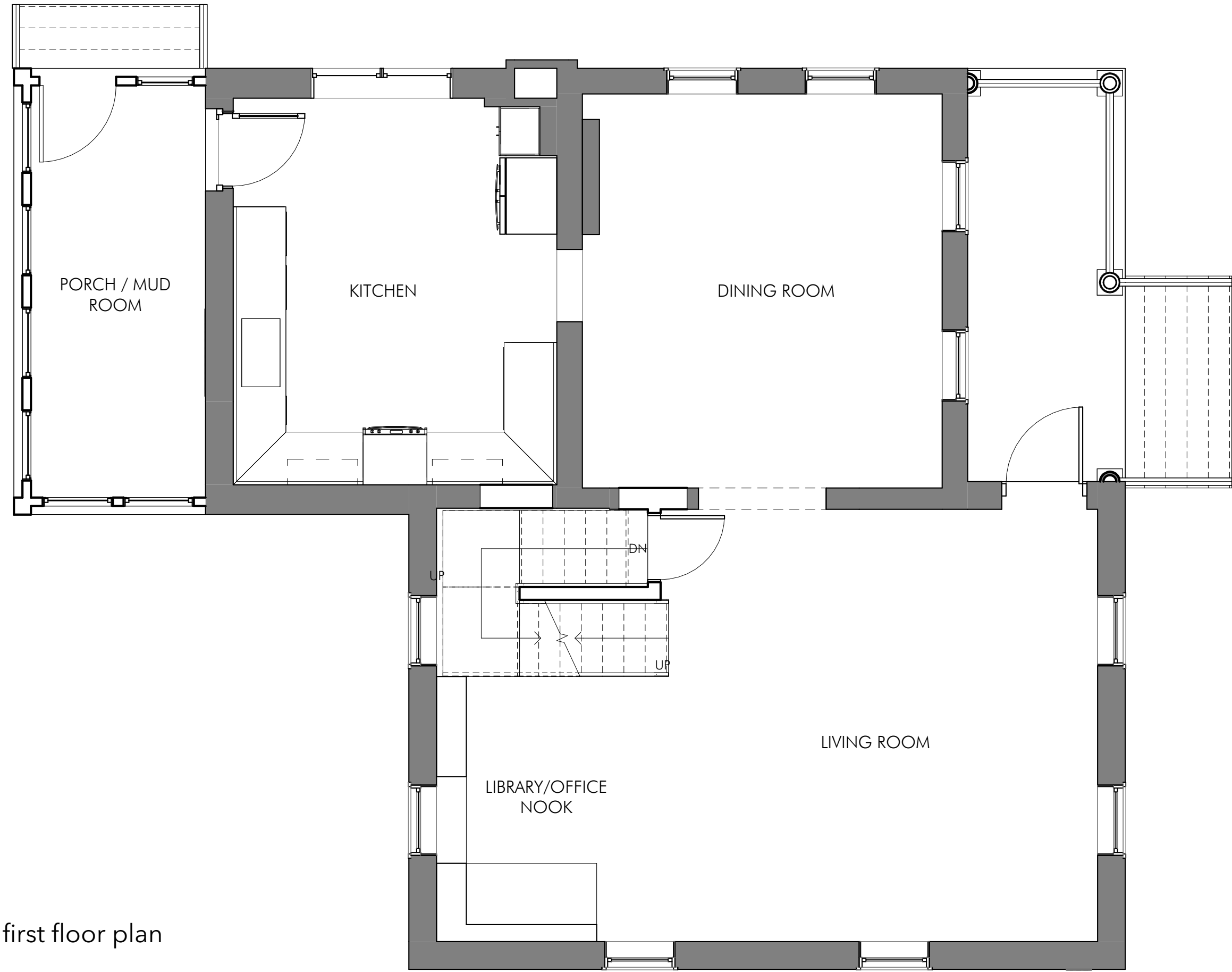
CHASKA YARDS
fencing specifications: custom cedar





basement floor plan

CHASKA YARDS
Ernst House

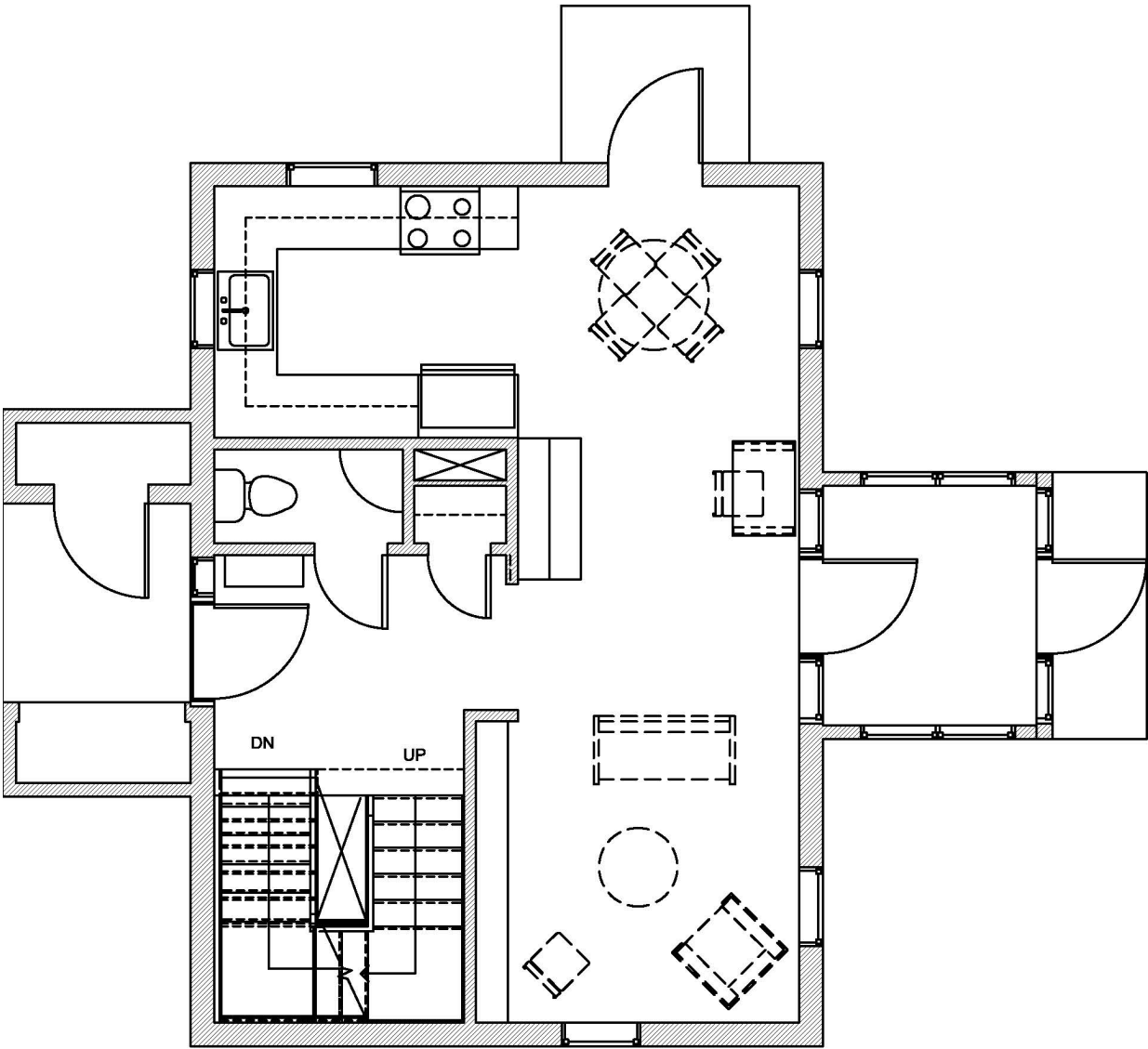


first floor plan

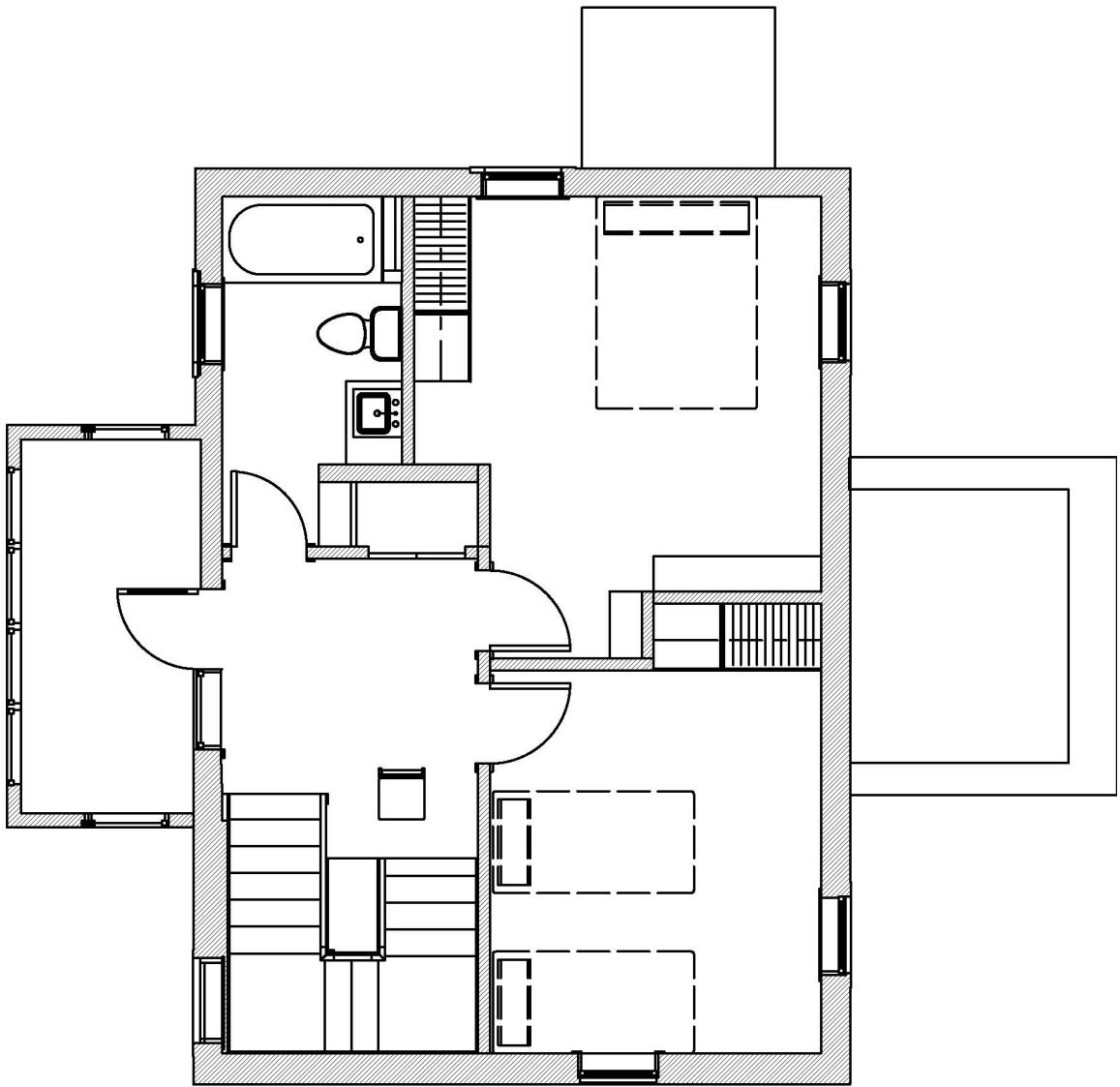


second floor plan

CHASKA YARDS
Unit 1

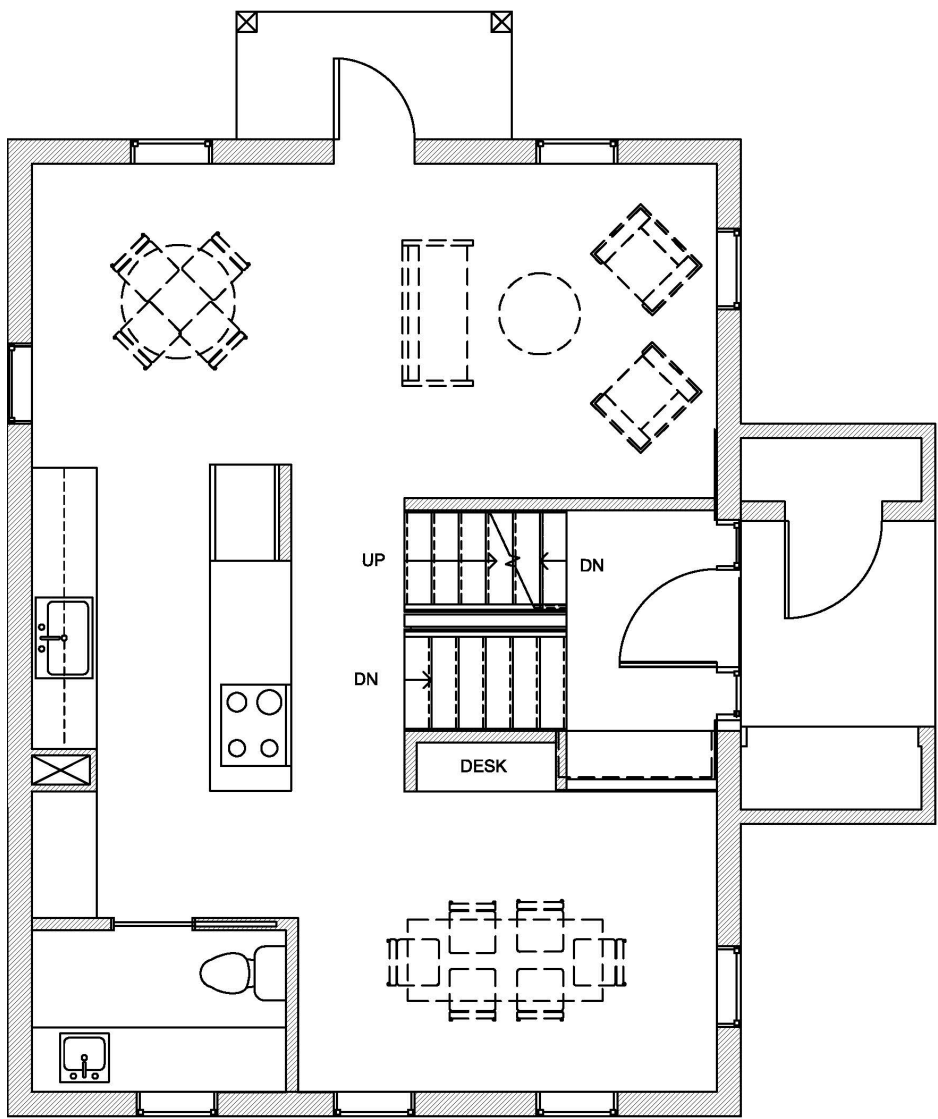


main level floor plan

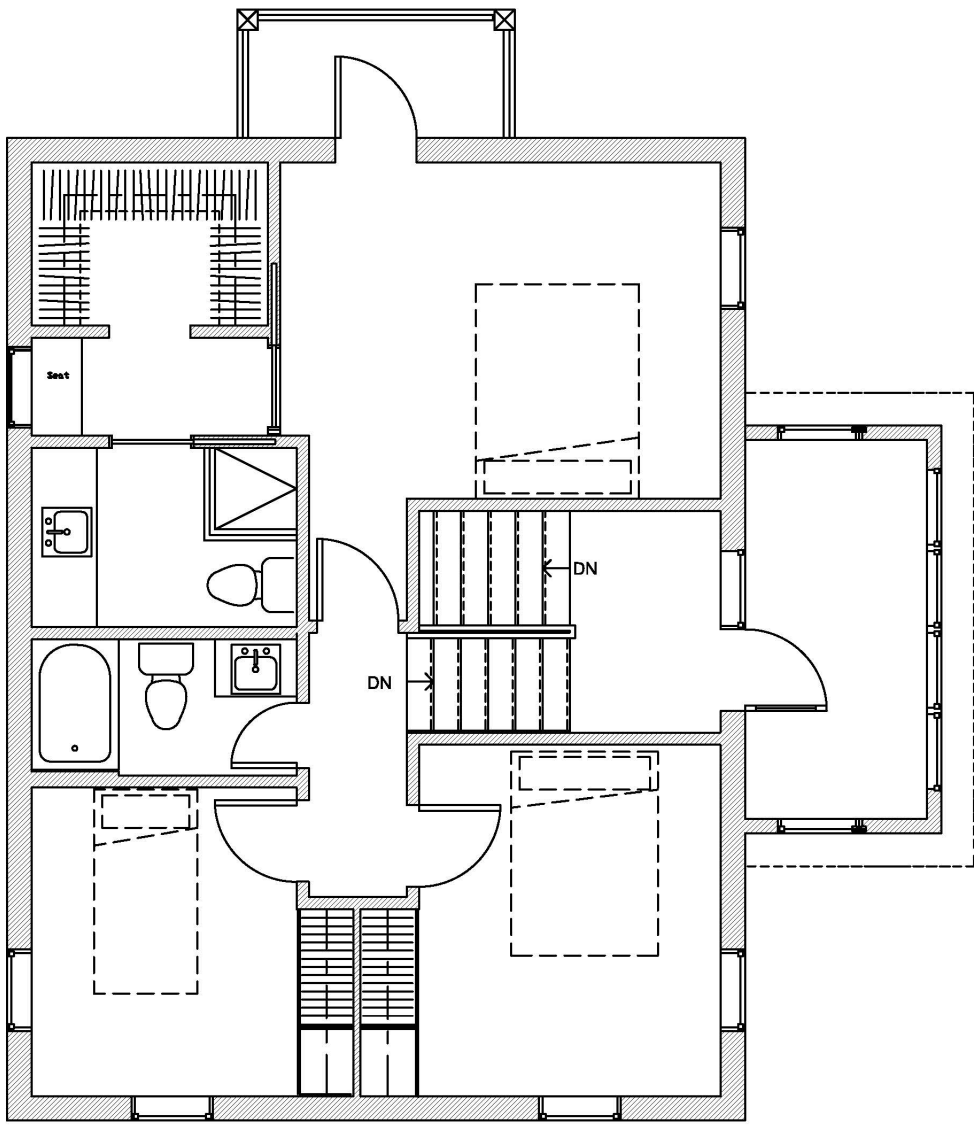


upper level floor plan

CHASKA YARDS
Unit 2&3

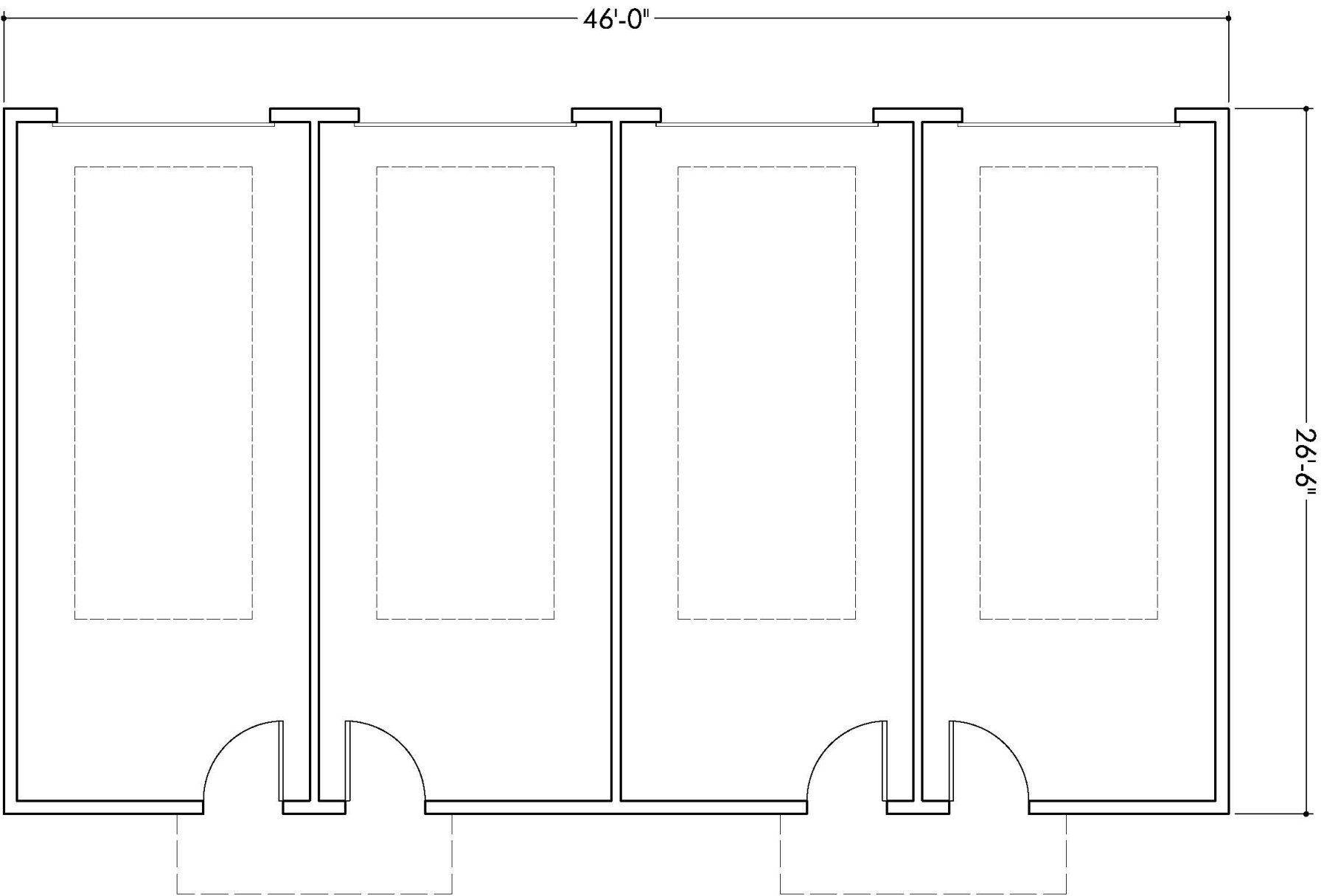


main level floor plan



upper level floor plan

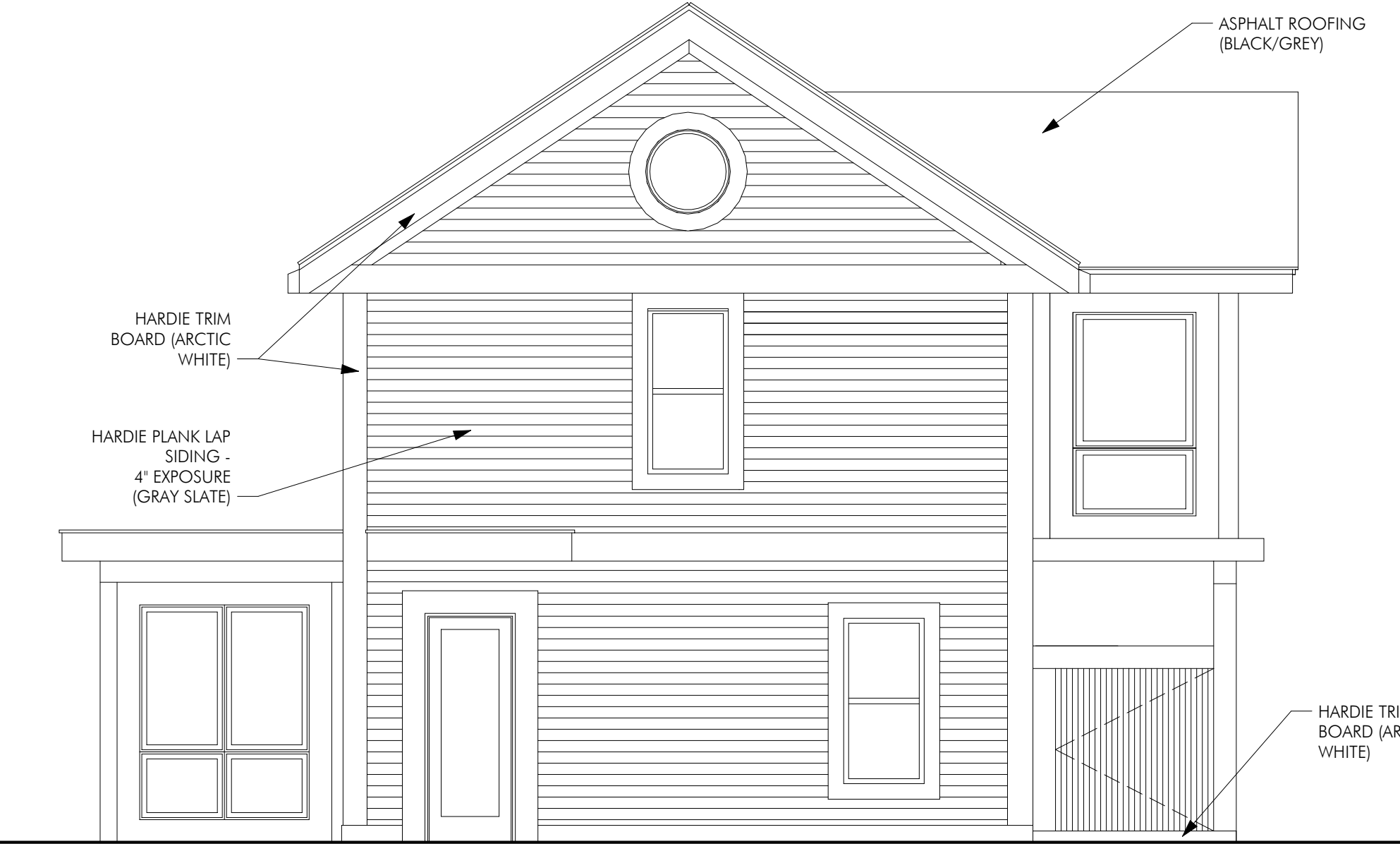
CHASKA YARDS
Garage



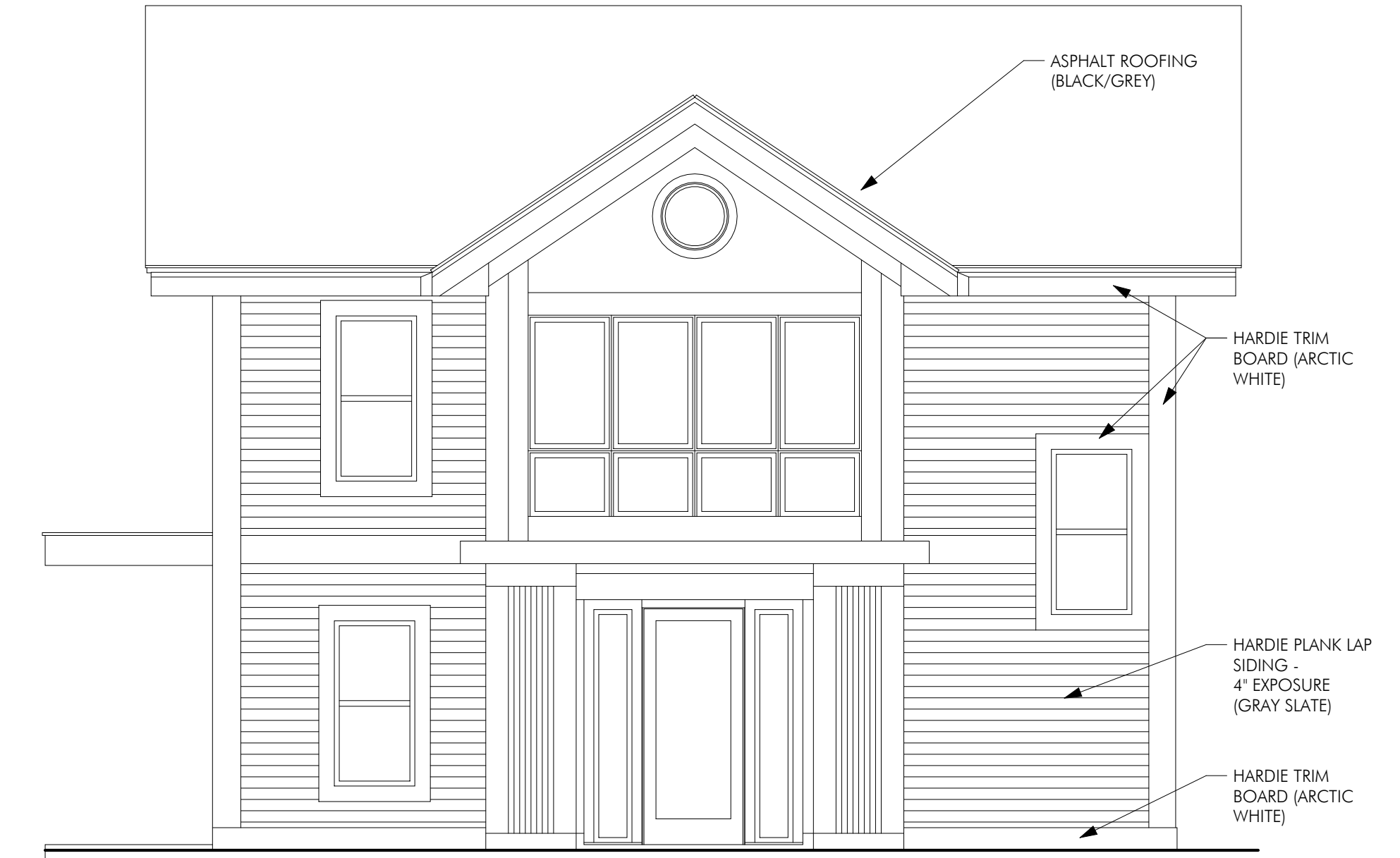
floor plan



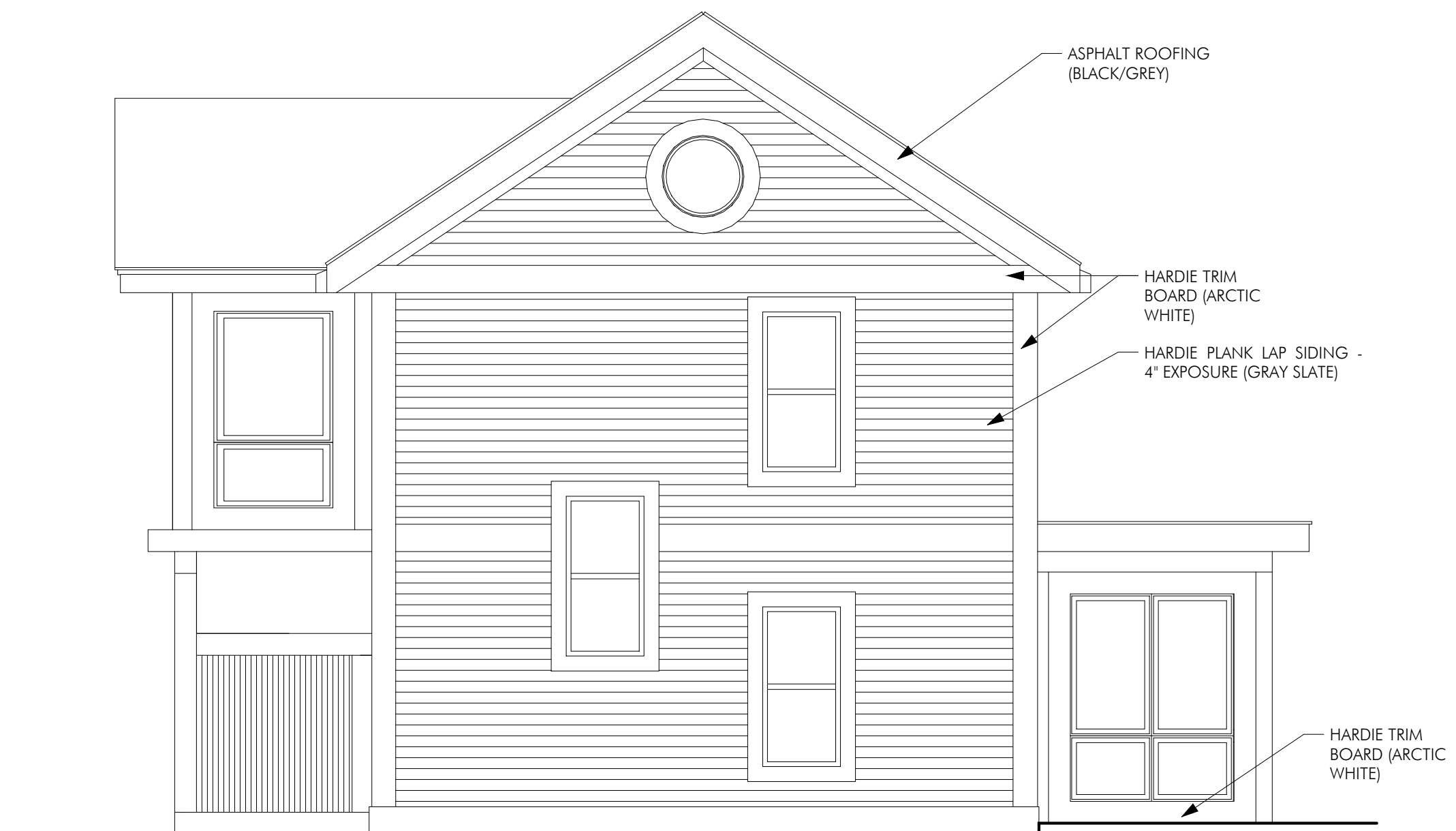
1 | CHASKA YARDS - Unit 1 - EAST ELEVATION
A251 | 1/4" = 1'-0"



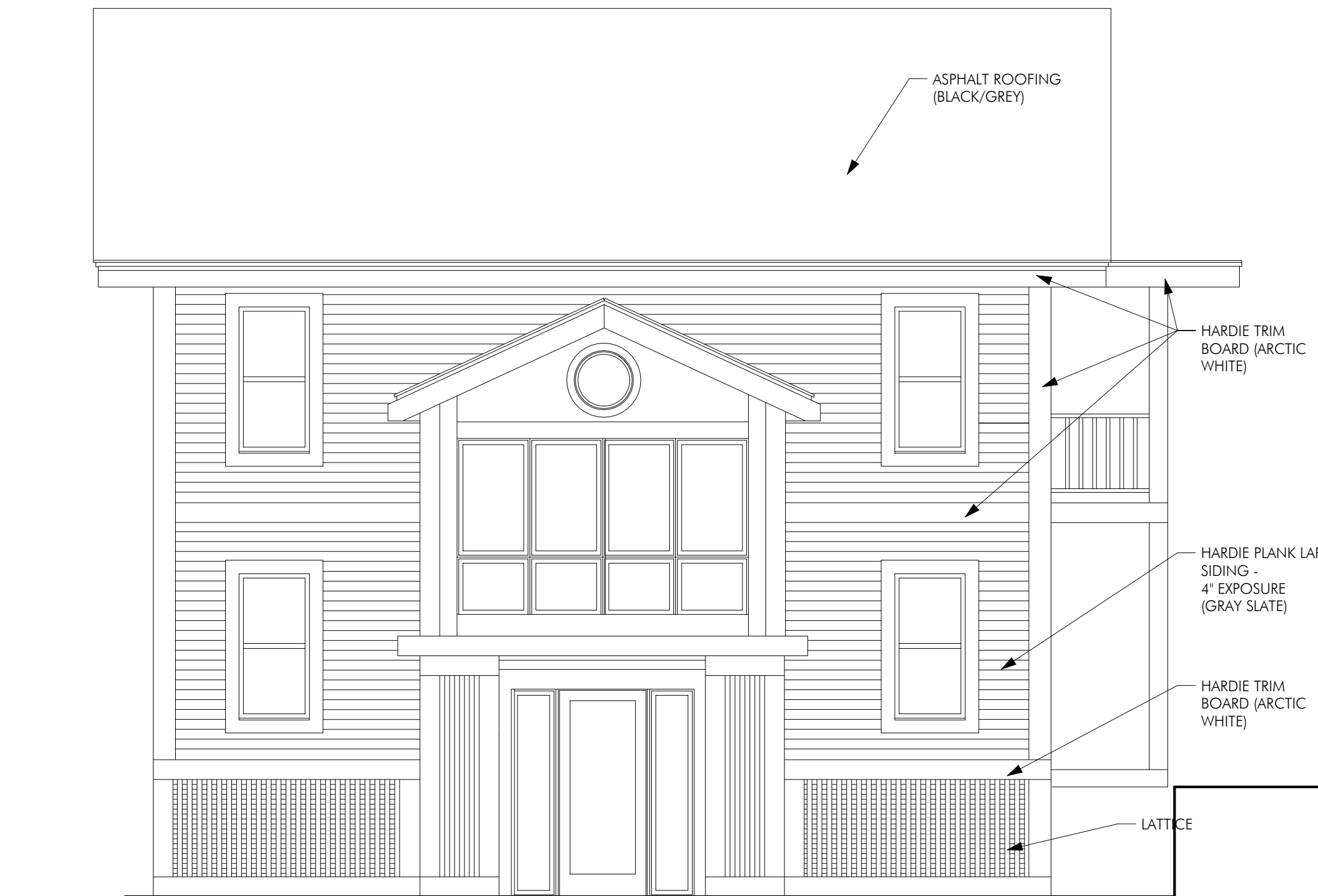
3 | CHASKA YARDS - Unit 1 - NORTH ELEVATION
A251 | 1/4" = 1'-0"



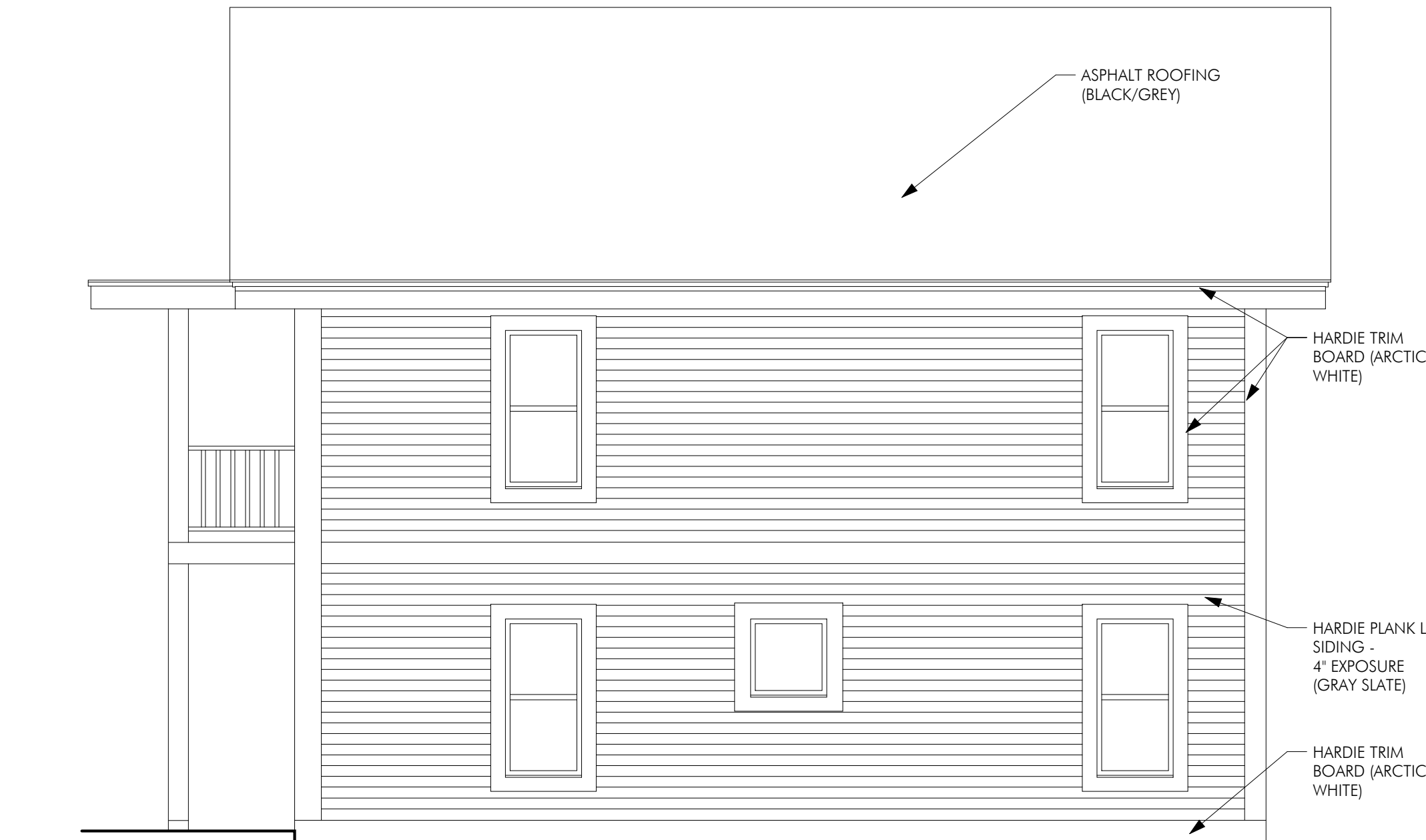
2 | CHASKA YARDS - Unit 1 - WEST ELEVATION
A251 | 1/4" = 1'-0"



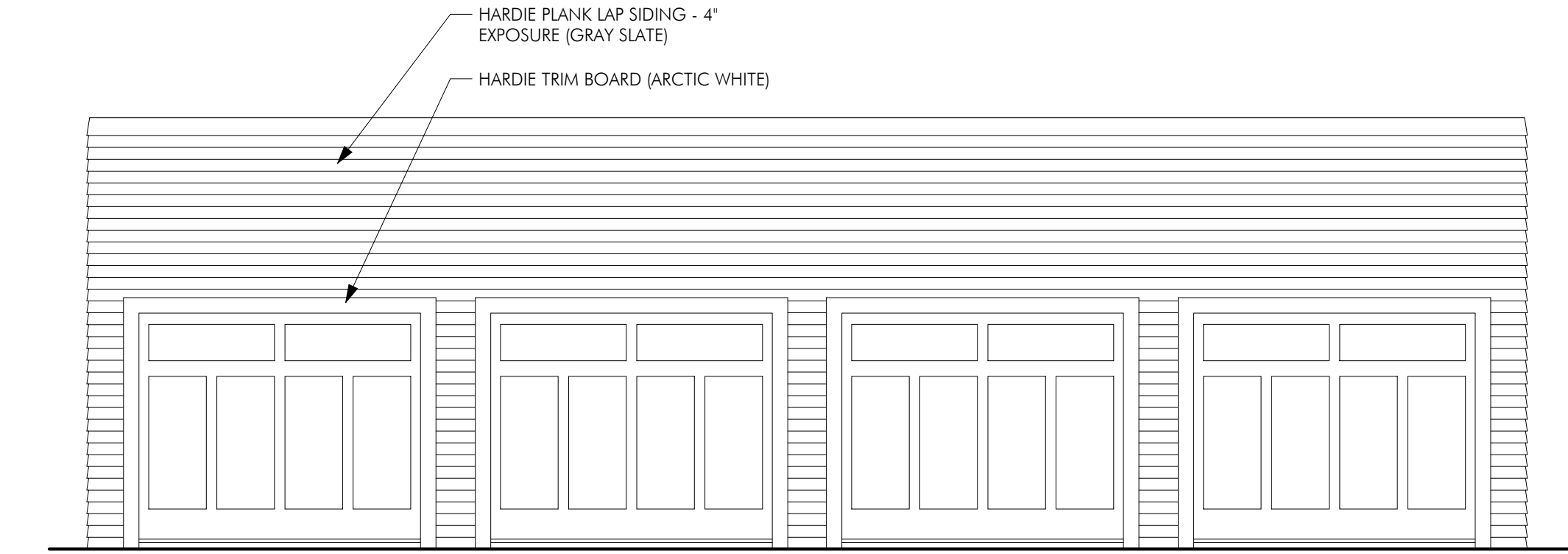
4 | CHASKA YARDS - Unit 1 - SOUTH ELEVATION
A251 | 1/4" = 1'-0"



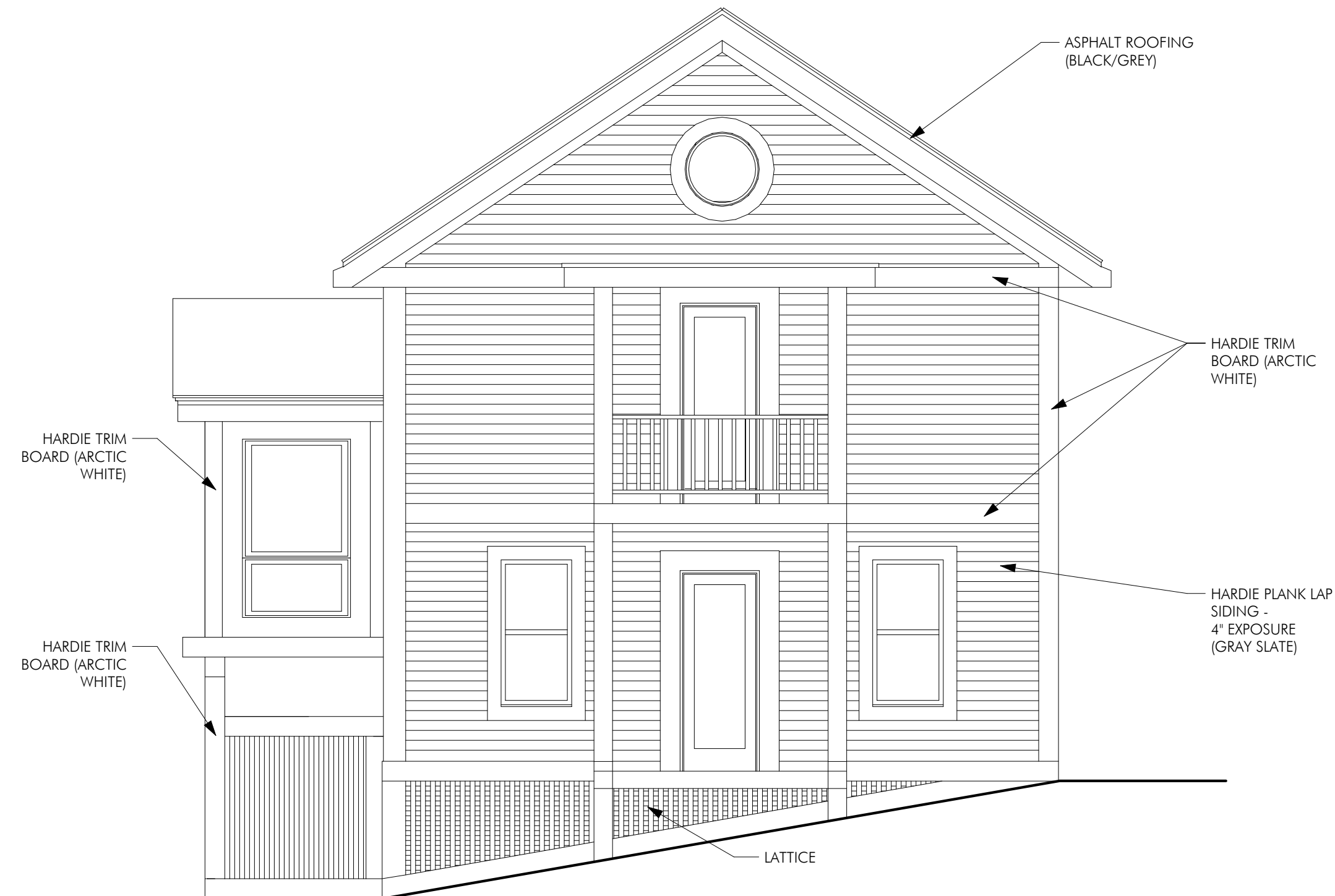
5 | CHASKA YARDS - Unit 2&3 - A ELEVATION
A251 | 1/4" = 1'-0"



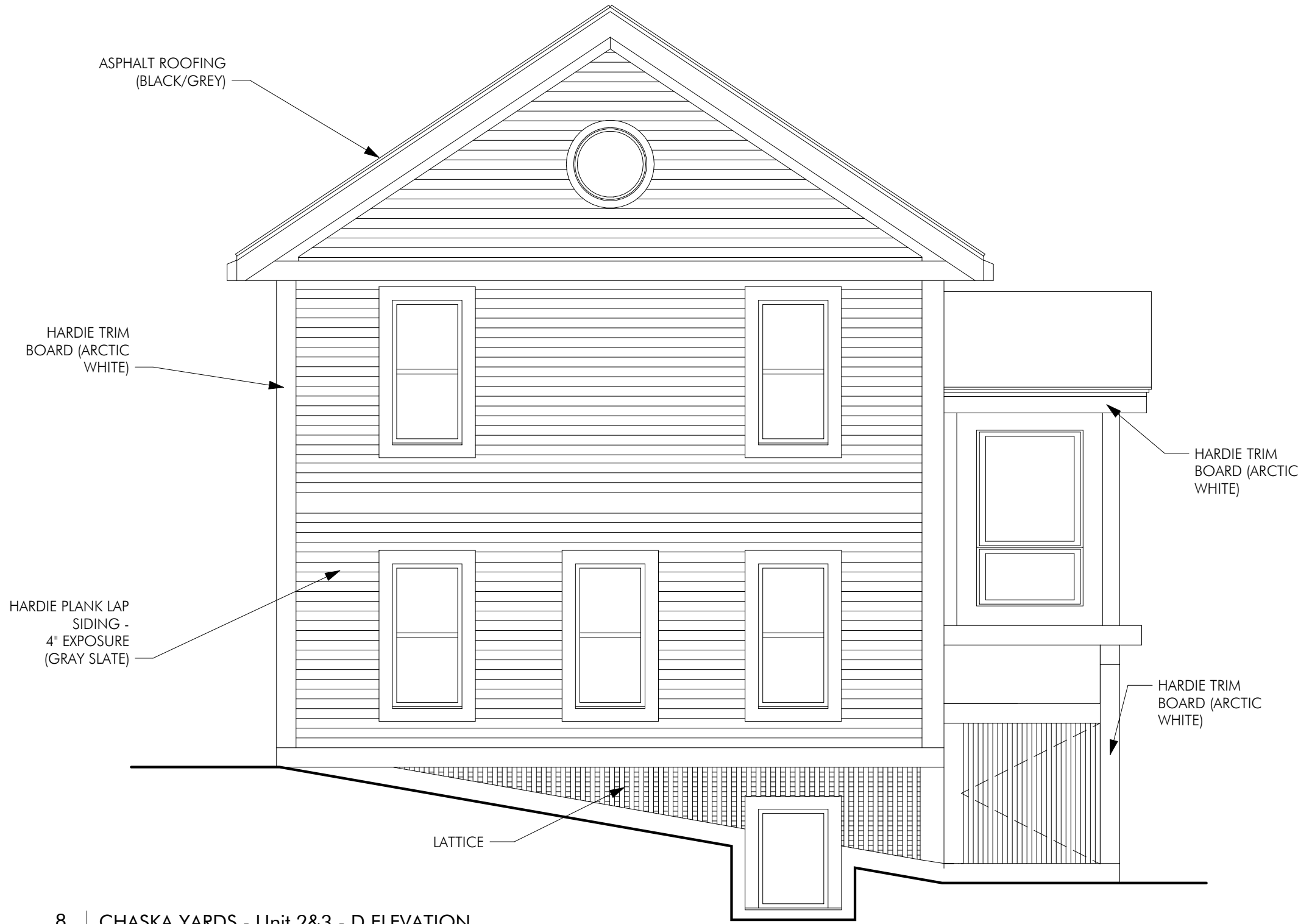
7 | CHASKA YARDS - Unit 2&3 - C ELEVATION
A251 | 1/4" = 1'-0"



9 | CHASKA YARDS - Garage - WEST ELEVATION
A251 | 1/4" = 1'-0"



6 | CHASKA YARDS - Unit 2&3 - B ELEVATION
A251 | 1/4" = 1'-0"

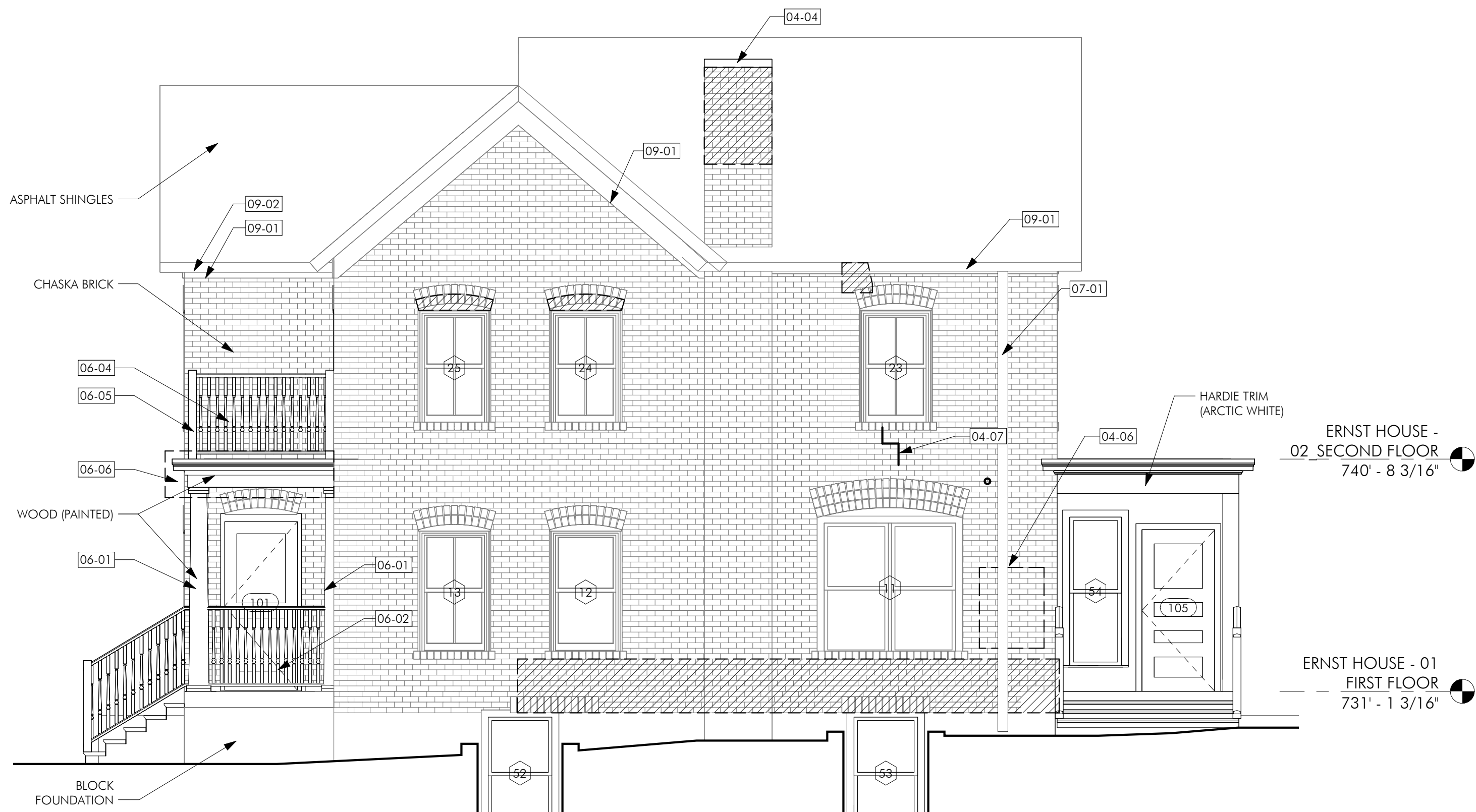


8 | CHASKA YARDS - Unit 2&3 - D ELEVATION
A251 | 1/4" = 1'-0"

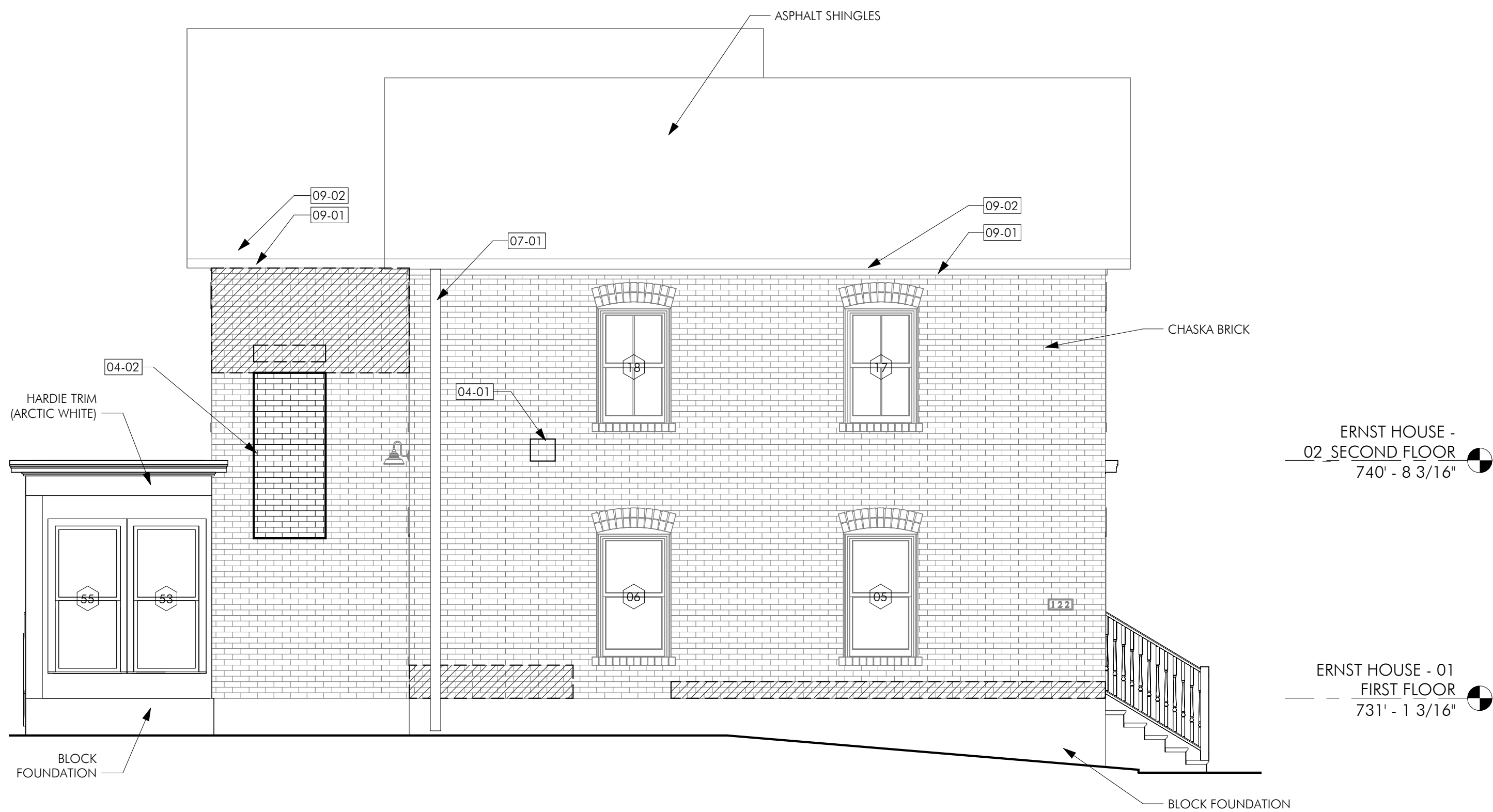
- SHEET NOTES
- TYPICAL ALL UNITS:
- WINDOWS: MARVIN INTEGRITY WINDOWS
 - DOORS: TBD
 - GARAGE DOORS: AMARR - Carriage Court - CC4000 - Pinetop - Closed Square - White



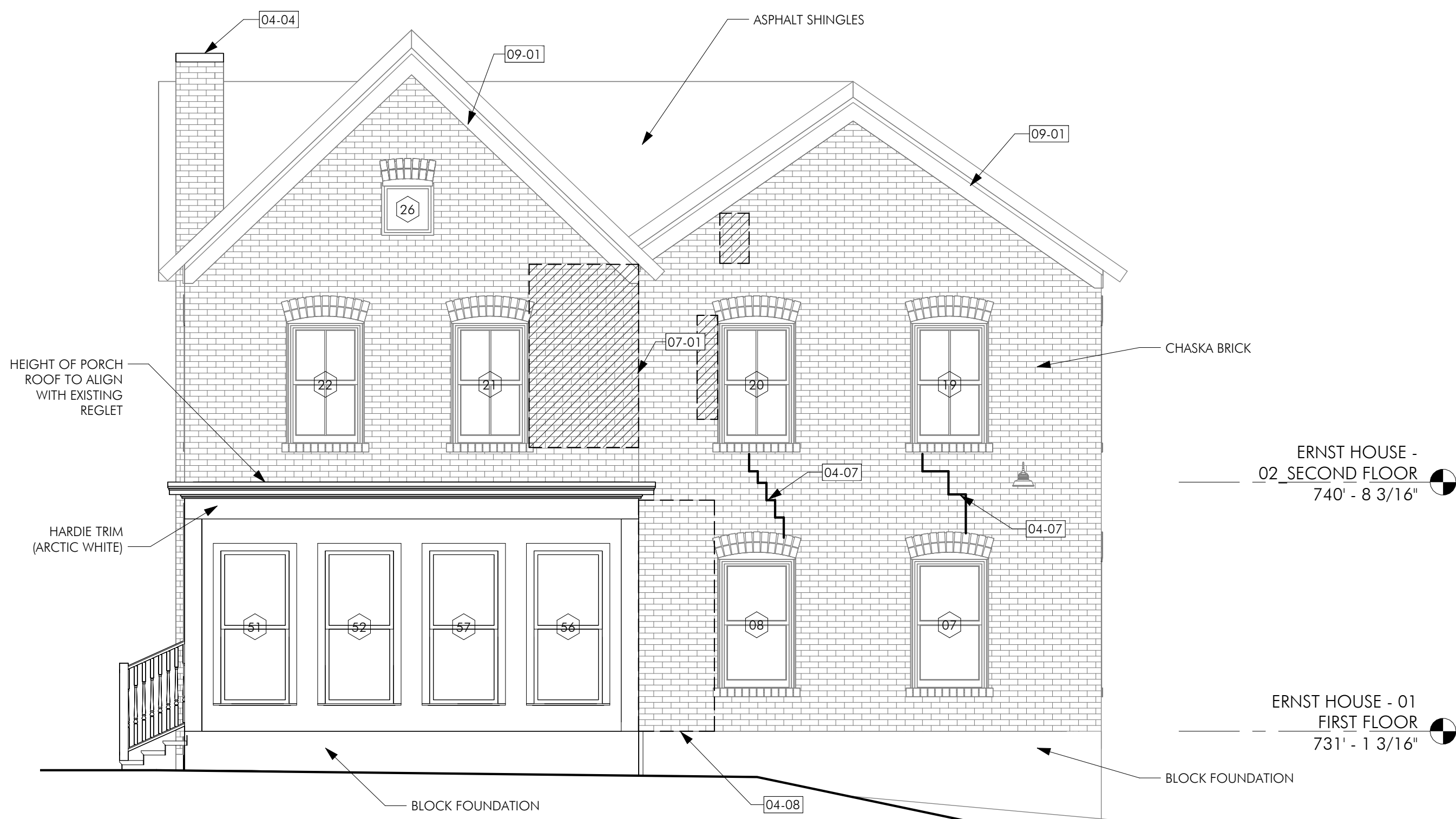
1 | ERNST HOUSE - EAST ELEVATION
A201 | 1/4" = 1'-0"



2 | ERNST HOUSE - NORTH ELEVATION
A201 | 1/4" = 1'-0"



3 | ERNST HOUSE - SOUTH ELEVATION
A201 | 1/4" = 1'-0"



4 | ERNST HOUSE - WEST ELEVATION
A201 | 1/4" = 1'-0"

SHEET NOTES

- PLEASE REFER TO G000 FOR GENERAL NOTES AND SPECIAL REQUIREMENTS.
- ALL MEASUREMENTS TAKEN FROM FINISH FACE OF WALLS.

WORK ON ENTIRE HOUSE

- CLEAN MASONRY WITH GENTLEST MEANS POSSIBLE. REMOVE LOOSE PAINT.

KEYNOTES

04-01	REMOVE EXISTING MORTAR FILLED HOLE. INSTALL BRICK TO MATCH EXISTING.
04-02	RECONSTRUCT WALL AT DOOR REMOVAL.
04-04	INSTALL CONCRETE CHIMNEY CAP.
04-06	FILL HOLES RESULTING FROM REMOVED METER BOXES.
04-07	REPAIR CRACK IN MASONRY.
04-08	REMOVE PAINT WITH GENTLEST MEANS POSSIBLE.
06-01	INSTALL SALVAGED PORCH COLUMNS SURROUNDS AND PLASTERS. REPAIR AS NEEDED TO MATCH EXISTING. USE CONSOLIDANT. SCRAPE AND REPAINT.
06-02	INSTALL PORCH RAILING. PAINT.
06-04	INSTALL BALCONY BALUSTRADE TO MATCH EXISTING. PAINT.
06-05	INSTALL BALCONY POST. PAINT.
06-06	REMOVE DETERIORATED MEMBERS OF PORCH CEILING. REPLACE STRUCTURE AS NEEDED. INSTALL NEW WOOD FASCIA, CROWN MOLDING, AND DENTILS. PAINT.
07-01	PROVIDE DOWNSPOUT.
09-01	SCRAPE AND REPAINT WOOD TRIM AT CORNICE AND SOFFIT OF HOUSE OR PORCH.
09-02	SCRAPE AND REPAINT EXISTING GUTTERS.

LEGEND

- MASONRY CRACK
▨ REPOINT BRICK

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/26/2023**

Subject: Amending the Assessment Roll for the 2022 Downtown Street and Utility Reconstruction Project

Prepared By: Matt Clark, City Engineer

On April 18, 2022, the Council approved Resolution 2022-49 adopting the Special Assessment Roll for the 2022 Downtown Street and Utility Reconstruction Project.

The 2022 Downtown Street and Utility Reconstruction Project Assessment Roll originally called for Parcel 30.0500950 to be assessed a base assessment amount of \$38,063 which is the equivalent to five (5) residential assessments based on the size of the parcel. The resident has since worked with Planning and Engineering for construction plans on that parcel that would result in being subdivided into only 4 lots. As a result, the assessment against PID 30.0500950 needs to be amended and reduced to a base assessment amount of \$30,450 for four (4) residential assessment charges.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2023-56 Adopting the Amended 2022 Downtown Street and Utility Reconstruction Project Assessment Roll.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE June 26, 2022 **RESOLUTION NO.** 2023-56

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

**A RESOLUTION AMENDING THE ASSESSMENT ROLL FOR
THE 2022 STREET AND UTILITY RECONSTRUCTION PROJECT**

WHEREAS, the City Council, on April 18, 2022, adopted Resolution No. 2022-49 adopting the assessment roll for the 2022 Street and Utility Reconstruction Project.

WHEREAS, the City Council, on August 29, 2022, adopted Resolution No. 2022-107 amending the assessment roll for the 2022 Street and Utility Reconstruction Project.

WHEREAS, the original assessment roll called for parcel 30.0500950 to be assessed for five (5) residential assessments based off the size of the lot. Approved parcel splits and development plans show that this parcel will be split into four (4) lots in the future resulting in the need to amend the assessment roll.

WHEREAS, the base assessment against PID 30.0500950 will be reduced from \$38,063 to \$30,450. Displayed in Exhibit A is the previously amended assessment roll as adopted on August 29, 2022. Exhibit B shows the current amended assessment roll.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the amended assessment roll for the 2022 Street and Utility Reconstruction Project.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

EXHIBIT A

2022 Downtown Street/Utility Reconstruction Project

SA Code: 302301
Description: Street/Utility Reconstruction Project
First Yr Payable: 2023
Term: 15 Years
Interest: 5.50%
Extra Days: 257
SA Admin Fee: 1.5% Special Assessment Administrative Fee has been added to each
Payment Calc: Equal Payments, Interest Decreasing as Principal Increases, Extra Days Interest Added to 1st Year

PID	OWNER	PROP ADD	Total Assessment
30.0500040	ANGELICA VITA SAVCHUK	411 6TH ST E	12,688.00
30.0500670	STEVEN S & ANA L LINK	308 6TH ST E	7,613.00
30.0500680	JASON E HUFNAGLE	306 6TH ST E	7,613.00
30.0500690	RAFAEL SANCHEZ SANDOVAL	510 OAK ST N	7,613.00
30.0500780	DAEERE W BALMACEDA	523 MAPLE ST N	7,613.00
30.0500790	MARTIN N & LETICIA DOUGLAS	519 MAPLE ST N	7,613.00
30.0500800	SYLVIA E MATSON	513 MAPLE ST N	7,613.00
30.0500810	WADE A & BARBARA J MORAN	507 MAPLE ST N	7,613.00
30.0500831	CATHERINE V K TARBELL	402 6TH ST E	7,613.00
30.0500850	BENJAMIN A POMROY	523 BEECH ST	7,613.00
30.0500860	JORDAN R GUNHUS	519 BEECH ST	7,613.00
30.0500870	CARL S & LAURA K STEVENS	515 BEECH ST	7,613.00
30.0500950	LANDMARK BUILDERS INC	N/A	38,063.00
30.0520010	AUBURN MANOR	500 WALNUT ST N	64,707.00
30.2760010	STARK LIVING TRUST	525 6TH ST E	6,090.00
30.2760020	MATTHEW J THOMAS	531 6TH ST E	6,090.00
30.2760030	ALAN J STRATTON	537 6TH ST E	6,090.00
30.2760040	BRADLEY A & LISA M RUPERT	543 6TH ST E	6,090.00
30.2760080	LOIS W FLOOD LIVING TRUST	505 6TH ST E	11,673.00
30.5400010	SOUTHWEST METRO INTERMEDIATE DISTRICT #2	303 6TH ST E	29,943.00
30.5400020	POLAR MINNESOTA LLC	307 6TH ST E	20,047.00
			\$ 285,224.00

EXHIBIT B

2022 Downtown Street/Utility Reconstruction Project

SA Code: 302301
Description: Street/Utility Reconstruction Project
First Yr Payable: 2023
Term: 15 Years
Interest: 5.50%
Extra Days: 257
SA Admin Fee: 1.5% Special Assessment Administrative Fee has been added to each
Payment Calc: Equal Payments, Interest Decreasing as Principal Increases, Extra Days Interest Added to 1st Year

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30.0500860	JORDAN R GUNHUS	519 BEECH ST	7,613.00
30.0500870	CARL S & LAURA K STEVENS	515 BEECH ST	7,613.00
30.0500950	LANDMARK BUILDERS INC	N/A	30,450.00
30.0520010	AUBURN MANOR	500 WALNUT ST N	64,707.00
30.2760010	STARK LIVING TRUST	525 6TH ST E	6,090.00
30.2760020	MATTHEW J THOMAS	531 6TH ST E	6,090.00
30.2760030	ALAN J STRATTON	537 6TH ST E	6,090.00
30.2760040	BRADLEY A & LISA M RUPERT	543 6TH ST E	6,090.00
30.2760080	LOIS W FLOOD LIVING TRUST	505 6TH ST E	11,673.00
30.5400010	SOUTHWEST METRO INTERMEDIATE DISTRICT #2	303 6TH ST E	29,943.00
30.5400020	POLAR MINNESOTA LLC	307 6TH ST E	20,047.00
			\$ 277,611.00

REQUEST FOR ACTION CHASKA CITY COUNCIL 06/26/2023

Subject: Lot Split/Consolidation for 9328 & 9332 Rhoy Avenue

Applicant: Karrie Shroyer

Location: 9328 & 9332 Rhoy Avenue

Case Number: P.C. No. 2023-16

Synopsis: The applicant is requesting approval of a Lot Split and Lot Consolidation for 9328 and 9332 Rhoy Avenue

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2023-57

CURRENT REQUEST

The applicant is requesting a lot split and consolidation between the properties of 9328 and 9332 Rhoy Avenue. The applicant, Karrie Shroyer, currently owns both properties. 9328 Rhoy Avenue (Parcel A) currently has a home on it while 9332 Rhoy Avenue (Parcel B) is vacant.

The properties are within the Planned Residential Development (PRD-45) zoning district. Splitting and consolidating the lots will not render the parcels in violation of the zoning ordinance. Essentially, 'Parcel A' (9328 Rhoy Avenue) will be losing some acreage to 'Parcel B' (9332 Rhoy Avenue) and be an ending total of 28,902 square feet (0.66 acres); 'Parcel B' will be gaining some acreage from 'Parcel A' with an ending total of 21,826 square feet (0.5 acres). A total of 6,356 square feet of area will be subtracted from Parcel A and added to Parcel B.

The lot split and consolidation is being requested to create a wider lake front for Parcel B that the Shroyer family can have if and when they decide to build on the vacant lot in the future.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution #2023-57, approving the Lot Split and Lot Consolidation between 9328 and 9332 Rhoy Avenue, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Certificate of Survey and Lot Line Adjustment, prepared by Demars-Gabriel Land Surveyors, Inc., dated March 10, 2023
2. 6,356 square feet is consolidated into Parcel B (9332 Rhoy Avenue)
3. Lot Consolidation is obtained through Carver County

RESOLUTION

MOTION BY COUNCILMEMBER **SECOND BY COUNCILMEMBER**

Page 111 of 403

Certificate of Survey and Lot Line Adjustment

● Denotes found monument
x 000.0 Denotes existing elev.

Proposed Lot Line Adjustment

EXISTING "PARCL B" COVERAGE:

Building	293	Sq.Ft.
Patio	287	Sq.Ft.
Total Coverage	580	Sq.Ft.
	21,826.1	Sq.Ft.
% of Coverage	= 2.3 %	

PROPOSED "PARCL B" COVERAGE:

Building	Sq.Ft.
Porch & Deck	Sq.Ft.
Driveway & walks	Sq.Ft.
Allowable	6,547.8 Sq.Ft.
	21,826.1 Sq.Ft.
% of Coverage	= 30%

PROPOSED PARCELS:

"PARCEL A"

Property Description - 9328 RHOY AVE CHASKA, MN 55318:

Lots 3, 4 and 5, Block 4, Rhoys 1st Addition to Shady Point Lake Bavaria, and that part of Lot 6, said Block 4, which lies easterly, northeasterly and southeasterly of a line described as beginning at a point on the westerly line of said Lot 5, said line having an assumed bearing of North 2 degrees 21 minutes 39 seconds East, distant 92.18 feet northerly of the southwest corner of said Lot 5; thence North 41 degrees 39 minutes 31 seconds West 15.20 feet; thence North 2 degrees 24 minutes 40 seconds East 22.74 feet; thence North 27 degrees 50 minutes 59 seconds East 24.50 feet to its intersection with westerly line of said Lot 5 and there terminating.

28,906.2 SQ. FT.

"PARCEL B"

Proposed Property Description - 9332 RHOY AVE CHASKA, MN 55318:

That part of Rhoys Avenue, as dedicated on said Rhoys 1st Addition to Shady Point Lake Bavaria, and now vacated per document no. 139012, described as lying between the northerly extension of the westerly line of Main Street, as dedicated, and easterly of the southerly extension of the west line of Lot 7, Block 4, Rhoys 1st Addition to Shady Point Lake Bavaria.

And Lots 6 and 7, Block 4, Rhoys 1st Addition to Shady Point Lake Bavaria, except that part of said Lot 6, which lies easterly, northeasterly and southeasterly of a line described as beginning at a point on the westerly line of said Lot 5, said Block 4, said line having an assumed bearing of North 2 degrees 21 minutes 39 seconds East, distant 92.18 feet northerly of the southwest corner of said Lot 5; thence North 41 degrees 39 minutes 31 seconds West 15.20 feet; thence North 2 degrees 24 minutes 40 seconds East 22.74 feet; thence North 27 degrees 50 minutes 59 seconds East 24.50 feet to its intersection with westerly line of said Lot 5 and there terminating.

21,826.1 SQ. FT.

EXISTING PARCELS:

"PARCEL A"

Property Description - 9328 RHOY AVE CHASKA, MN 55318:

Lots 3, 4 and 5, Block 4, Rhoys 1st Addition to Shady Point Lake Bavaria, and that part of Lot 6, said Block 4, which lies easterly and northeasterly of a line described as beginning at the southwest corner of said Lot 5; thence, on an assumed bearing of North 2 degrees 21 minutes 39 seconds East, along the westerly line of said Lot 5, a distance of 61.33 feet, thence North 42 degrees 26 minutes 01 seconds West 54.06 feet to its intersection with a line drawn 40.00 feet easterly of and parallel with the west line of Lot 7, said Block 4, thence North 2 degrees 34 minutes 33 seconds East, along said parallel line, 157.5 feet, more or less, to the shoreline of Lake Bavaria and said line there terminating. And, that part of Rhoys Avenue, as dedicated on said Rhoys 1st Addition to Shady Point Lake Bavaria, and now vacated per document no. 139012, described as lying between the northerly extension of the westerly line of Main Street, as dedicated, and easterly of the southerly extension of the west line of said Lot 7.

35, 262 SQ. FT.

"PARCEL B"

Proposed Property Description - 9332 RHOY AVE CHASKA, MN 55318:

Lots 7, Block 4, Rhoys 1st Addition to Shady Point Lake Bavaria, and that part of Lot 6, said Block 4, which lies westerly and southwesterly of a line described as beginning at the southwest corner of said Lot 5; thence, on an assumed bearing of North 2 degrees 21 minutes 39 seconds East, along the westerly line of said Lot 5, a distance of 61.33 feet, thence North 42 degrees 26 minutes 01 seconds West 54.06 feet to its intersection with a line drawn 40.00 feet easterly of and parallel with the west line of Lot 7, said Block 4, thence North 2 degrees 34 minutes 33 seconds East, along said parallel line, 157.5 feet, more or less, to the shoreline of Lake Bavaria and said line there terminating. And, that part of Rhoys Avenue, as dedicated on said Rhoys 1st Addition to Shady Point Lake Bavaria, and now vacated per document no. 139012, described as lying between the northerly extension of the westerly line of Main Street, as dedicated, and easterly of the southerly extension of the west line of said Lot 7.

15,470.3 SQ. FT.

DEMARS-GABRIEL
LAND SURVEYORS, INC.

2317 W. 93rd St.
Bloomington, MN 55431
Phone: (763) 559-0908
cell: (612) 751-6785
dec@gwestoffice.net

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

David E. Crook

Date: March 10, 2023

Minn. Reg. No. 22414

File No.

15114 C

Book-Page

Scale

1"=20'

Prepared for:

KARRIE & JOHN SHROYER

REQUEST FOR ACTION CHASKA CITY COUNCIL 6/26/2023

Subject: Adoption Resolution 2023-58 Supporting a Capital Budget Request for the City Square West Project

Prepared By: Elise Durbin, Assistant City Administrator

The City Square West Redevelopment project is located in Chaska's historic downtown and was identified as a catalyst redevelopment site in the Chaska Downtown Master Plan adopted in 2012. The primary goal of the City Square West Redevelopment project is to build upon the success of Chaska's Firemen's Park, and Curling and Event Center to catalyze greater economic value downtown through a mix of residential, retail, and regionally unique and significant programmable public space.

Earlier this year, the City received \$5.425 million in state funds to assist with the public components of this project. While these funds help to provide a start on the project, more funds are needed in order to complete it. An application for \$19.997 million in additional state funds has been made to be considered during the 2024 legislative session. Specifically, this request will support:

- Paseo and Plaza. The signature public paseo will be a pedestrian-friendly, mid-block pathway connecting people to downtown destinations. The public plaza is a programmable space to support year-round activities and events.
- Public parking/restrooms/storage and maintenance. Creation of new public parking stalls, public restrooms to serve plaza visitors, and space to store equipment to support programming and maintenance of the public plaza.
- Mercado and Arts space. Construction of a publicly owned building to house an indoor farmers market to create a hub for existing minority-owned vendors and to support the headquarters, gallery, and programming space for the Arts Consortium of Carver County.
- Public Infrastructure. Reconstruction of the local streets around the City Square West site.

Staff Recommendation

As a part of the application package, a resolution of support must accompany the application. Staff recommends adopting the resolution so that the application can be considered for 2024 funds.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2023-58, supporting an application by the City for a Capital Budget request for the City Square West project.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 6/26/2023 RESOLUTION NO. 2023-58

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

**A RESOLUTION SUPPORTING A CPAITAL BUDGET REQUEST FOR THE CITY OF
CHASKA'S CITY SQUARE WEST PROJECT**

WHEREAS, the City Square West Redevelopment project is located in the heart of Chaska's historic downtown, and was identified in the Chaska Downtown Master Plan as a catalyst redevelopment site; and

WHEREAS, the Downtown Master Plan recognizes that the survival of Chaska's historic downtown can only be achieved by investing in redevelopment that creates regionally significant destinations; and

WHEREAS, the primary goal of the City Square West Redevelopment project is to build upon the success of Chaska's Firemen's Park and Curling and Event Center to catalyze greater economic value downtown through a mix of residential, retail, and regionally unique and programmable public space; and

WHEREAS, in addition to private development, significant public space, including a signature paseo that creates a pedestrian friendly mid-block pathway, a programmable public place that will host year round activities and events, new public parking and restrooms, storage space to support the programming and maintenance of the public facilities, a new mercado and arts space building, and adjacent public infrastructure will be designed and constructed; and

WHEREAS, preliminary costs for acquisition, predesign, design, and construction of planned City Square West public projects are estimated at \$50,844,000; and

WHEREAS, in the 2023 legislative session an award of \$5,425,000 was granted to the city; and

WHEREAS, there remains a gap for the public components of the redevelopment, so the City is requesting \$19,997,000 through the 2024 Capital Budget process;

WHEREAS, the City understands State Statute requires the state share of a project covered by this section must be no more than half the total cost of the project, including predesign, design, construction, furnishings, and equipment, and is prepared to meet that requirement;

WHEREAS, the City of Chaska supports the pursuit of funding from the State of Minnesota so as to better serve the residents and visitors to our community; and

WHEREAS, the City of Chaska has the institutional, managerial and financial capability to ensure adequate project administration; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement.

NOW THEREFORE BE IT RESOLVED that, the City of Chaska supports and authorizes the Mayor and City Staff to apply for State Funds to financially assist with the City Square West Project in Historic Downtown Chaska.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June, 2023.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 6/26/2023

Subject: Construction Plans for Creek Road Trunk Sewer – Authorizing Solicitation of Bids

Prepared By: Matt Clark, City Engineer

The City continues to work through the federal aid process with the funds that are awarded for the next phase of the Creek Road Trunk Sewer Extension. The project documents have been publicly noticed and are available at City Hall review. Comments regarding the project can be directed to either the City Administrator Matthew Podhradsky at MPodhradsky@chaskamn.gov or Assistant Administrator Elise Durbin EDurbin@chaskamn.gov. Comments received will be shared in August for the Council's consideration. To update the Council, staff has also sent out notice to those properties being affected with the project and will be meeting with residents over the next month.

The second phase of the Creek Road project included approximately one mile of trunk sewer, a regional trail, and reconstructing a portion of the existing roadway. The project timeline allows for sewer the connection and road reconstruction to occur in 2023 with the trail portion of the project being finished in 2024 which are highlighted on the attached Exhibit. The next step in the process is for Council's consideration for approval of the construction documents and authorize staff to receive bids for the 2023 Creek. The plans are attached for Council consideration.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-59, approving the construction documents for the 2023 Creek Road Trunk Sewer Extension Street, Utility, and Trail Improvement Project and authorizing the solicitation of public bids.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE: 6/26/2023 **RESOLUTION NO.** 2023-59

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

**A Resolution Approving the Plans & Specifications and Authorizing Bids for the Creed Road Trunk
Sewer Extension Street, Utility, and Trail Improvements**

WHEREAS, pursuant to City Council authorization, the City Engineer has prepared plans and specifications for the Creek Road Trunk Sewer Extension Street, Utility and Trail Improvements:

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Chaska, Minnesota, does hereby approve:

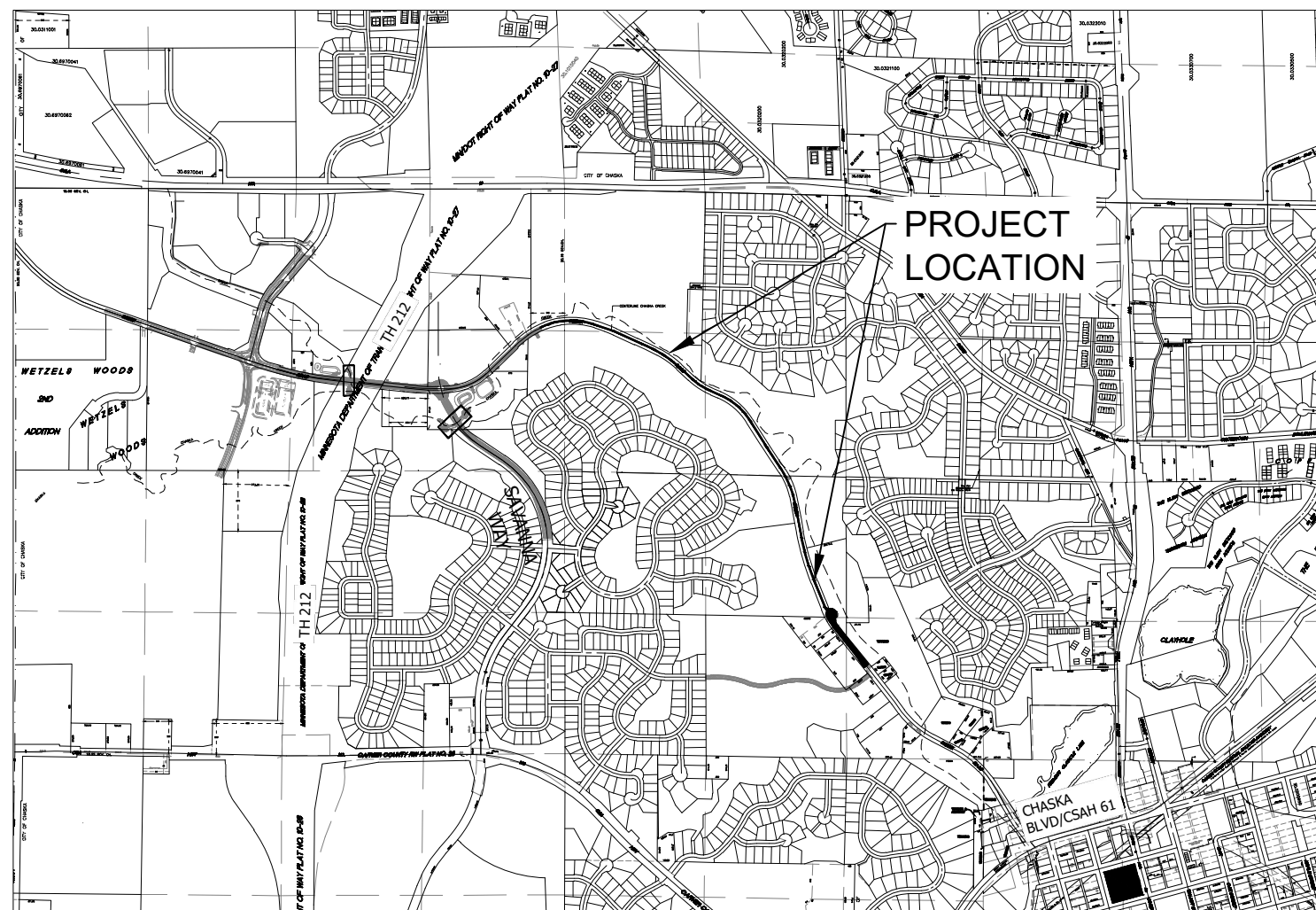
1. Such plans and specifications as prepared by Stantec, copies of which are attached hereto and made a part hereof;
2. The City Clerk shall prepare and cause to be published in the Chaska Herald an advertisement for bids upon the making of such improvements under such approved plans and specifications. Said bid process shall adhere to all provisions of State Statute.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June 2023.

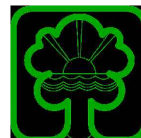
Mark Windschitl, Mayor

Attest _____
Deputy City Clerk

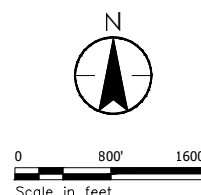
Plot Date: 06/21/2023 - 11:01 am
Drawing name: C:\pw_sfn_bh_infra\1\do170407\193804082-2023-G001.dwg
User: jgarcia - 193804082-2023-G001.dwg
Scale: 1:5.10 - 10' = 1" - 10' = 1"



VICINITY MAP



CITY OF CHASKA
CITY HALL
1 CITY HALL PLAZA
CHASKA, MN 55318
PH: (952) 448-9200



CITY OF CHASKA

2023 CREEK ROAD UTILITY, TRAIL, AND STREET IMPROVEMENTS PROJECT

SHEET NO.	DESCRIPTION
G0.01	TITLE SHEET
G0.02	PLAN LEGEND
G0.03	TABULATIONS
G0.04	GENERAL PROJECT NOTES
G0.05	PROJECT OVERVIEW
C0.01 - C0.08	EXISTING CONDITIONS AND REMOVAL PLAN
C1.01	TYPICAL SECTIONS
C2.01	SWAPP NARRATIVE
C2.02	EROSION CTRL & TURF ESTABLISHMENT
C2.03	EROSION CTRL & TURF ESTABLISHMENT
C4.01 - C4.08	SANITARY SEWER & WATERMAIN IMPROVEMENTS
C5.01 - C5.15	STORM SEWER IMPROVEMENTS
C6.01 - C6.08	STREET IMPROVEMENTS
C7.01 - C7.16	CROSS SECTIONS CREEK ROAD
C8.01 - C8.04	STANDARD DETAILS
THIS PLAN SET CONTAINS 65 SHEETS	

SURVEY SYMBOLS

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

SURVEY LINES

	RETAINING WALL
	FENCE - BARBED WIRE
	FENCE - CHAIN LINK
	FENCE - DECORATIVE
	FENCE - STOCKADE
	FENCE - WOOD
	FENCE - ELECTRIC
	GUARD RAIL
	TREE LINE
	WETLAND

SURVEY LINES	
	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

EXISTING UTILITY LINES

— FM — FM — FM —	FORCE MAIN
— > — > — > — > —	SANITARY SEWER
—>—>—>—>—>—>—>—	SANITARY SERVICE
—>>—>>—>>—>>—>>—	STORM SEWER
— — — — — — —	WATER MAIN
— — — — — — —	WATER SERVICE

NEW UTILITY LINES

	FORCE MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER DRAINTILE
	STORM SEWER
	WATER MAIN
	WATER SERVICE
	PIPE CASING

FUTURE UTILITY LINES

FM FM FM

FORCE MAIN

SANITARY SEWER

SANITARY SERVICE

STORM SEWER DRAINTILE

STORM SEWER

WATER MAIN

WATER SERVICE

PIPE CASING

CONCRETE CURB AND GUTTER

EXISTING
NEW
FUTURE
DEMOLITION

GRADING INFORMATION

Diagram illustrating a road cross-section with existing and proposed contours and grading limits. The diagram shows a road profile with existing contours (dashed lines) and proposed contours (solid lines). The existing contours are labeled 950 and 952. The proposed contours are labeled 950 and 952. The existing grading limits are indicated by dashed lines, and the new grading limits are indicated by solid lines. The existing spot elevation is 743.21, and the new spot elevation is 743.78. The existing contour minor is 950, and the existing contour major is 952. The new contour minor is 950, and the new contour major is 952. The existing grading limits / slope limits are 4:1, and the new grading limits / slope limits are 4:1. The existing spot elevation is 743.21, and the new spot elevation is 743.78. The existing contour minor is 950, and the existing contour major is 952. The new contour minor is 950, and the new contour major is 952. The existing grading limits / slope limits are 4:1, and the new grading limits / slope limits are 4:1. The existing spot elevation is 743.21, and the new spot elevation is 743.78.

EXISTING CONTOUR MINOR	EXISTING CONTOUR MAJOR	NEW CONTOUR MINOR	NEW CONTOUR MAJOR	NEW GRADING LIMITS / SLOPE LIMITS	NEW SPOT ELEVATION
950	952	950	952	4:1	743.78

EXISTING SPOT ELEVATION: 743.21

RUN:RISE (SLOPE): 4:1

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CL	CENTER LINE
CL	CLASS
CMF	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

HATCH PATTERNS

EXISTING	NEW	DEMOLITION	SECTION
 CONCRETE	 CONCRETE	 CONCRETE DWY/WALK	 EARTH
 ASPHALT ROAD/DWY	 ASPHALT ROAD/DWY	 ASPHALT ROAD/DWY	 ROCK
 PAVERS	 PAVERS	 PAVERS	 SAND
			 GRAVEL

Plot Date: 06/21/2023 - 2:11pm
Drawing name: C:\pw_sfn_bh_infra01\193804082-2023-G003.dwg

F & I SIGN PANELS TYPE C						
				Total		Notes
SIGN NO.	DESCRIPTION	WIDTH	HEIGHT	QTY	SF	
OM4-2	OBJECT MARKER	18	18	2	4.5	RED ON BLACK
W14-1	DEAD END SIGN	30	30	1	6.25	
DTL-X	SAN MH MARKER	6	12	17	8.5	WHITE ON GREEN
	TOTAL				19.25	

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: NATHAN T. DREWS

SIGNATURE: 

DATE: 7/1/2023 IIC. NO.: 54837

TABULATIONS

SURVEY	BO
DRAWN	PAW
DESIGNED	NTD, AO
CHECKED	KS, BF
APPROVED	NTD
PROJ. NO. 193804082-2023	

SHEET NUMBER
G0.03

REMOVE TREE
(CLEAR AND
GRUB)

POSSIBLE REMOVAL - TO
BE REVIEWED IN FIELD
WITH ENGINEER.

REMOVE STOP SIGN

REMOVE CONCRETE CURB

REMOVE BITUMINOUS
SURFACE

SAW CUT

REMOVE
SIDEWALK

REMOVE BITUMINOUS
DRIVEWAY

REMOVE CONCRETE
DRIVEWAY

REMOVE WATER MAIN,
VALVE AND SERVICE
LINE

REMOVE SANITARY
SEWER AND SERVICE
LINE

REMOVE STORM SEWER
PIPE AND STRUCTURE

CONCRETE CURB AND
GUTTER
B612 MODIFIED PARKBOARD
SEE DETAIL STR-1B ON
SHEET C8.04
CONCRETE ALLEY APRON
14 FOOT WIDTH STANDARD
SEE DETAIL STR-2 ON SHEET
C8.04

CONCRETE SIDEWALK
SEE TYPICAL SECTION
ON SHEET C1.01

CONCRETE CARRIAGE WALK
WIDTH TO MATCH EXISTING

CONCRETE DRIVEWAY APRON
WIDTH TO MATCH EXISTING
SEE DETAIL STR-2 ON SHEET C8.04

TEMPORARY BITUMINOUS S/W
WIDTH TO MATCH EXISTING

PEDESTRIAN CURB RAMP
SEE DETAIL STR-11 SHEET C8.04

BITUMINOUS STREET PAVEMENT

- SAWCUT BITUMINOUS AND CONCRETE CURB AND STREET AND DRIVEWAY CONSTRUCTION LIMITS.
- 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 BID UNIT PRICE FOR EACH TREE REMOVED ON THE PROJECT. NO ADDITIONAL COMPENSATION WILL BE MADE FOR TREES NOT SHOWN ON THE DRAWINGS REGARDLESS OF SIZE AND LOCATION.
- PRUNE ALL TREE ROOTS EXPOSED TO OR DAMAGED BY CONSTRUCTION.
- DRIVEWAY REMOVAL LIMITS AREA APPROXIMATE. ACTUAL DRIVEWAY REMOVAL LIMITS WILL VARY BASED ON FIELD CONDITIONS AND STREET GRADES.
- CONTRACTOR MAY REMOVE BITUMINOUS PAVEMENT THROUGH MILLING OR RECLAMATION. THE MATERIAL IS TO BE USED FOR ACCESS ON SITE DURING CONSTRUCTION. IT IS NOT ANTICIPATED THAT ANY MATERIAL WILL BE USED OUTSIDE THE PROPOSED STREET SECTION.
- DURING THE REMOVAL PROCESS THE CONTRACTOR MAY COME ACROSS EXISTING SUMP LINES THAT DISCHARGE INTO THE BOULEVARD OR STREET. THE CONTRACTOR WILL MARK THOSE LOCATIONS AND ENSURE ALL FUNCTIONING SUMP LINES CONTINUE TO HAVE AN UNINTERRUPTED DISCHARGE POINT.
- WATER MAIN ABANDONMENT SHALL BE DETERMINED IN THE FIELD BY OWNER'S ENGINEER

- ALL PVC PIPE SHALL BE SDR 26 UNLESS OTHERWISE NOTED.

- STATIONING IN PROFILE REFLECTS PIPE STATIONING.
- RISER HEIGHT NOTED ON THE DRAWINGS IS AN APPROXIMATION. CONTRACTOR TO VERIFY AND DOCUMENT FINAL RISER HEIGHT. MAINTAIN A SLOPE OF NO LESS THAN 2% ON SERVICE FROM CONNECTION POINT TO THE MAIN/RISER.

- 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.

- INSTALL NEW SEWER SERVICES UP TO R/W UNLESS OTHERWISE DEFINED BY THE ENGINEER.
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC - SCH-40 UNLESS EXISTING SERVICE IS LARGER. MATCH SIZE OF EXISTING SERVICE PIPE
- CONTRACTOR TO VERIFY SEWER SERVICE RISERS HEIGHTS PRIOR TO INSULATION.
- ALL RESIDENTS WILL BE GIVEN THE OPPORTUNITY, IF ACCESSIBLE, TO REPLACE THEIR SEWER SERVICE BETWEEN PROPERTY LINE AND HOUSE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF THESE RESIDENCES DURING SANITARY SEWER INSTALLATION.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND WATER SERVICE LINES PER DETAIL SER-1 AND SER-2A.
- ALL WATER SERVICES SHALL BE 1" SDR 7 IPS PE UNLESS OTHERWISE NOTED.
- INSTALL WATER SERVICES PER DETAIL SER-2A.
- FOLLOWING WATER SERVICE CONNECTION THERE WILL BE A VISUAL INSPECTION WITH WATER TURNED OFF AT THE HOUSE SIDE OF CURB STOP.
- INSULATE WATER SERVICES WITHIN 2' OF STORM SEWER PIPING.

- CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY WATER MAIN AND SANITARY SEWER SERVICE CONNECTIONS (GRAVITY OR BYPASS PUMPING) PER SPECIFICATIONS.

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 CI/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.

1. PROPOSED STRUCTURES REFERENCE PROPOSED STREET CENTERLINE STATIONING.

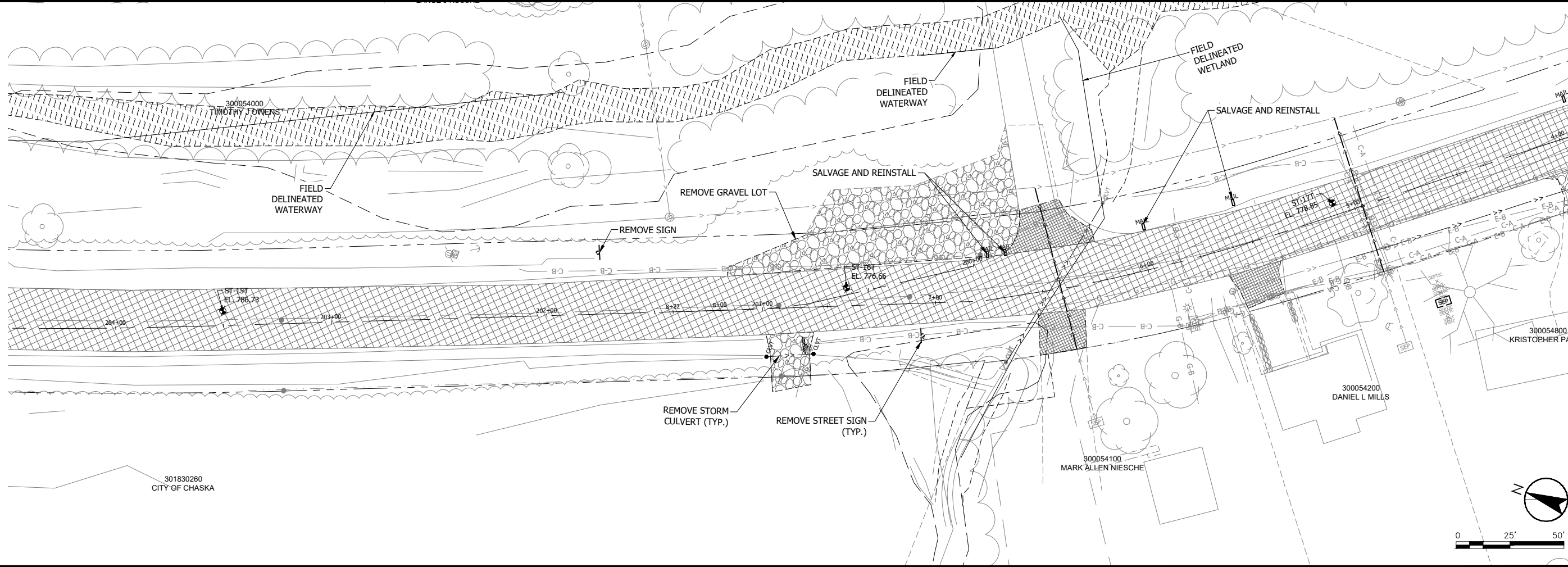
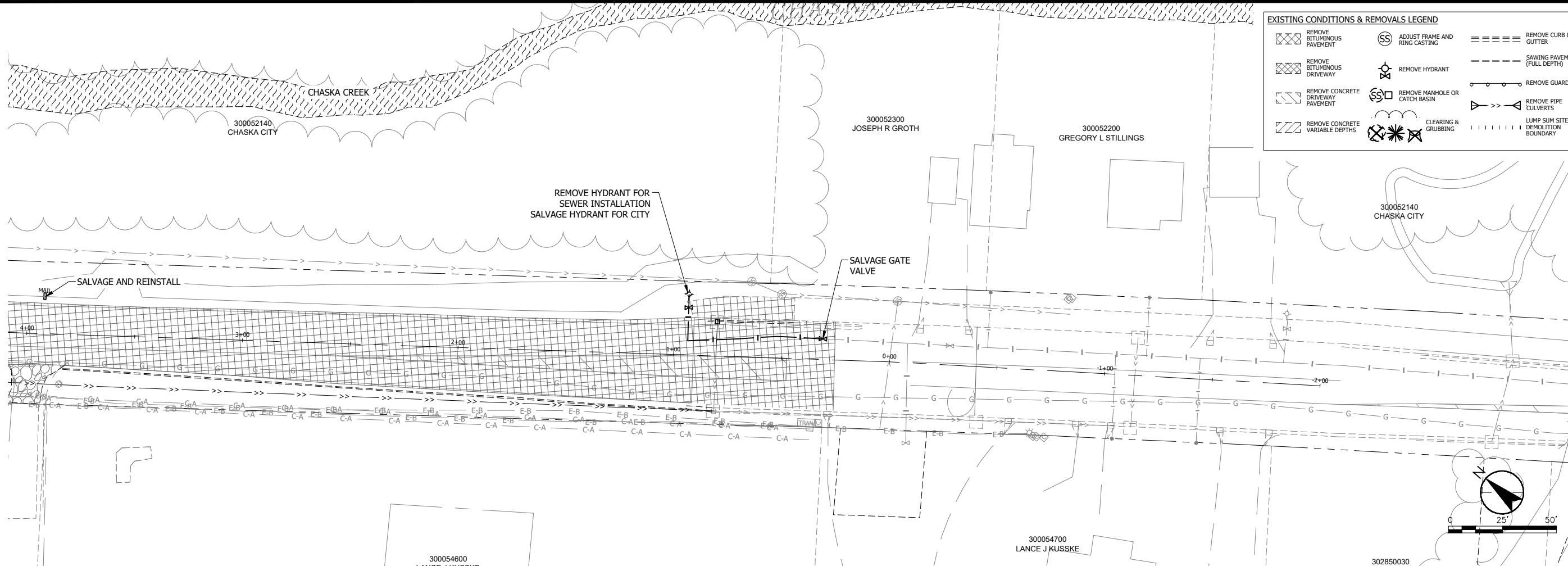
THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT.	
Mn/DOT STANDARD PLATES	
ITEM NO	ITEM
3000M	REINFORCED CONCRETE PIPE (6 SHEETS)
3006H	GASKET JOINT FOR RC PIPE (2 SHEETS)
3007F	SHEAR REINFORCEMENT FOR PRECAST DRAINAGE STRUCTURES
3100G	CONCRETE APRONG FOR RC PIPE
3133D	RIPRAP AT RCP OUTLETS
3145G	CONCRETE PIPE TIES
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN FOR USE WITH OR WITHOUT TRAFFIC LOADS (2 SHEETS)
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4110F	COVER CASING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS) - CASTING NO. 715 & 716
4180J	MANHOLE OR CATCH BASIN STEP
7038A	DETECTABLE WARNING SURFACE
7100H	CONCRETE CURB AND GUTTER
7113A	CONCRETE APPROACH NOSE DETAIL
8000K	TEMPORARY CHANNELIZERS (3 SHEETS)
8307S	W-BEAM GUARDRAIL & END ANCHORAGES (INSTALLATION WITH WOOD POSTS)(4 SHEETS)
8355A	W-BEAM GUARDRAIL
8360B	GUARDRAIL POST LENGTH MARKING
8361B	GUARDRAIL STEEL POST (3 SHEETS)
8365A	BCT TIMBER POST
8366A	BCT FOUNDATION TUBE
8369A	GUARDRAIL BLOCKOUT (2 SHEETS)
8370A	BCT CABLE AND COMPONENTS (2 SHEETS)

BASIS OF QUANTITIES	
MASS OF BITUMINOUS MATERIAL	115 LB/SY/IN
MASS OF AGGREGATE BASE	110 LB/SY/IN
BITUMINOUS MATERIAL FOR TACK COAT	0.05 GAL/SY
SEED MIX 25-131	220 LB/ACRE
SEED MIX 22-112	40 LB/ACRE
SEED MIX 33-261	35 LB/ACRE
SEED MIX 32-262	44 LB/ACRE
TYPE 3 SLOW RELEASE FERTILIZER 24-12-24	300 LB/ACRE
MULCH TYPE 1	2 TON/ACRE
HYDRAULIC SOIL STABILIZER TYPE 6	2100 LB/ACRE

SEE BELOW

SEE SHEET C0.02

SEE SHEET C0.02



EXISTING CONDITIONS & REMOVALS LEGEND

	REMOVE STRETCHIOUS PAVEMENT		ADJUST FRAME AND RING CASTING		REMOVE CURB & GUTTER
	REMOVE BITUMINOUS DRIVEWAY		REMOVE HYDRANT		SAWING PAVEMENT (FULL DEPTH)
	REMOVE CONCRETE DRIVEWAY PAVEMENT		REMOVE MANHOLE OR CATCH BASIN		REMOVE GUARDRAIL
	REMOVE CONCRETE VARIABLE DEPTHS		CLEARING & GRUBBING		REMOVE PIPE CULVERTS
					LUMP SUM SITE DEMOLITION BOUNDARY

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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 ENGINEER
 UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: NATHAN T. DREWS

SIGNATURE: 

DATE: 7/1/2023 LIC. NO. 54837

90% SET

CHASKA, MINNESOTA

EXISTING CONDITIONS AND REMOVAL PLAN

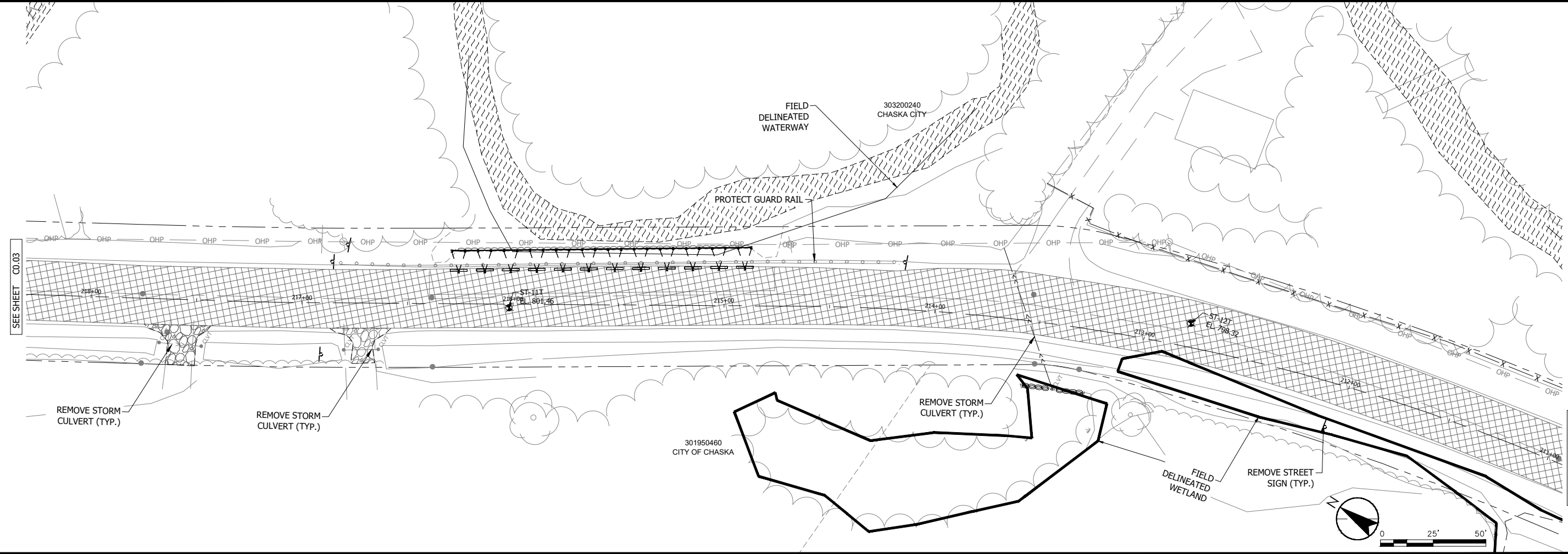
NO	REVISION	DATE
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SURVEY	BO
DRAWN	PAW
DESIGNED	NTD, AC
CHECKED	KS, BR
APPROVED	NTD
PROJ. NO. 193804082-2023	

SHEET NUMBER
C0.01

Plot Date: 06/21/2023 - 10:01pm
Drawing name: C:\pw_sfr_infra\01_70407\19380-0082-2023-C-000.dwg

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	REMOVE BITUMINOUS DRIVEWAY		REMOVE HYDRANT		SAWING PAVEMENT (FULL DEPTH)
	REMOVE CONCRETE DRIVEWAY PAVEMENT		REMOVE MANHOLE OR CATCH BASIN		REMOVE GUARDRAIL
	REMOVE CONCRETE VARIABLE DEPTHS		CLEARING & GRUBBING		REMOVE PIPE CULVERTS
					LUMP SUM SITE DEMOLITION BOUNDARY

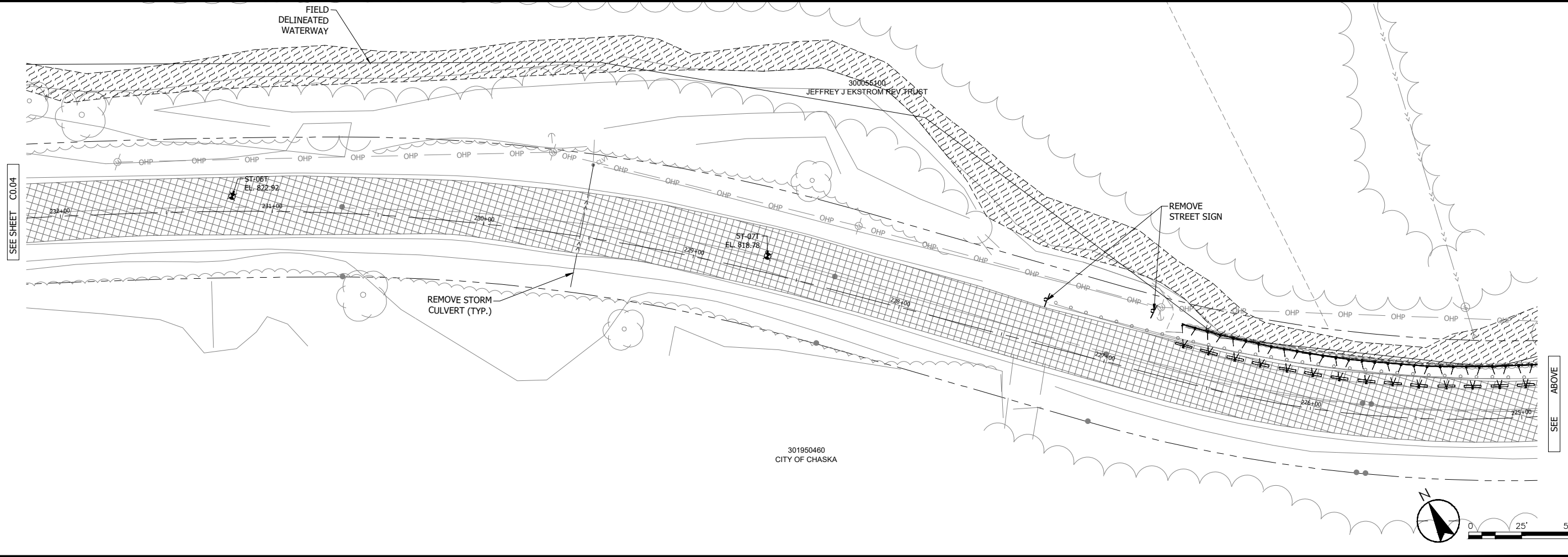


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90% SET

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EXISTING CONDITIONS & REMOVALS LEGEND

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	REMOVE BITUMINOUS DRIVEWAY		REMOVE HYDRANT		SAWING PAVEMENT (FULL DEPTH)
	REMOVE CONCRETE DRIVEWAY PAVEMENT		REMOVE MANHOLE OR CATCH BASIN		REMOVE GUARDRAIL
	REMOVE CONCRETE VARIABLE DEPTHS		CLEARING & GRUBBING		REMOVE PIPE CULVERTS
					LUMP SUM SITE DEMOLITION BOUNDARY

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AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES
UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: NATHAN DREWS

SIGNATURE: 

DATE: 7/11/2023 LIC. NO.: 54837

90% SET

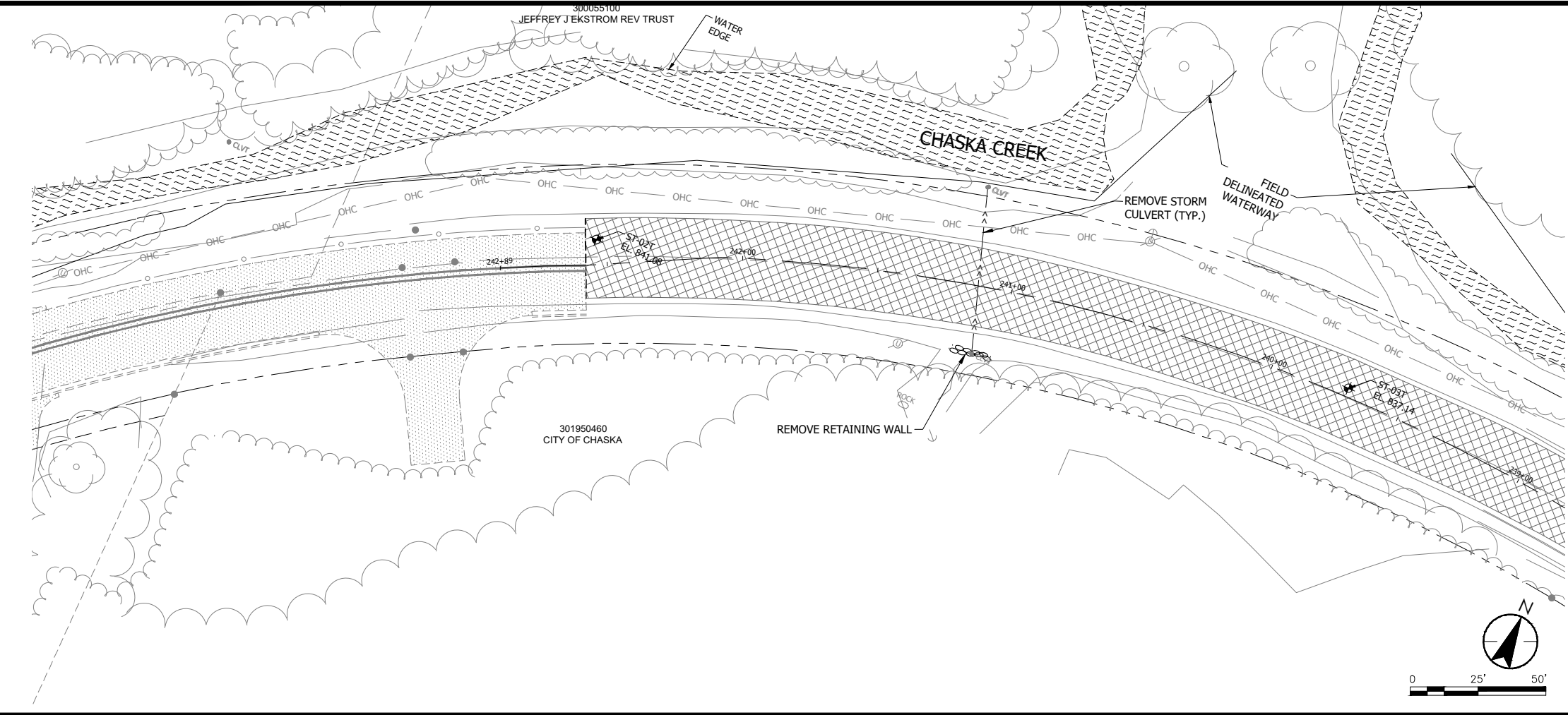
CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET\TRAIL IMPROVEMENTS

EXISTING CONDITIONS AND REMOVAL PLAN

NO REVISION		DATE
SURVEY	BO	
DRAWN	PAW	
DESIGNED	NTD, AO	
CHECKED	KS, BF	
APPROVED	NTD	
PROJ. NO. 193804082-2023		
SHEET NUMBER C0.03		

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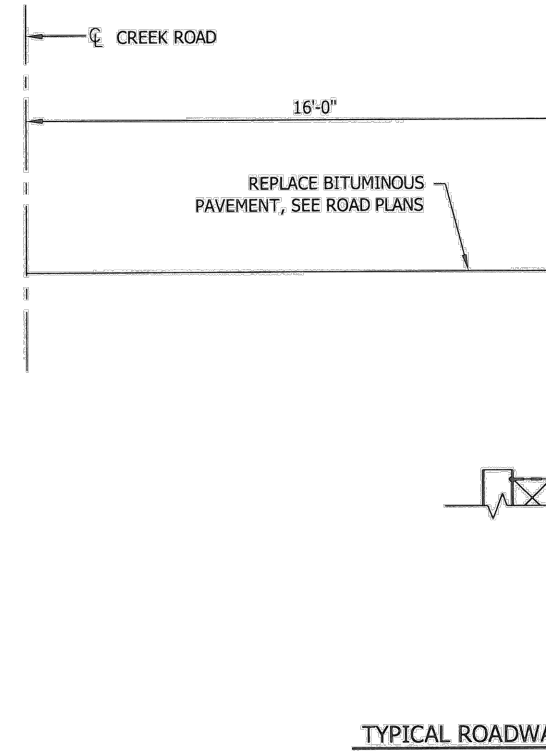
EXISTING CONDITIONS & REMOVALS LEGEND

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	REMOVE BITUMINOUS DRIVEWAY		REMOVE HYDRANT		SAWING PAVEMENT (FULL DEPTH)
	REMOVE CONCRETE DRIVEWAY PAVEMENT		REMOVE MANHOLE OR CATCH BASIN		REMOVE GUARDRAIL
	REMOVE CONCRETE VARIABLE DEPTHS		CLEARING & GRUBBING		REMOVE PIPE CULVERTS
					LUMP SUM SITE DEMOLITION BOUNDARY

CHASKA, MINNESOTA
 2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS
 EXISTING CONDITIONS AND REMOVAL PLAN

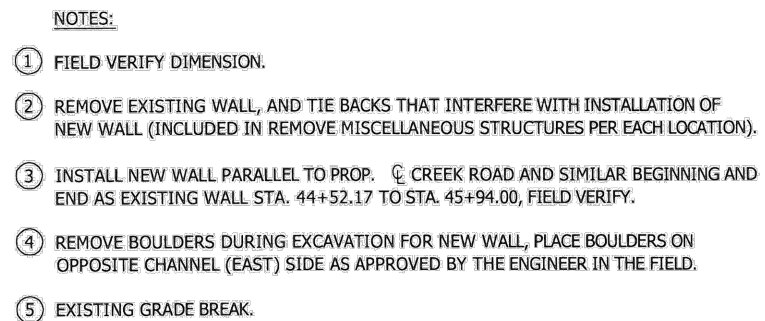
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FOR INFORMATION ONLY

Plot Date: 06/12/2023 - 11:05am
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FOR INFORMATION ONLY

Plot Date: 06/12/2023 - 11:05am
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Plot Date: 06/12/2023 - 11:05am
Growing name: C:\pw_sfr_infra01\ad070407193804082-2023-C000.dwg



TYPICAL SECTION THRU RETAINING WALL



- ① TIE RODS SHALL CONFORM TO ASTM A307.
- ② BACKFILL TO LIMITS SHOWN SHALL BE COMPACTED SELECT GRANULAR BORROW.
- ③ INSTALL WITH MINIMUM 1% SLOPE, AND SO OUTLET IS ABOVE NORMAL WATER ELEVATION. PRECAST CONCRETE HEADWALL PER STANDARD PLATE NO. 3131C SHALL BE USED AT OUTLET DOWNSTREAM END OF WALL (INCIDENTAL).
- ④ INSTALL PLANKS PARALLEL TO GRADE.

FOR INFORMATION ONLY

Plot Date: 06/21/2023 - 12:31pm
Drawing name: C:\pw_sfn_bh_infra01\c0170407\193804082-2023-C100.dwg
Xrefs: 193804082-BORDER



EROSION AND SEDIMENT CONTROL – CONSTRUCTION ACTIVITY REQUIREMENTS

CHAIN OF COMMAND

1. The contractor will need to identify a Mn/DOT certified erosion control supervisor in good standing who will be knowledgeable and experienced in the application of erosion prevention and sediment control best management practices.
2. The erosion control supervisor will work with the project engineer to oversee the implementation of the SWPPP, and the installation, inspection, and maintenance of the erosion prevention and sediment control bmps before and during construction.
3. The general contractor is responsible to comply with Part II.B, Part II.C, and Part IV of the construction stormwater permit.
4. The contractor will develop a chain of command with all operators on the site to ensure that the SWPPP will be implemented and stay in effect until the construction project is complete, the entire site has undergone final stabilization, and a Notice of Termination (NOT) has been submitted to the MPCA.

CONTACT LIST

City Project Engineer - Matt Clark - (952) 448-4335
City Inspector - Brad Fasbender - (651) 238-0603
Contractor - Unknown
MPCA Contact - Tom Genelin - (952) 466-5259
Watershed District Contact - Terry Jeffery - (952) 807-6885

EROSION PREVENTION PRACTICES

1. Appropriate construction practices will be used to minimize erosion. Areas of non-disturbance will be delineated (e.g. with flags, stakes, signs, silt fence etc.) on the development site before work begins.
2. The contractor will stabilize all exposed soil areas as soon as possible to limit soil erosion but in no case later than (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. temporary stockpiles without significant silt, clay or organic components and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
3. Work in drainage swales or the normal wetted perimeter of any surface water will require stabilization within 24 hours of connection. these areas will include all areas that drain water within 200 linear feet from the property edge or point of discharge to any surface water.
4. Outlets into surface waters shall be stabilized with energy dissipation within 24 hours.
5. All areas not being worked for a period of (7) days or more shall be temporary stabilized with the appropriate means to prevent soil loss.

SEDIMENT CONTROL PRACTICES

Sediment control devices must be established on all down gradient perimeters before any up gradient land disturbing activities begin. The timing of the installation of the sediment control devices can be adjusted to accommodate short-term activities such as clearing and grubbing, or passage of vehicles. Any short term activity must be completed as quickly as possible and the sediment control devices must be installed immediately after the activity is completed or prior to the next rainfall event.

- A. Silt fence shall be installed so that it follows as close as possible to a single contour to capture overland, low-velocity sheet flows downgradient of all exposed soils and prior to discharging to surface waters with the silt fence j-hooked at a maximum of 100 foot intervals and shall contain no more than 1/4 acre of drainage area.
- B. Ditch checks will be installed as indicated on the plans during all phases of construction.
 - temporary ditch checks will consist of using rock ditch checks and rock weepers in front of culvert inlets.
 - biologies will be installed during permanent turf establishment at the intervals identified in the plan.
- C. Sediment damage from stockpiles will be minimized by placing a row of silt fence 5 feet from the toe.
- D. All stockpiles left for a period of 7 days shall be temporarily stabilized.
- E. All storm drain inlets will be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection will be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified and written correspondence has been received from the jurisdictional authority verifying the need for removal. The written correspondence will be documented in Section P of the SWPPP or available within 72 hours upon request. If written correspondence can not be obtained in a timely manner, the specific inlet protection will be removed to alleviate immediate safety concerns. Efforts to obtain written correspondence will be documented in the SWPPP. Permission to remove inlet protection based on specific safety concerns will still be obtained from the jurisdictional authority within 30 days of removal

Vehicle tracking of sediment from the construction site will be minimized using appropriate BMPs. Street sweeping will be used if such **BMPs** are not adequate to prevent sediment from being tracked onto the street

EROSION AND SEDIMENT CONTROL SEQUENCING

Grading and Utility - Silt fence, construction entrance, ditch checks and/or other suitable perimeter sediment control measures must be installed prior to the start of any grading or land disturbing activity. If needed, temporary stabilization must be established by seed and mulch, and erosion control blanket as specified in plan sheets within the required stabilization timeframes.

A sediment trap should be dug and stabilized prior to any upstream disturbance occurring.

After the pipe installation has occurred, flocculent will be used at the outlet pipe, before the sediment trap to aid in filtering any sediment laden water prior to its discharge downstream.

As soon as possible, final stabilization measures will be installed per the plans. Temporary measures will remain in place until all areas have reached final stabilization which is 70% annual vegetative cover or more.

Vehicle tracking of sediment from the construction site will be minimized using appropriate BMPs. Street sweeping will be used if such **BMPs** are not adequate to prevent sediment from being tracked onto the street.

EROSION AND SEDIMENT CONTROL SEQUENCING

Grading and Utility - Silt fence, construction entrance, ditch checks and/or other suitable perimeter sediment control measures must be installed prior to the start of any grading or land disturbing activity. If needed, temporary stabilization must be established by seed and mulch, and erosion control blanket as specified in plan sheets within the required stabilization timeframes.

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After the pipe installation has occurred, flocculent will be used at the outlet pipe, before the sediment trap to aid in filtering any sediment laden water prior to its discharge downstream.

As soon as possible, final stabilization measures will be installed per the plans. Temporary measures will remain in place until all areas have reached final stabilization which is 70% annual vegetative cover or more.

DEWATERING AND BASIN DRAINING

Any dewatering or basin draining activities of turbid or sediment laden water must be discharged to a temporary or permanent sedimentation basin or treated with the appropriate BMP prior to entering surface waters. Energy dissipation will be provided at all discharge points. Dewatering or basin draining activities may not cause nuisance conditions, erosion in receiving channels or on downslope properties, or adversely impact wetlands. The Contractor will consult with Engineer/Owner to obtain approval prior to performing any dewatering.

POLLUTION PREVENTION MANAGEMENT MEASURES

Solid Waste: Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.

Hazardous Materials: Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.

External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. Refer to Plans and corresponding legend for approved washout locations. No engine degreasing is allowed on site.

All liquid and solid wastes generated by concrete washout operations will be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes will not contact the ground, and there will not be runoff from the concrete washout operations or areas. Liquid and solid wastes will be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

INSPECTIONS AND MAINTENANCE

The City ("Owner") will conduct site inspections once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Any corrective actions necessary will be provided to the contractor. Reports of the inspections shall be provided to the Contractor as they are completed. Inspections and maintenance records will be retained on site or in the inspectors vehicle with the SWPPP and available within 72 hours of request.

All silt fence or other sediment control practices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all off-site paved surfaces, within 24 hours of discovery.

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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: NATHAN T. DREWS

SIGNATURE: 

DATE: _____ LIC. NO. 54637

90% SET

CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET\TRAIL IMPROVEMENTS

SWPPP NARRATIVE

NO	REVISION	DATE
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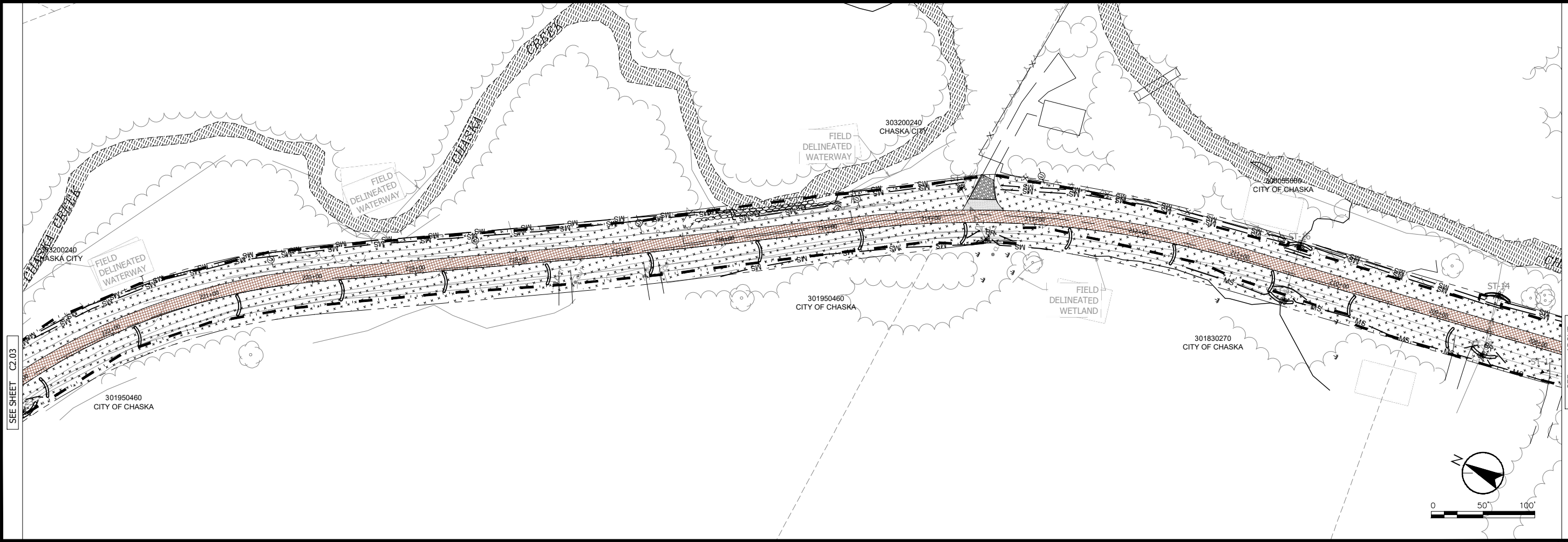
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SURVEY	BO
DRAWN	PAW
DESIGNED	NTD, AC
CHECKED	KS, BF
APPROVED	NTD
PROJ. NO. 193804082-2023	

SHEET NUMBER

C2.01

Plot Date: 06/12/2023 - 11:15am
Drawing name: C:\ow_sfr_infra\00170407\19804682-2023-C200.dwg



- NOTES:**
1. ALL DISTURBED AREAS TO BE DISTURBED IN FUTURE PHASES SHALL BE RESTORED WITH A MINIMUM OF 2" TOPSOIL MEETING CCMWO'S TOPSOIL STANDARD WITH 22-112 SEED MIX AND TYPE 1 MULCH.
 2. ALL PHASE 2 DISTURBED AREAS SHALL BE RESTORED WITH 6" OF TOPSOIL MEETING CCMWO'S TOPSOIL STANDARD.
 3. SCARIFY / LOOSEN SUBSOIL 6" IN DEPTH PRIOR TO INSTALLING TOPSOIL (INCIDENTAL)
 4. STRIPPED AND STOCKPILED TOPSOIL MAY BE USED TO RESTORE DISTURBED AREAS ONCE TESTED IN COMPLIANCE WITH CARVER COUNTY WATER RESOURCE MANAGEMENT ORDINANCE AND BMP GUIDELINES AND MEETS CARVER COUNTY TOPSOIL STANDARDS. IMPORTED TOPSOIL SHALL MEET OR EXCEED TOPSOILS STANDARDS IN CARVER COUNTY WATER RESOURCE MANAGEMENT ORDINANCE AND BMP GUIDELINES.

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AND IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS
UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: NATHAN J. DREWS

SIGNATURE: 

DATE: _____ LIC. NO.: 54837

CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET/ TRAIL IMPROVEMENTS

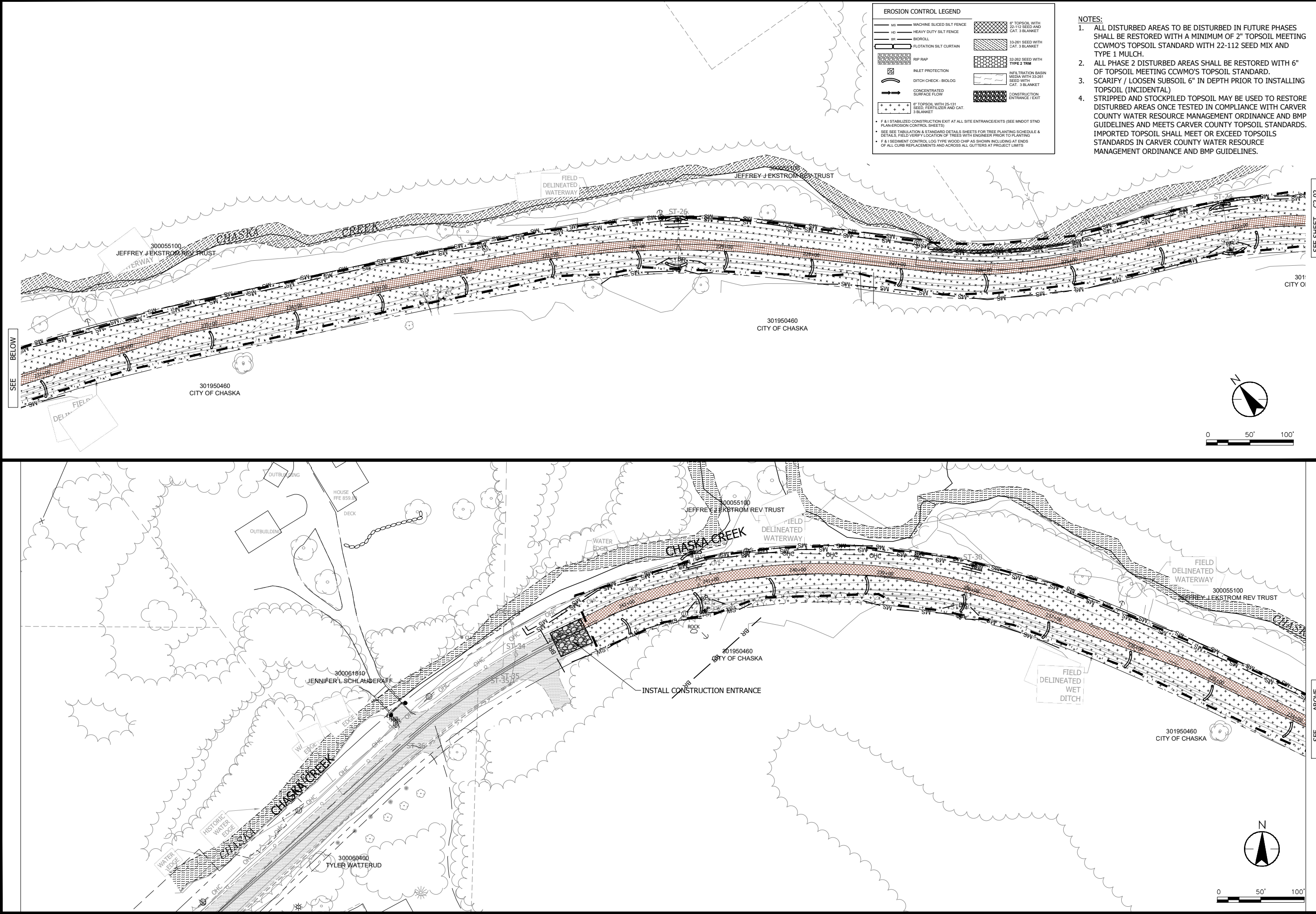
EROSION CTRL & TURF ESTABLISHMENT

90% SET

NO	REVISION	DATE
SURVEY	BO	
DRAWN	PAW	
DESIGNED	NTD, AO	
CHECKED	KS, BF	
APPROVED	NTD	
PROJ. NO. 1938040B2-2023		
SHEET NUMBER		
C2.02		

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. NO REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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User: jkristof, 193804082-X3HO, Title: 193804082-2023-contents.limits, 193804082-2023-X3PL, 193804082-2023-X3HO, area: cpl



SEE SHEET C2.02

SEE BELOW

SEE ABOVE

NO. REVISION

DATE

SURVEY

BO

DRAWN

PAW

DESIGNED

NTD, A.O.

CHECKED

K.S., B.F.

APPROVED

NTD

PROJ. NO. 193804082-2023

SHEET NUMBER

C2.03

CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET/RAIL IMPROVEMENTS

EROSION CTRL. & TURF ESTABLISHMENT

90% SET

DATE: _____

SIGNATURE: _____

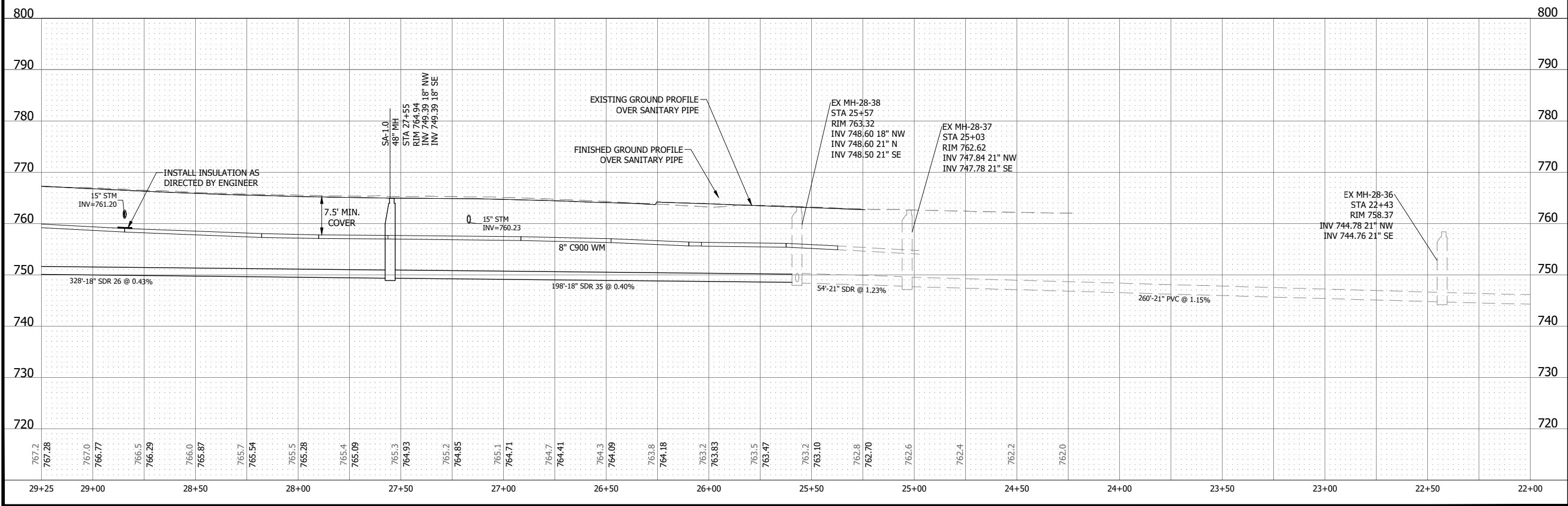
PRINT NAME: NATHAN T. DEWIS

LIC. NO. 54837

Stantec

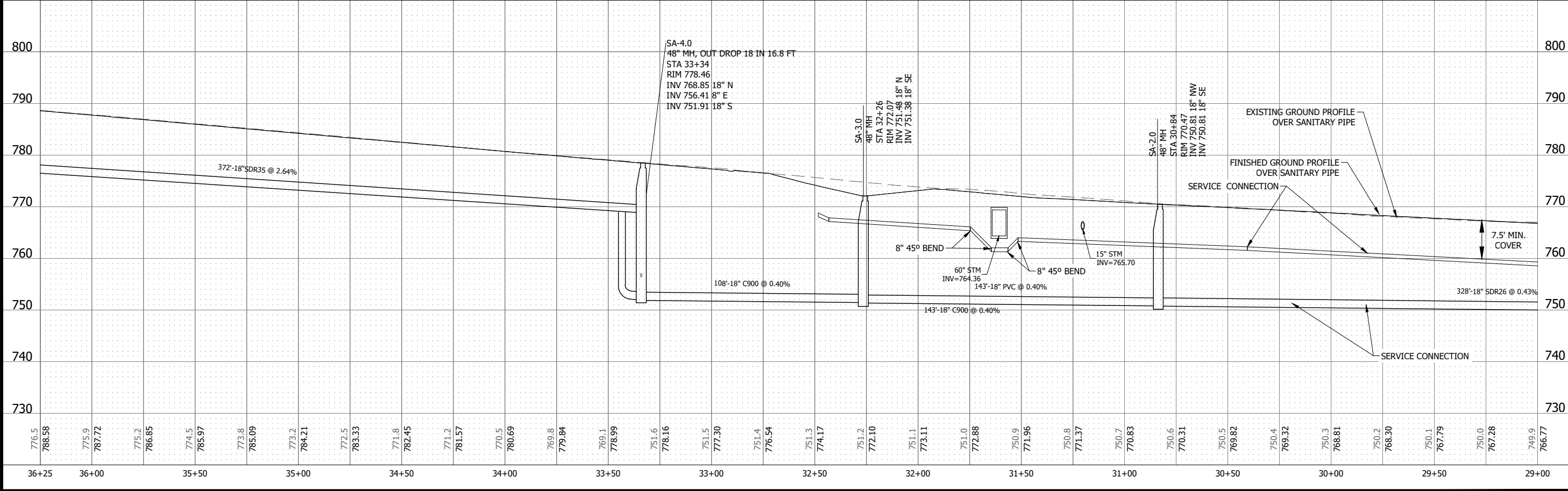
723 Marquette Avenue, Suite 1000
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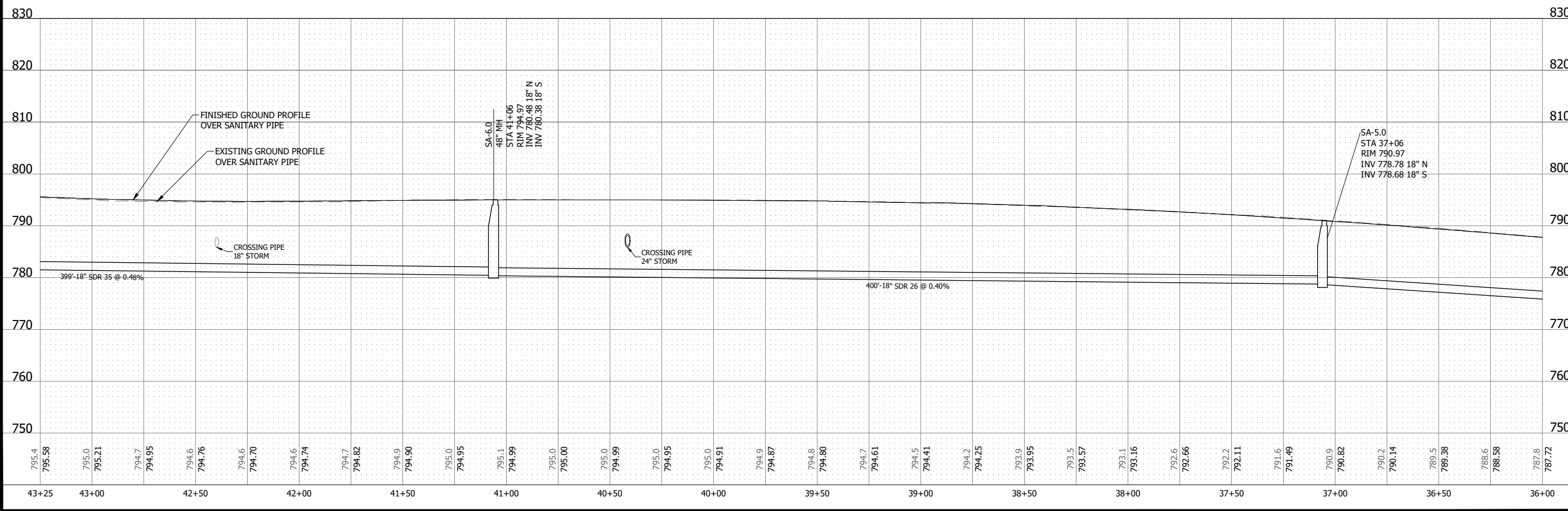


CHASKA, MINNESOTA		90% SET	
2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS			
CREEK ROAD			
SANITARY SEWER & WATER MAIN IMPROVEMENTS			
NO.	REVISION	DATE	
SURVEY	BO		
DRAWN	PAW		
DESIGNED	NTD, AO		
CHECKED	K.S. BF		
APPROVED	NTD		
PROJ. NO. 193804062-2023			
SHEET NUMBER			
C4.01			

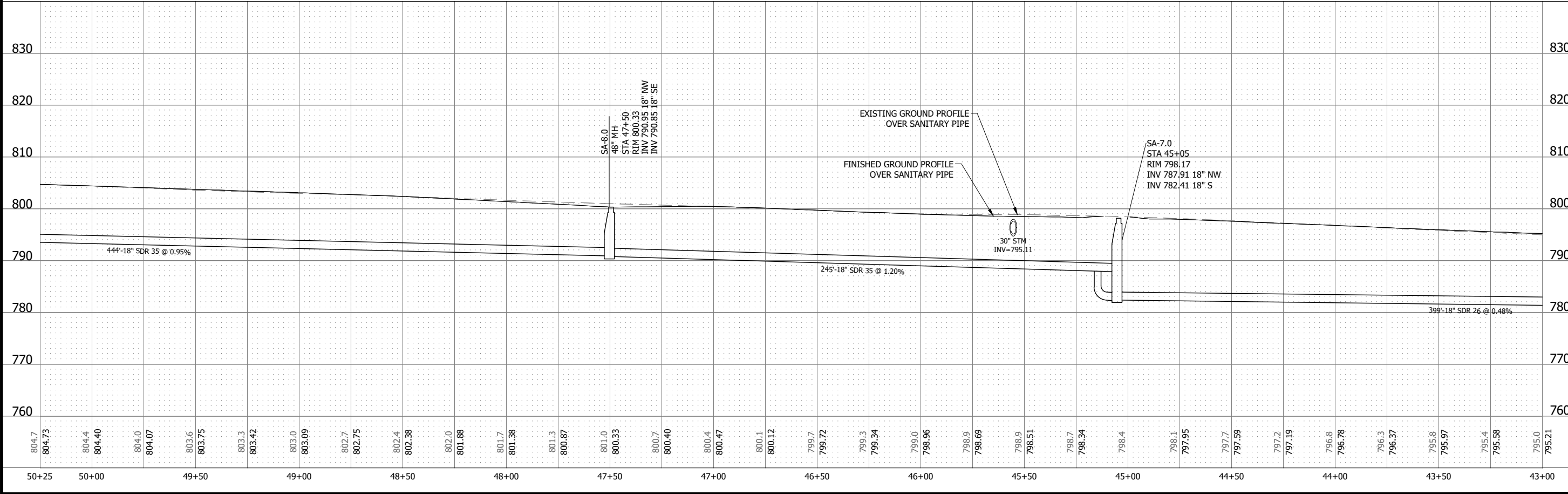
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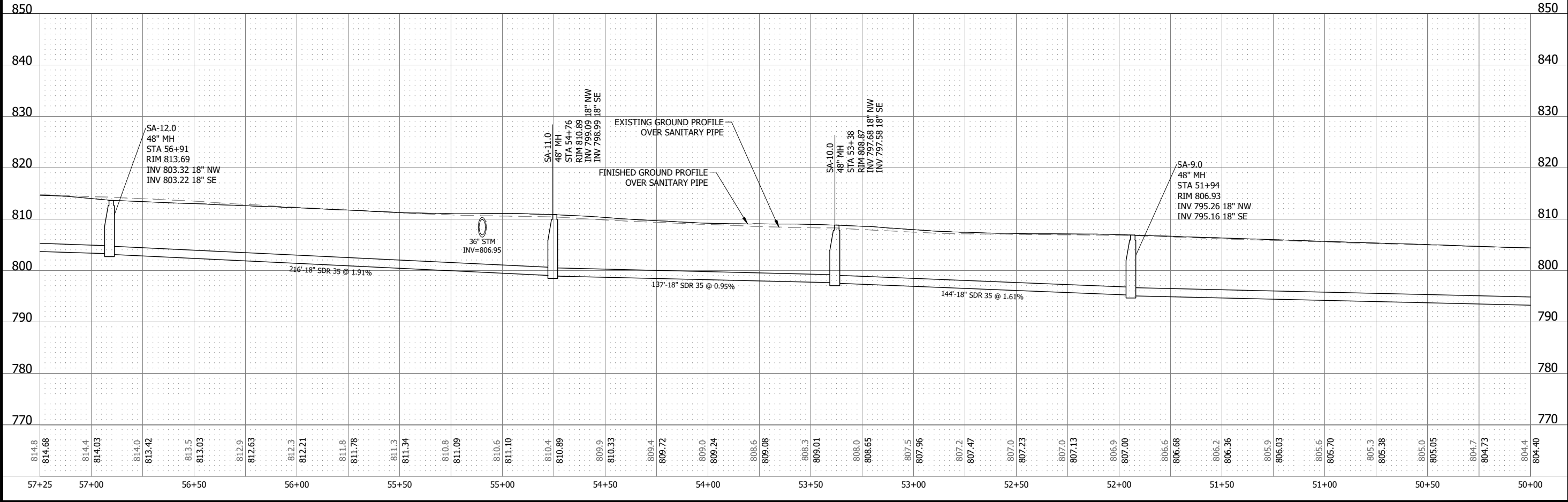
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SEE SHEET	C4.03
CHASKA, MINNESOTA	
2023 CREEK ROAD UTILITY AND STREET/TRAIL IMPROVEMENTS	
SANITARY SEWER & WATER MAIN IMPROVEMENTS	
NO REVISION DATE	
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DRAWN	PAW
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CHECKED	KS, BF
APPROVED	NTD
PROJ. NO. 193804082-2023	
SHEET NUMBER C4.04	

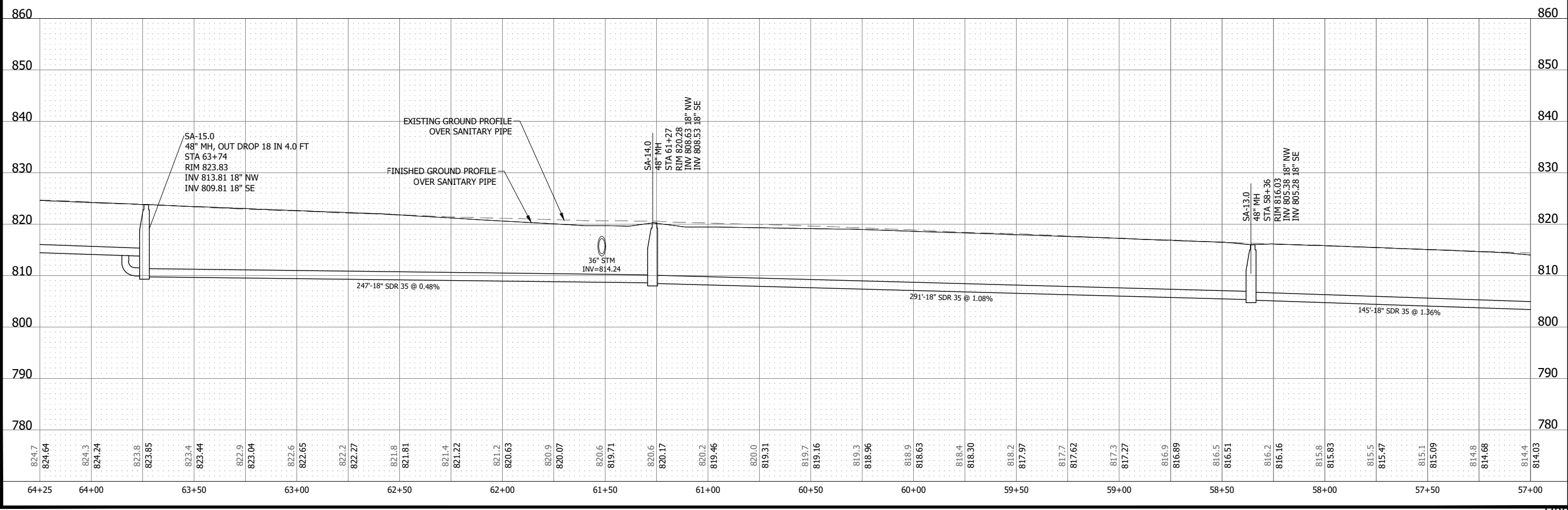
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NOTE: ALL CROSSING PIPE SHOWN IN PROFILE VIEW AT STATION AND ELEVATION
CROSSING SANITARY SEWER ALIGNMENT (ALIGNMENT NAME: C-SSWR-0001).

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2023 CREEK ROAD UTILITY AND STREET/TRAIL IMPROVEMENTS							
SANITARY SEWER & WATER MAIN IMPROVEMENTS							
NO.	REVISION	DATE					
SURVEY							BO
DRAWN							PAW
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CHECKED							KS, BF
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PROJ. NO. 193804082-2023							
SHEET NUMBER C4.05							

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User: jgonzalez@gnepn.com Date: 06/12/2023 Time: 10:00:00 AM Path: L:\PLOT



CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET/TRAIL IMPROVEMENTS SANITARY SEWER & WATER MAIN IMPROVEMENTS									
NO REVISION			DATE						
SURVEY		SO							
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PROJ. NO. 193804062-2023 SHEET NUMBER C4.06									

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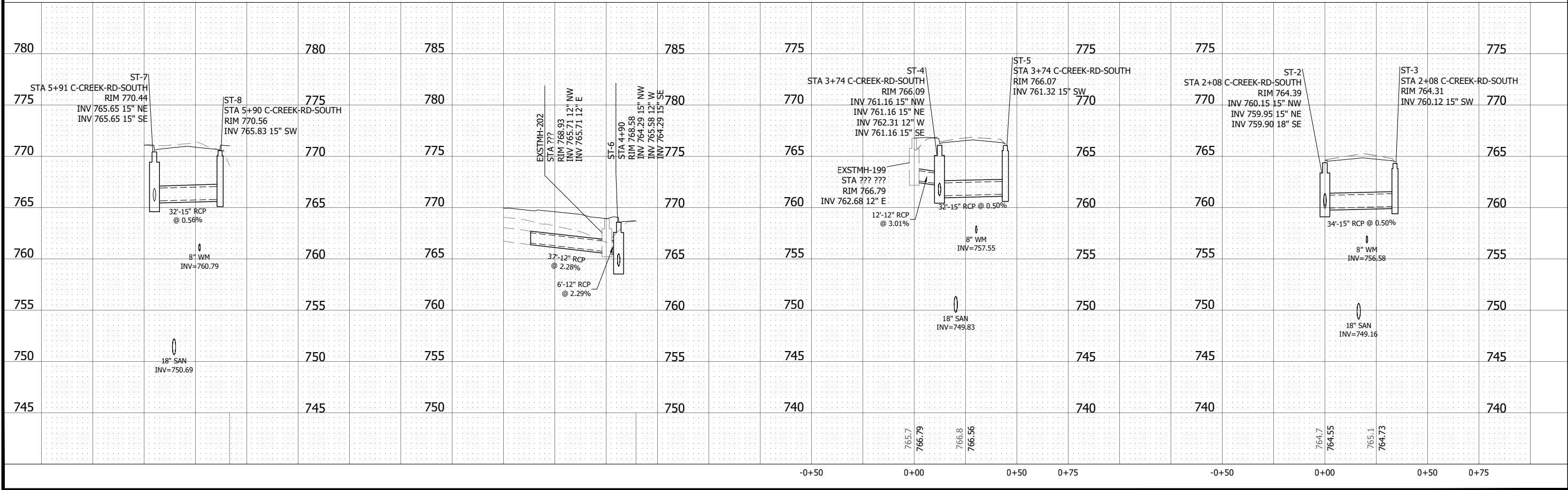


This is a sanitary sewer profile drawing. The vertical axis represents elevation in feet, ranging from 800 to 870. The horizontal axis represents stationing, ranging from 78+25 to 71+00. The drawing includes the following elements:

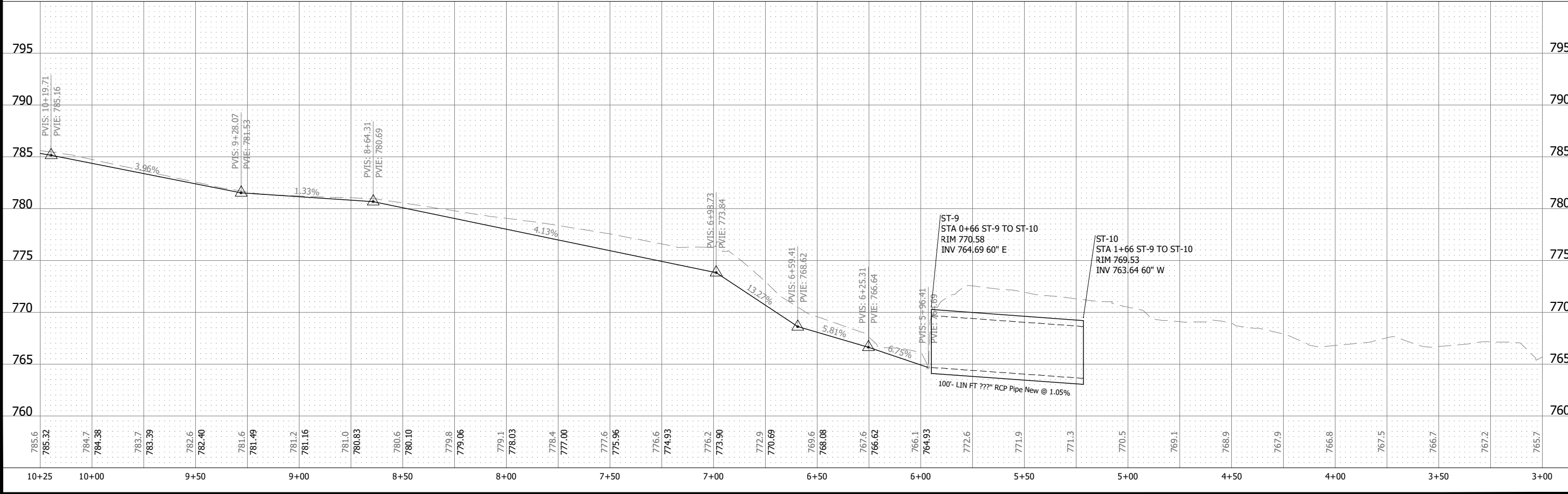
- EXISTING GROUND PROFILE OVER SANITARY PIPE:** Represented by a dashed line.
- FINISHED GROUND PROFILE OVER SANITARY PIPE:** Represented by a solid line.
- Sanitary Sewer Pipe Profile:** A solid line showing the proposed sewer pipe. It starts at station 78+25 at an elevation of approximately 845.76 feet and ends at station 71+00 at an elevation of approximately 834.52 feet.
- Manholes:**
 - SA-21.0:** STA 76+56, RIM 840.99, INV 823.45 18" SW, INV 823.40 18" NE.
 - SA-20.0:** STA 74+72, RIM 839.10, INV 822.48 18" SW, INV 822.44 18" E.
 - SA-19.0:** 48" Sanitary Manhole with cone New, STA 72+88, RIM 837.78, INV 821.52 18" W, INV 821.52 18" E.
 - SA-18.0:** 48" MH, STA 71+30, RIM 835.05, INV 820.75 18" W, INV 820.65 18" E.
- Pipe Segments:**
 - 302'-18" PVC @ 1.00%:** From station 78+25 to 76+56.
 - 184'-18" PVC @ 0.50%:** From station 76+56 to 75+00.
 - 122'-18" PVC @ 0.50%:** From station 75+00 to 73+50.
 - 62'-18" C900 @ 0.50%:** From station 73+50 to 72+00.
 - 158'-18" SDR 26 @ 0.49%:** From station 72+00 to 71+00.
- Structures:**
 - 21" STM:** Inverted manhole structure at station 75+00, INV=832.63.
 - 42" STM:** Inverted manhole structure at station 73+50, INV=828.98.

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PRINT NAME: NATHANT L. DREWS																
SIGNATURE: 																
DATE: _____ LIC. NO. 54837																
90% SET																
CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET/TRAIL IMPROVEMENTS SANITARY SEWER & WATER MAIN IMPROVEMENTS																
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NO.	REVISION	DATE														
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DRAWN	PAW															
DESIGNED	NTD, AO															
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APPROVED	NTD															
PROJ. NO. 193804082-2023																
SHEET NUMBER																
C4.08																

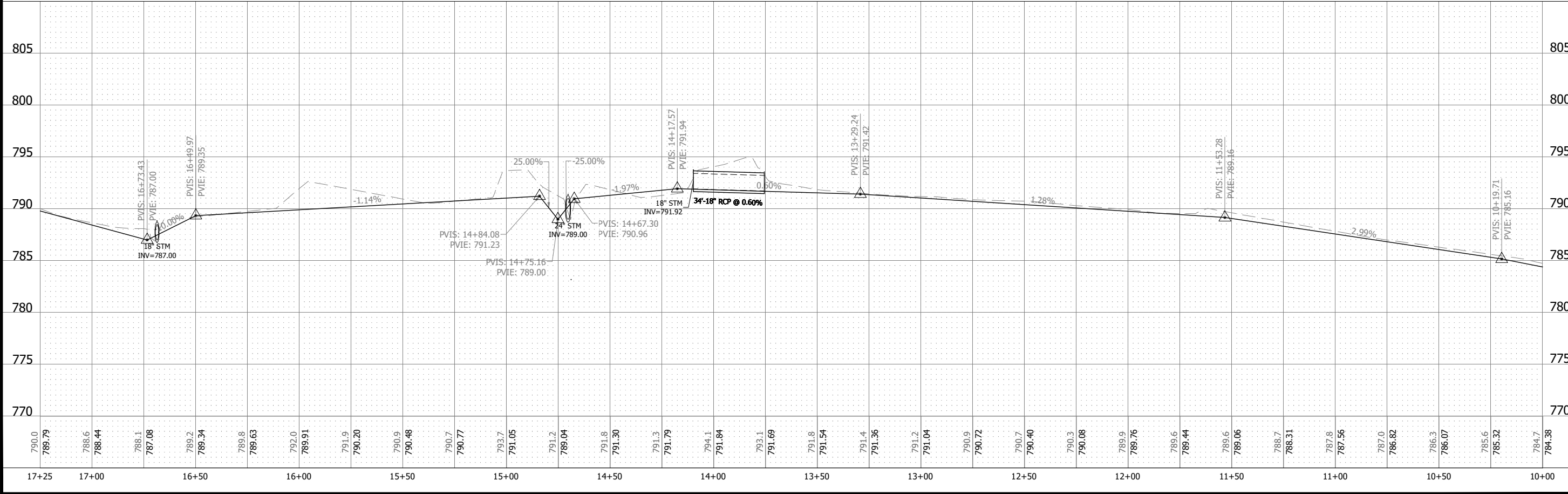
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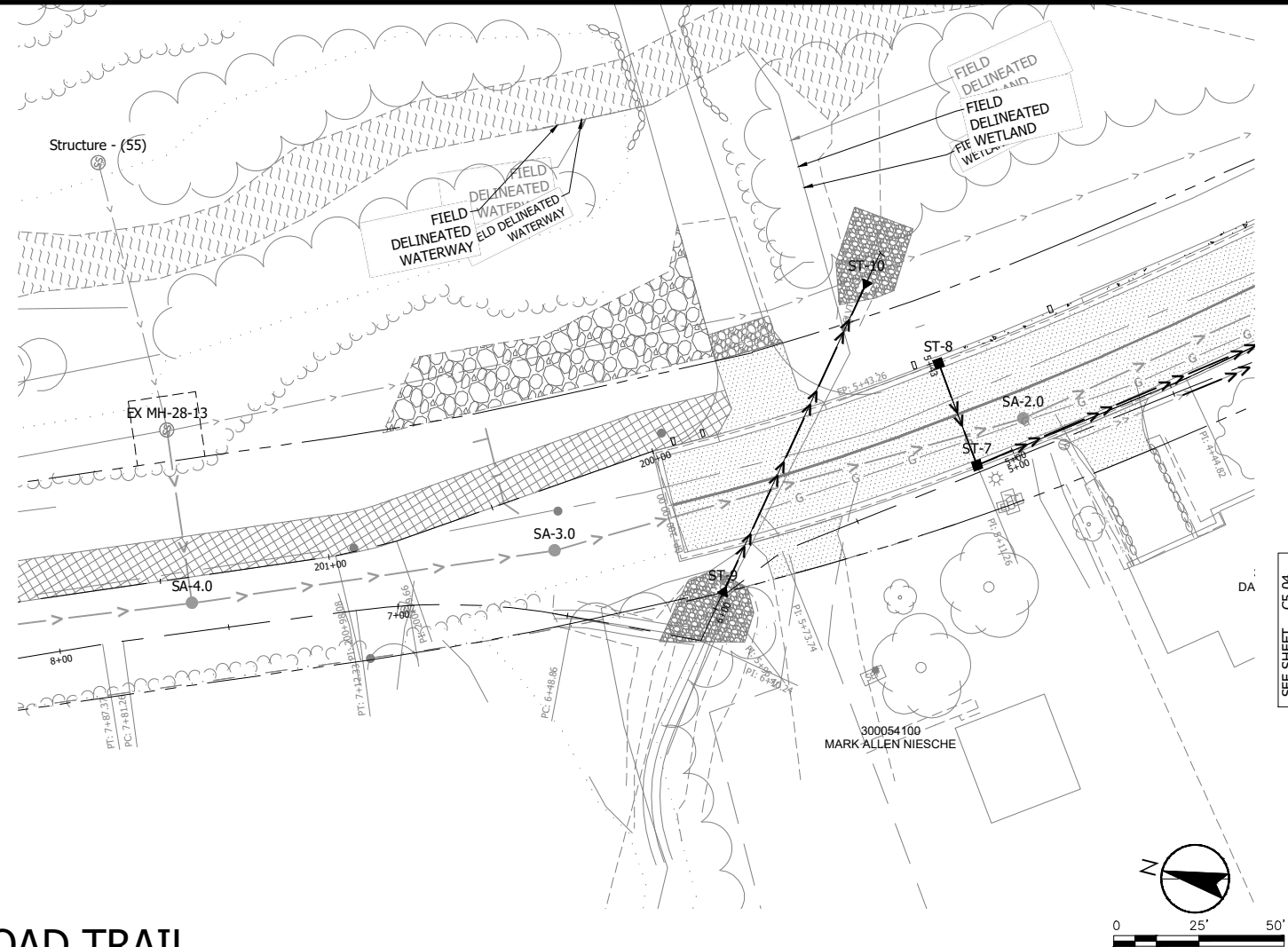
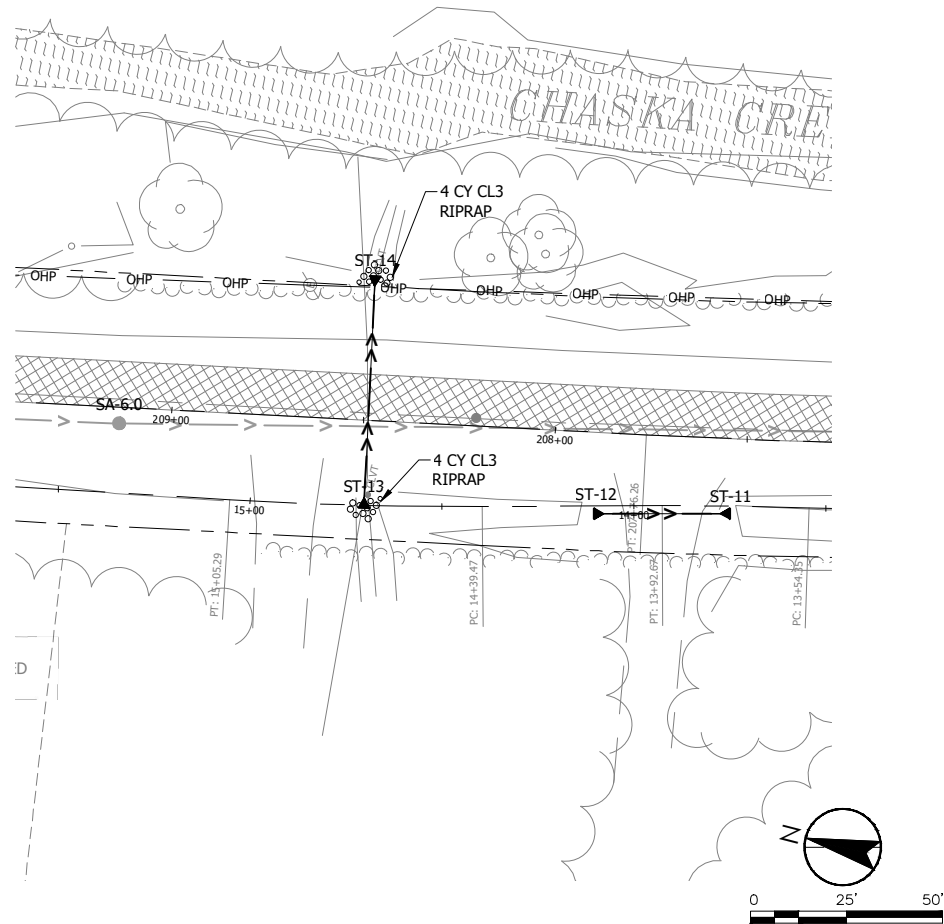
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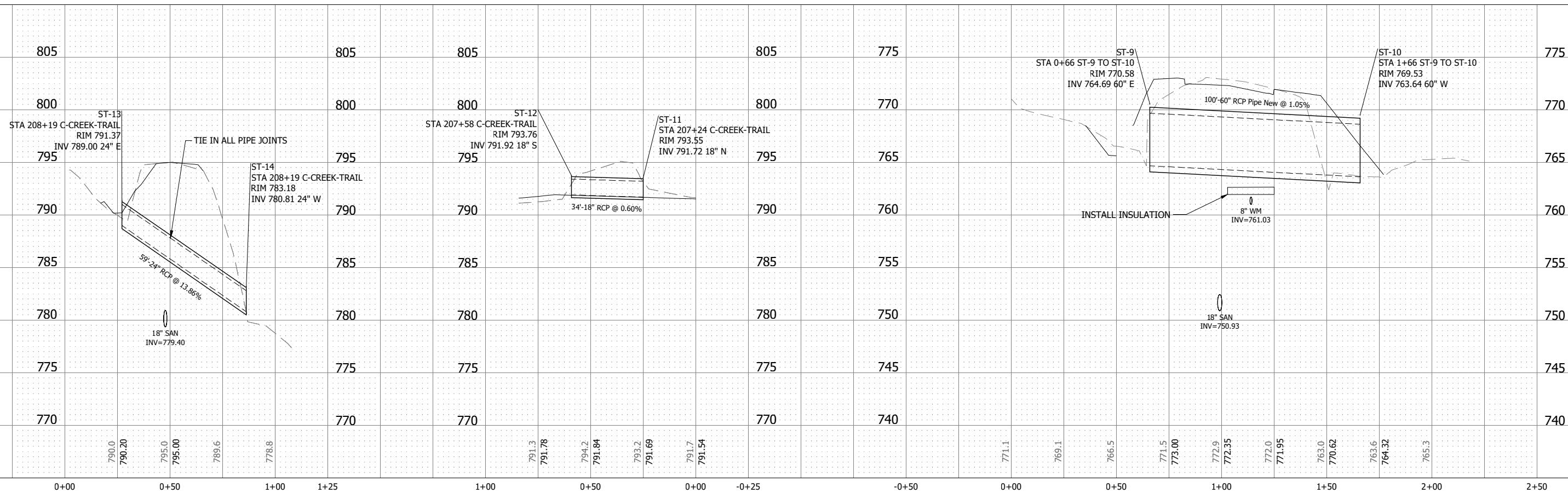
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SEE SHEET C5.06



CREEK ROAD TRAIL



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streaming name: 01 (pt_2) 01 (1500) 00000000



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SIGNATURE: 

DATE: _____ LIC. NO. 54837

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CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET\TRAIL IMPROVEMENTS

STORM SEWER IMPROVEMENTS

NO	REVISION	DATE
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SURVEY	BC
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DRAWN PAW

DESIGNED	NTD, AC
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CHECKED	KS, BR
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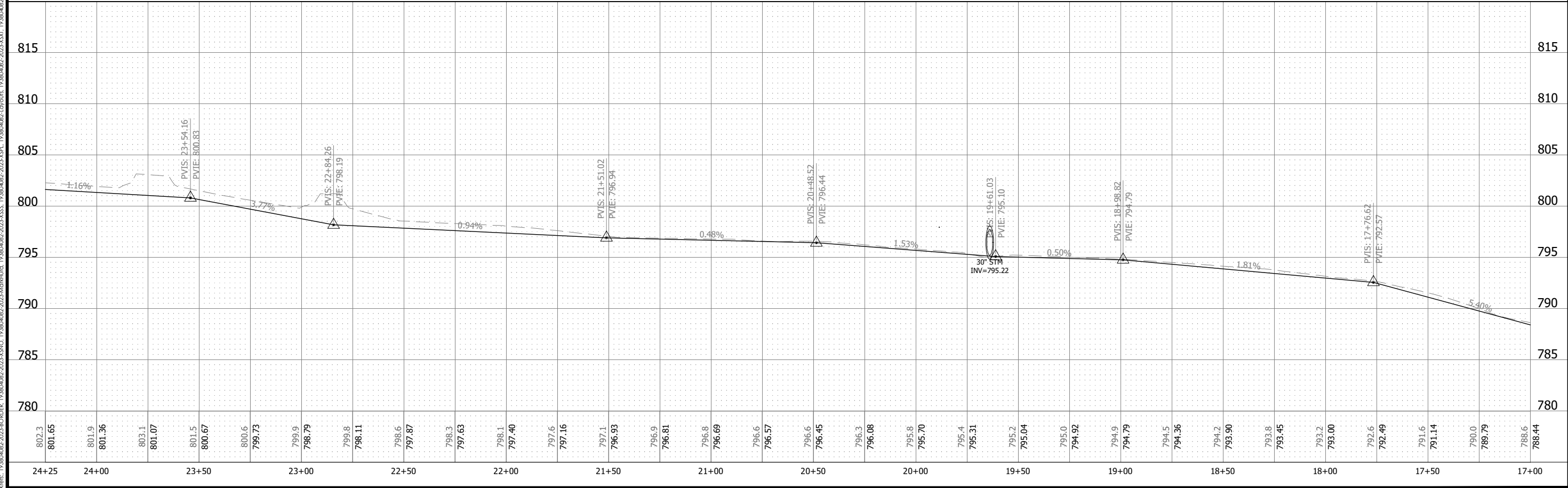
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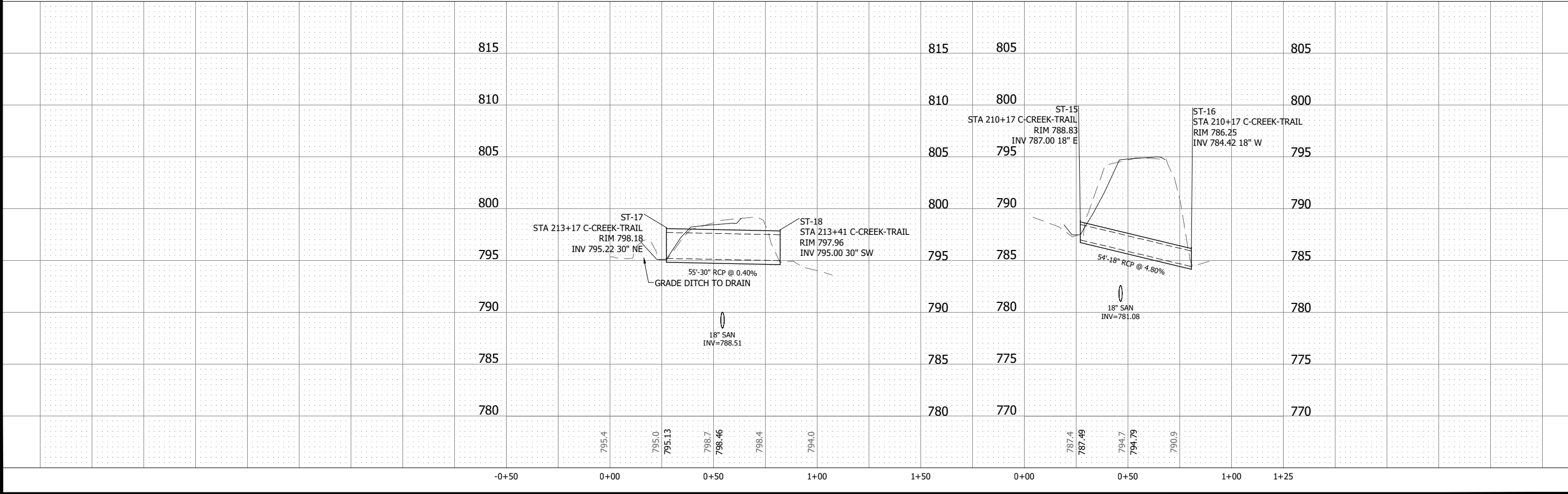
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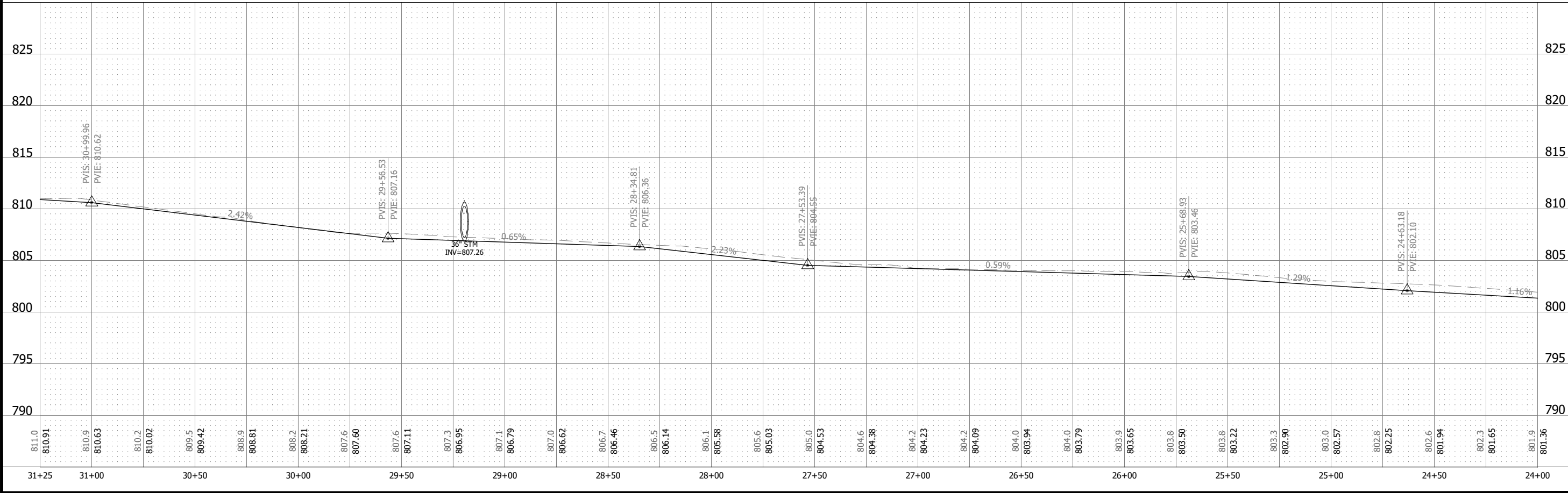
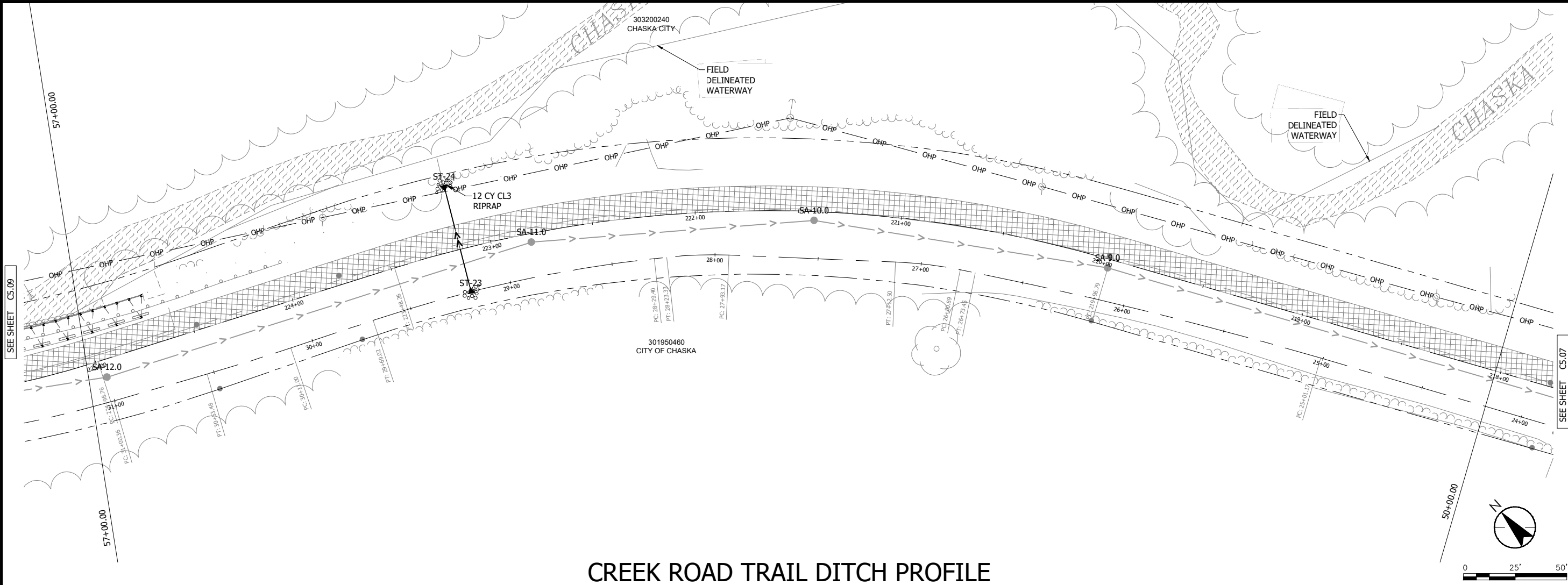


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Plot Date: 06/12/2023 - 11:29am



SEE SHEET C5.06	CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS STORM SEWER IMPROVEMENTS 733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402 www.stantec.com
SEE SHEET C5.06	CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS STORM SEWER IMPROVEMENTS 733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402 www.stantec.com
SEE SHEET C5.06	CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS STORM SEWER IMPROVEMENTS 733 Marquette Avenue, Suite 1000 Minneapolis, MN 55402 www.stantec.com

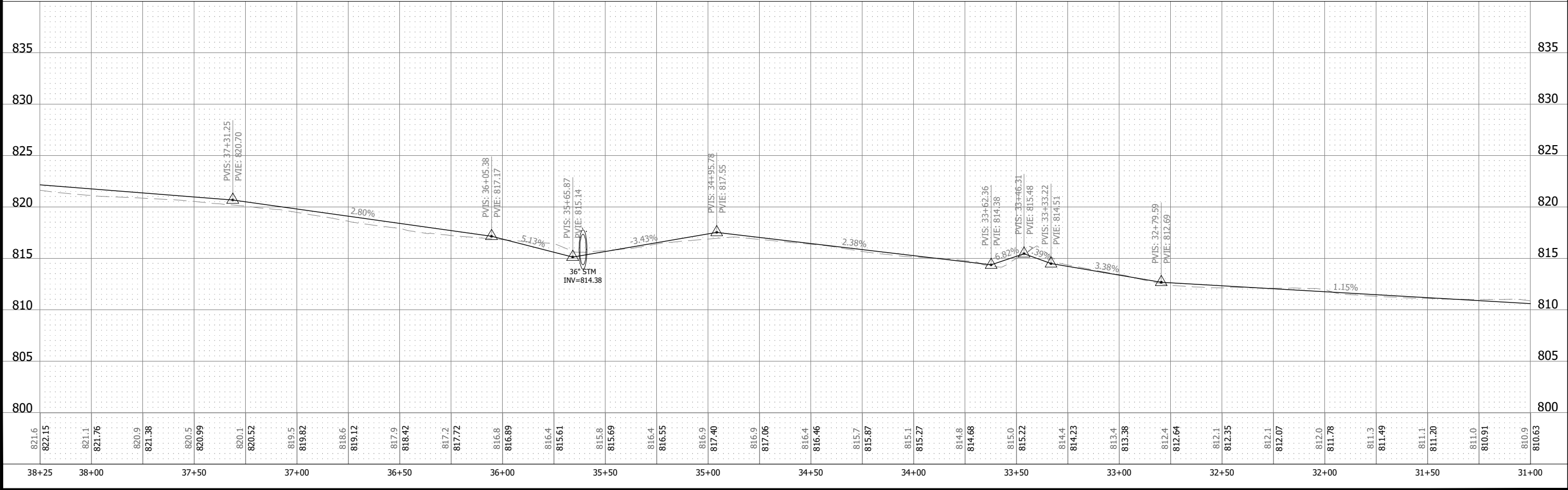
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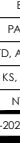


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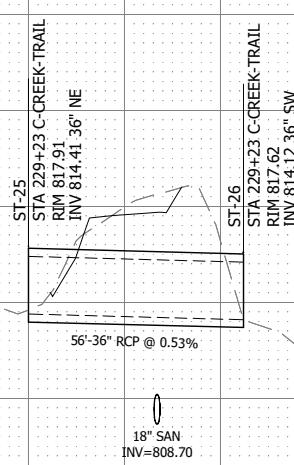
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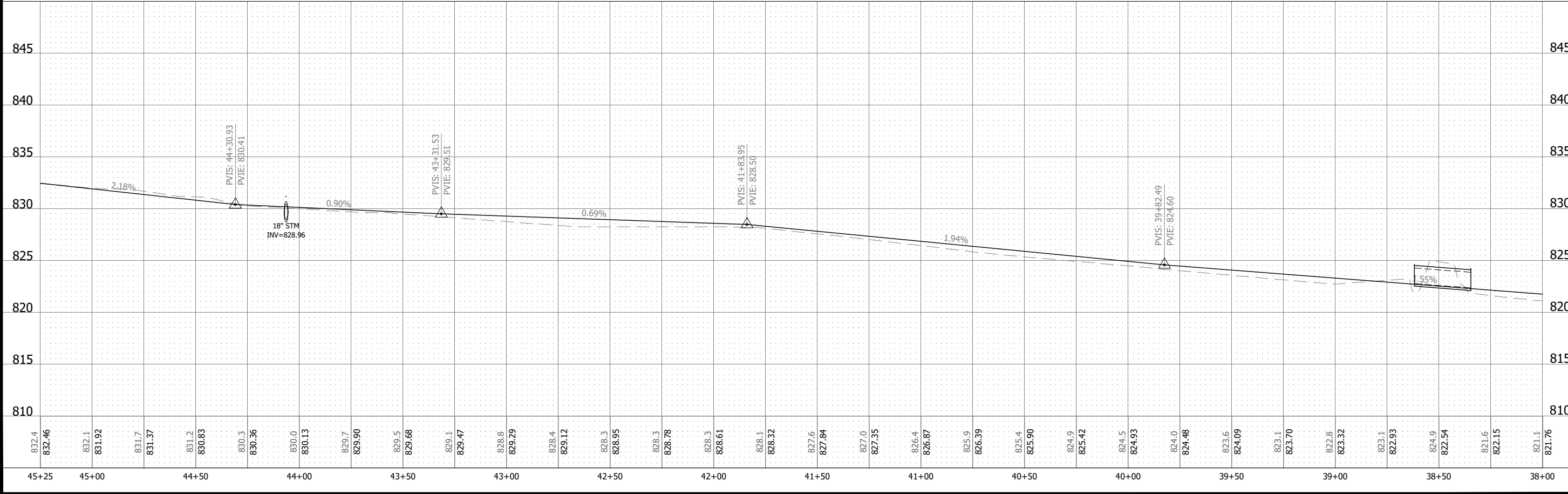


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SURVEY						BO	
DRAWN						PAW	
DESIGNED						NTD, AO	
CHECKED						K.S. BF	
APPROVED						NTD	
PROJ. NO. 193804082-2023							
SHEET NUMBER C5.10							

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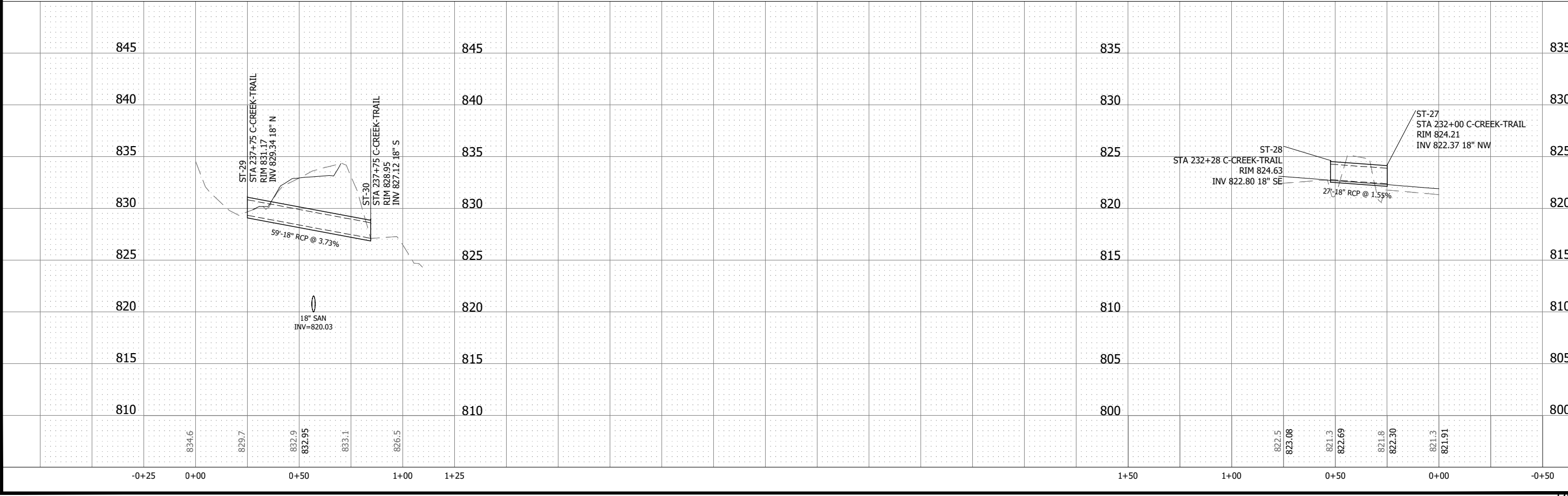


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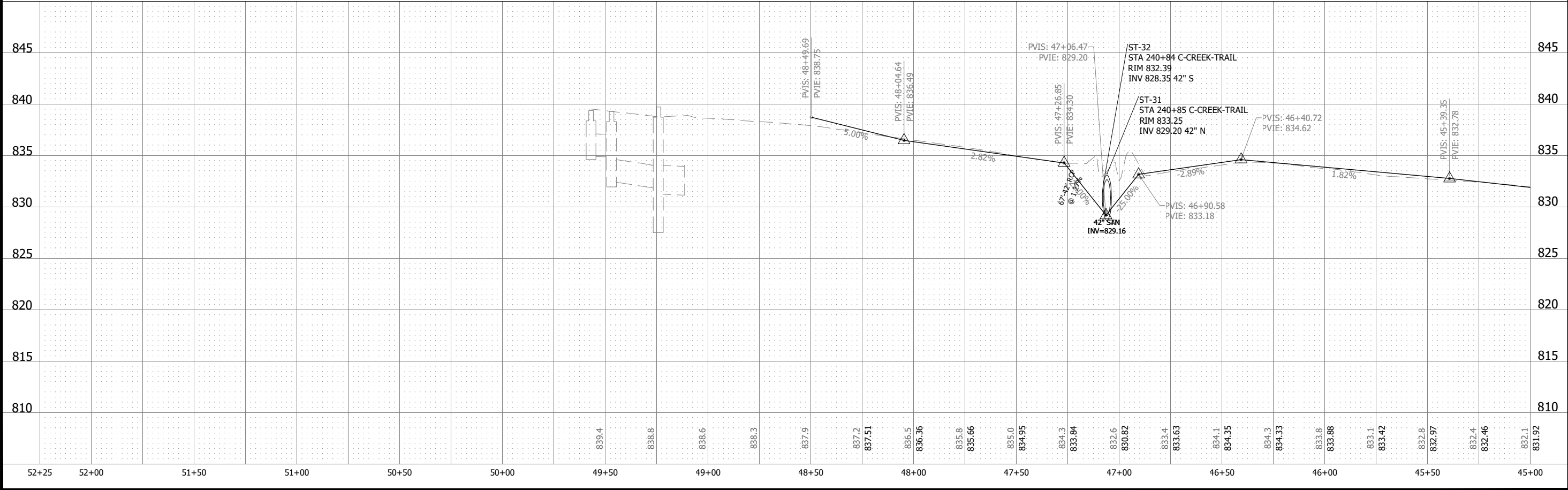
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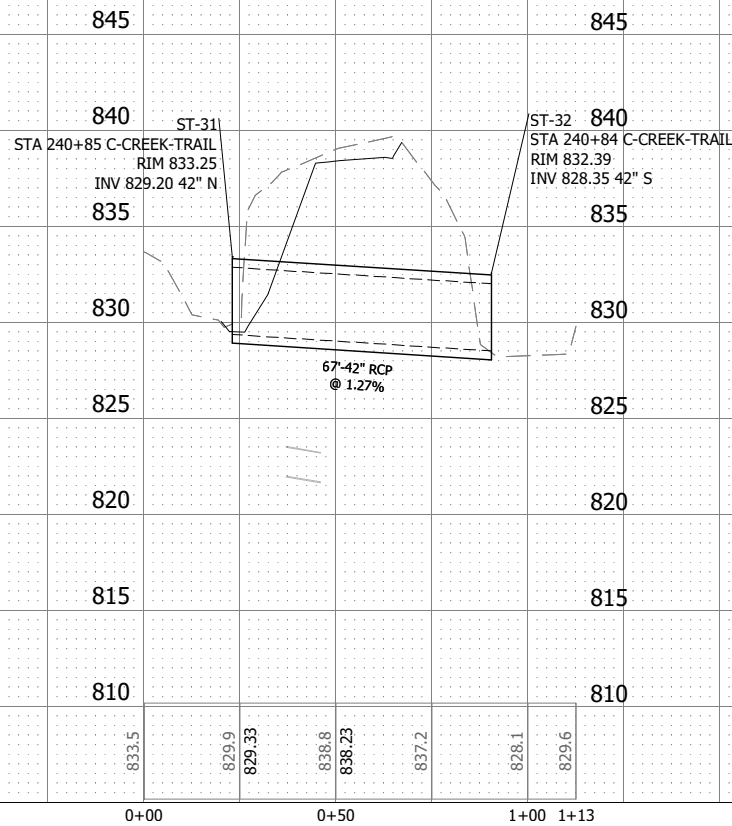
Page 156 of 403

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CHASKA, MINNESOTA		90% SET
2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS		
STORM SEWER IMPROVEMENTS		
NO	REVISION	DATE
SURVEY		BO
DRAWN		PAW
DESIGNED		NTD, AO
CHECKED		K.S. BF
APPROVED		NTD
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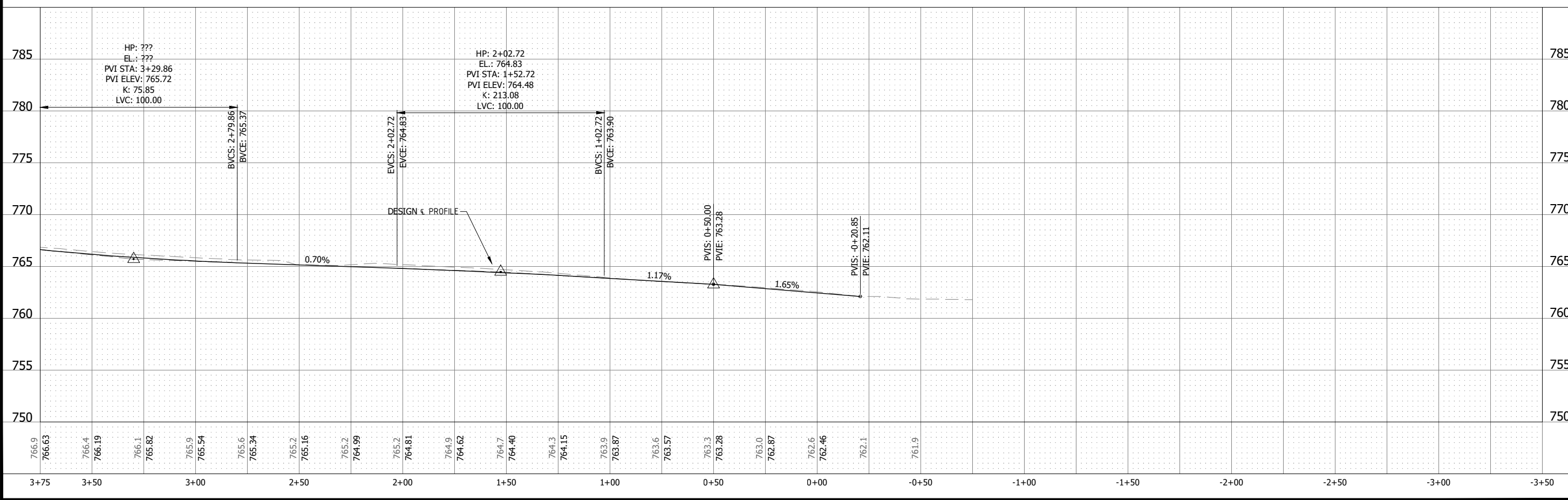
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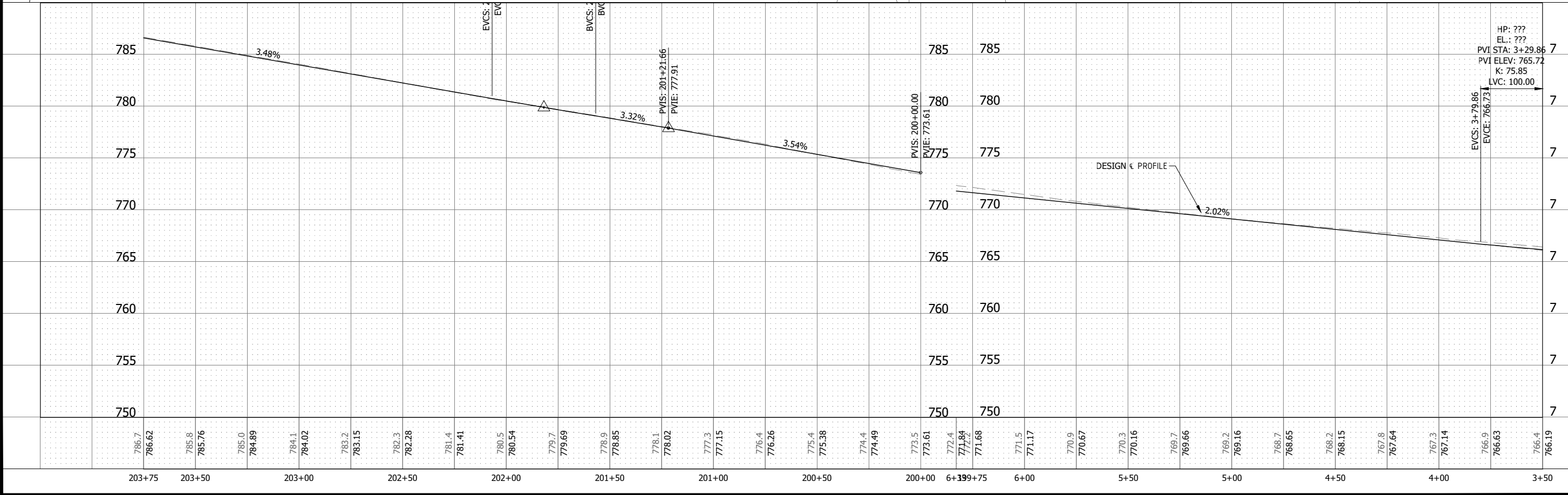
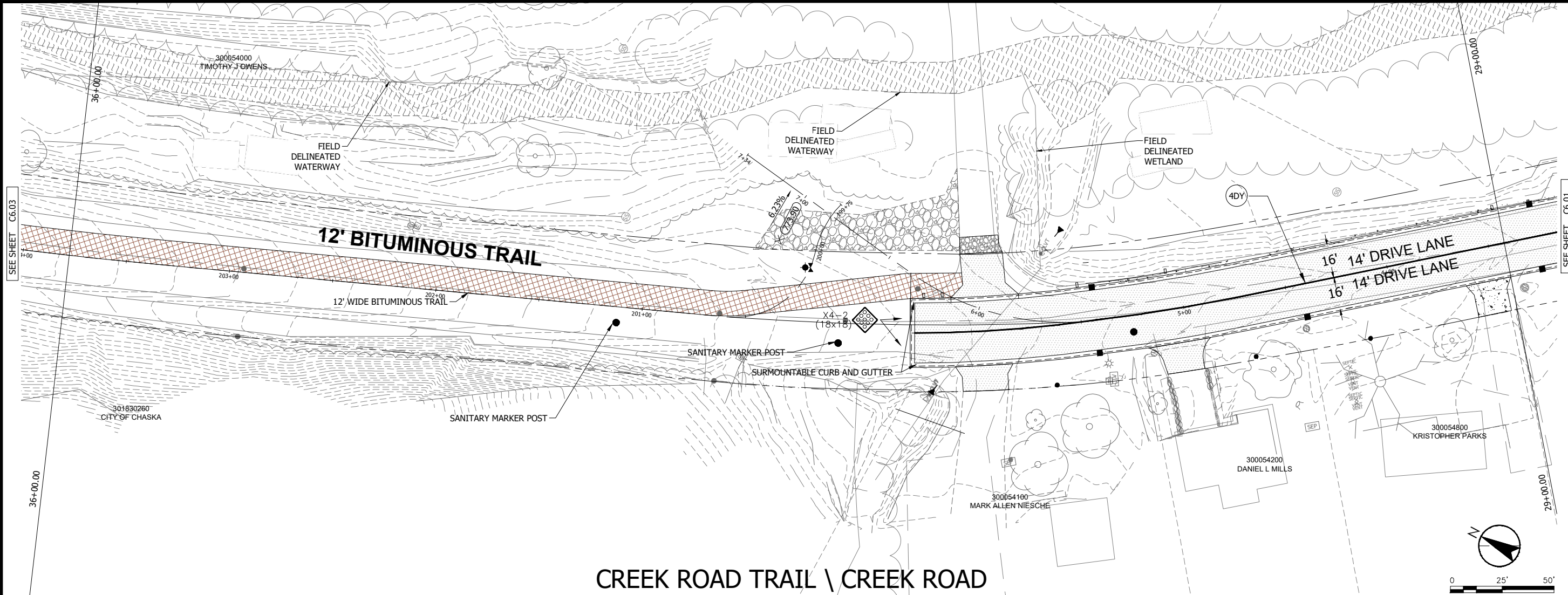
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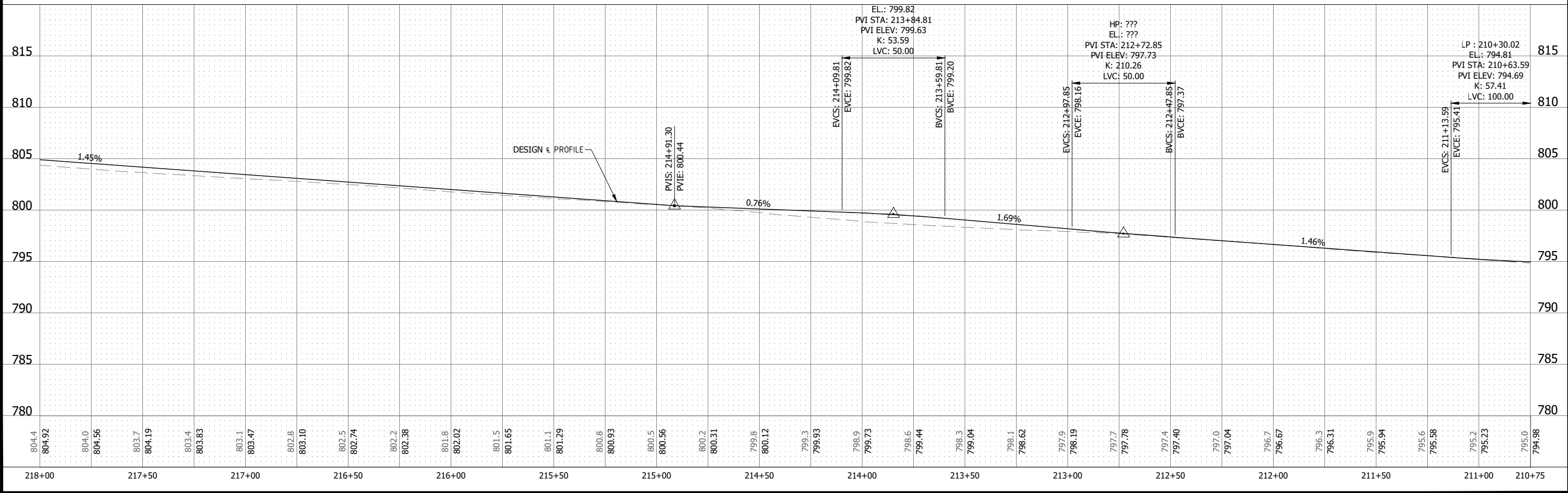
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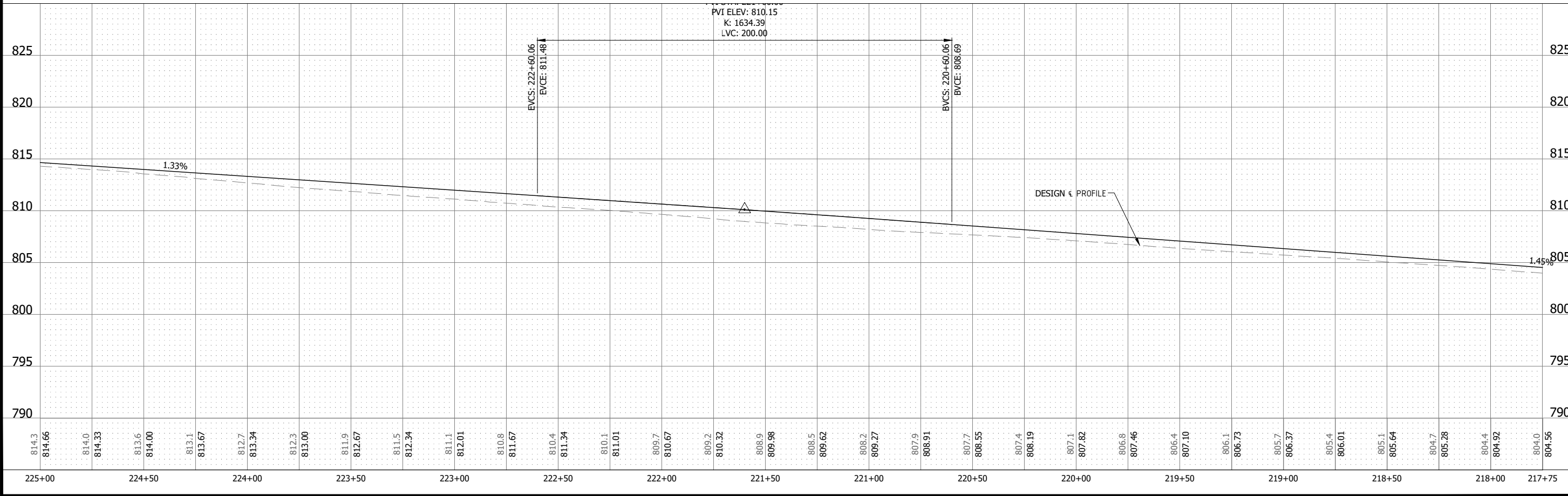
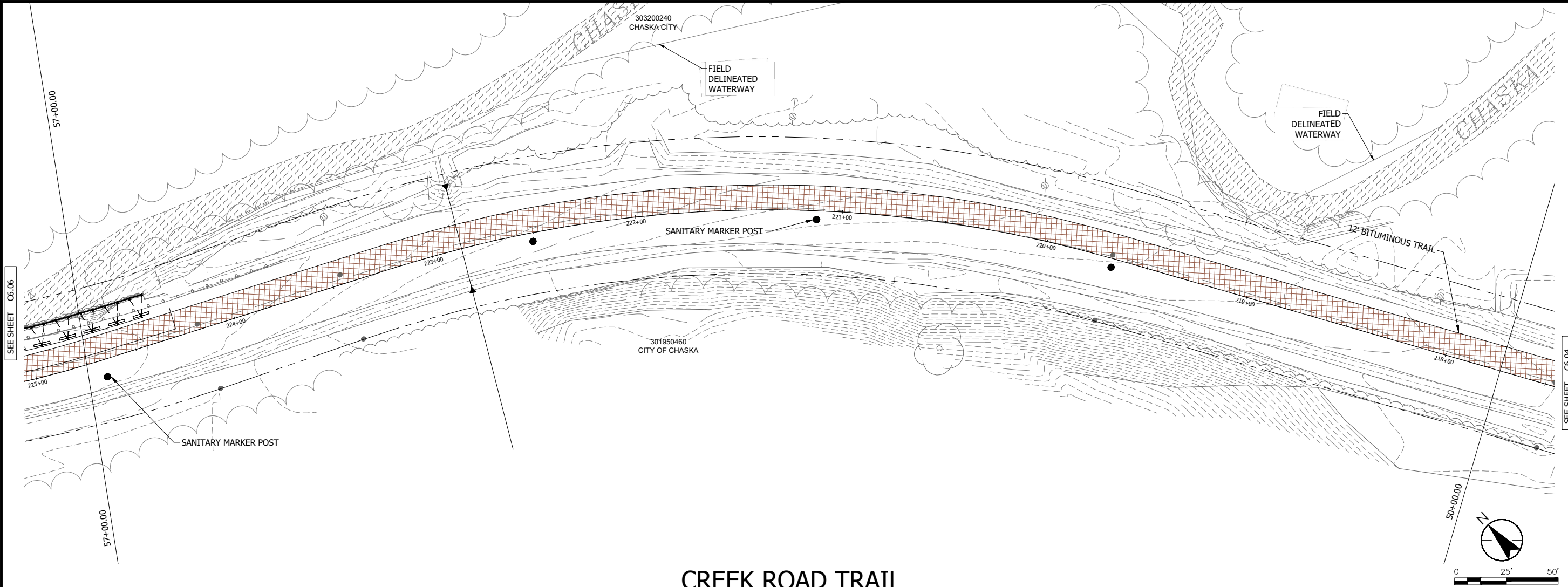
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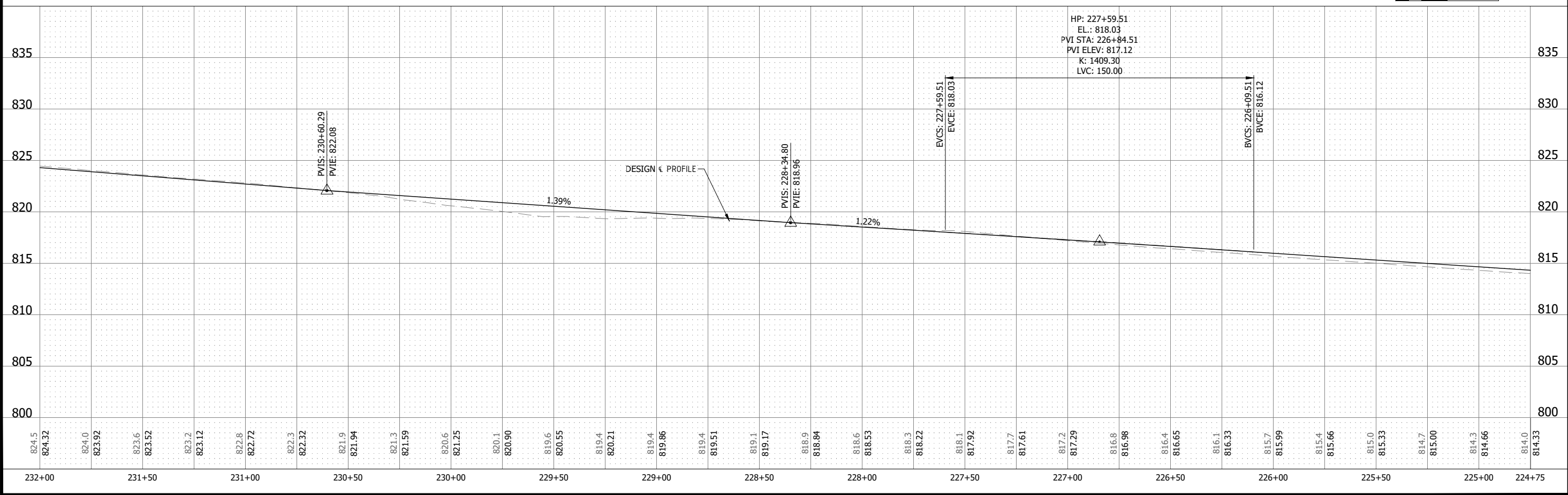
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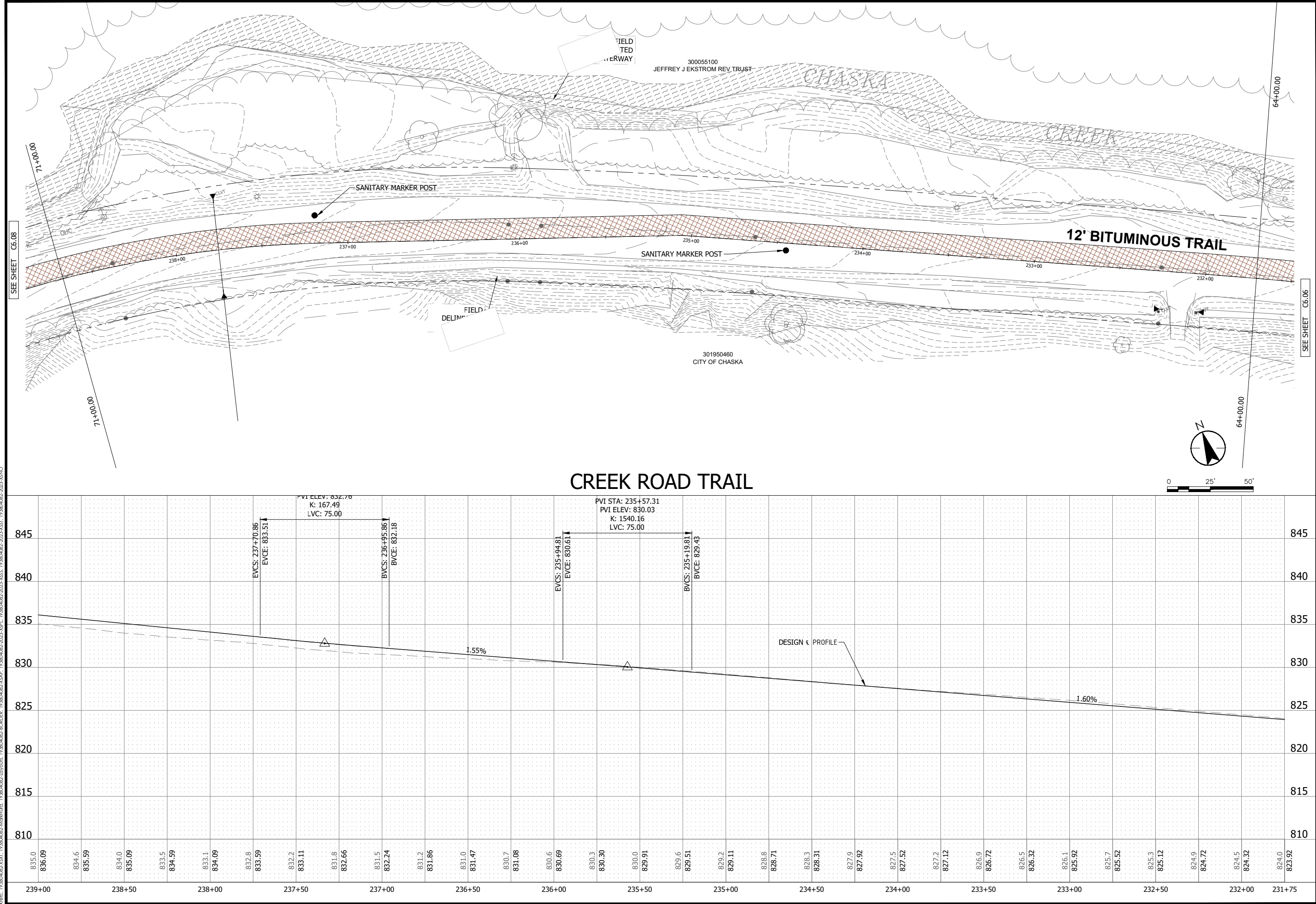


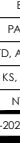
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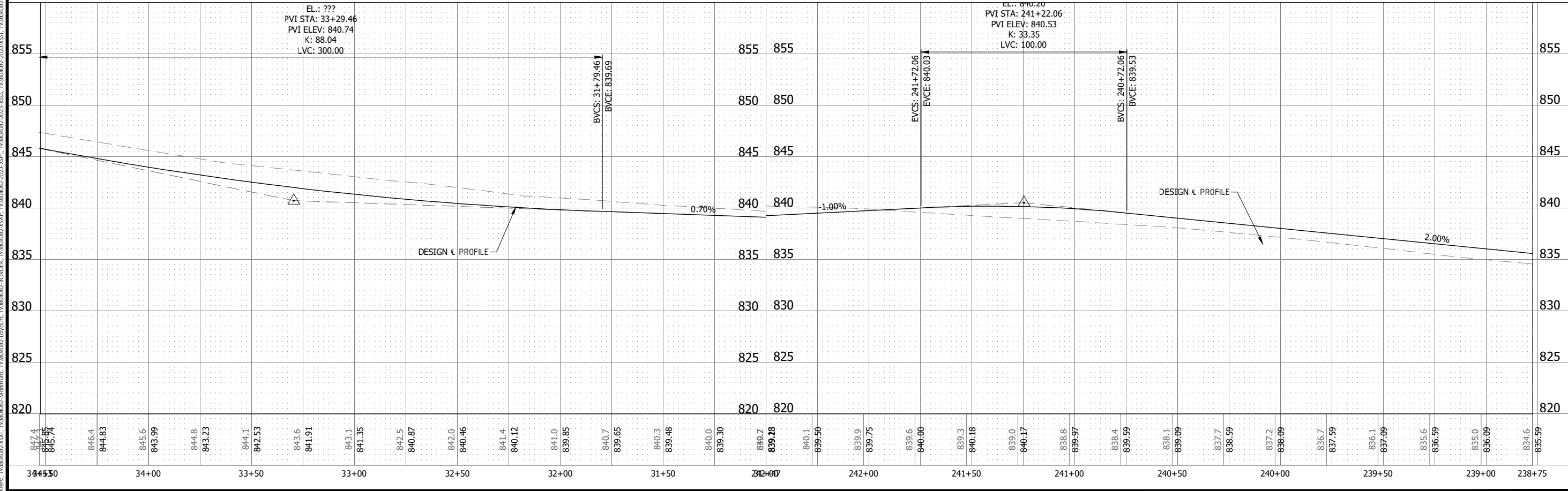
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NO	REVISION	DATE
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CHECKED	K.S. BF	
APPROVED	NTD	
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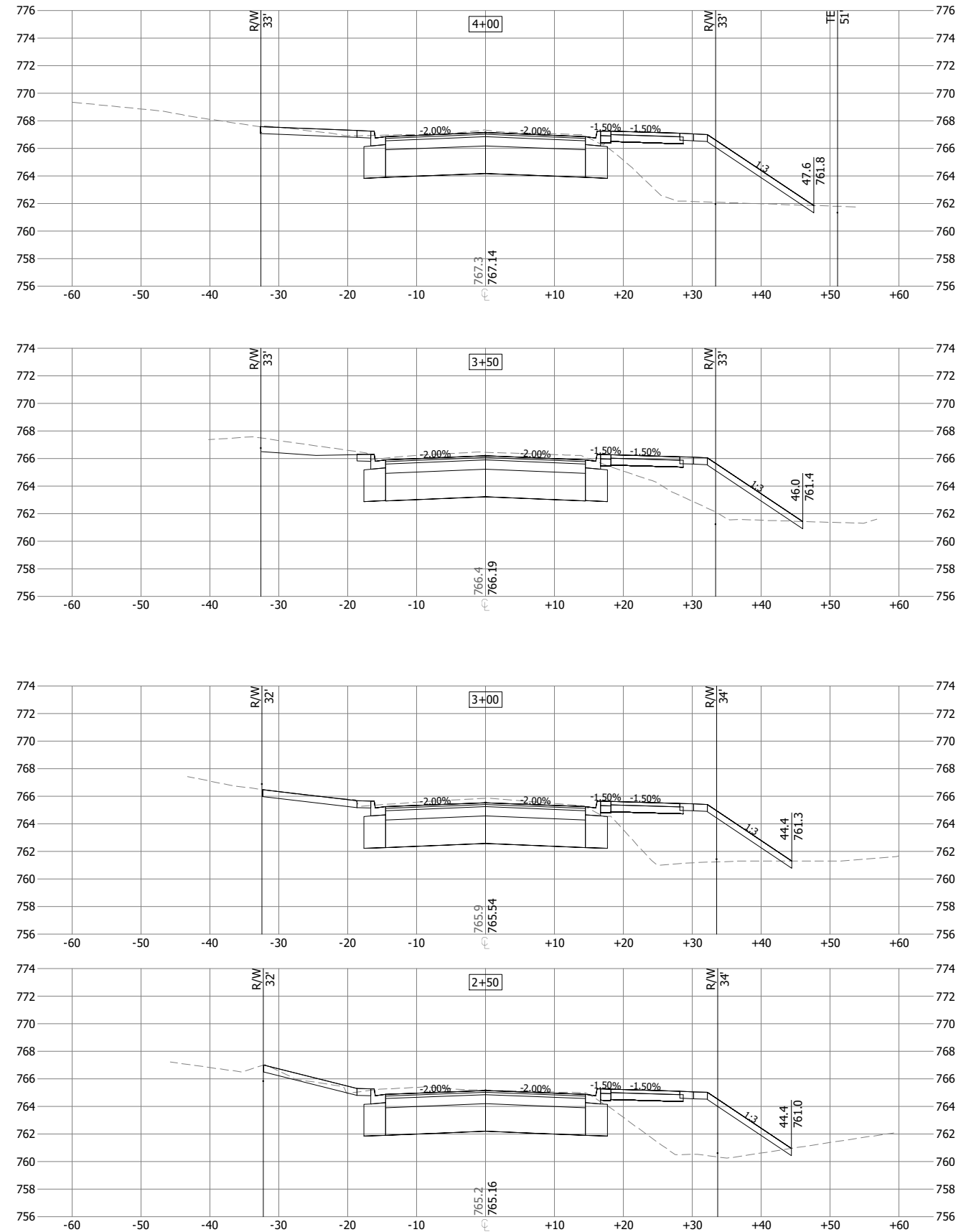
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CHASKA, MINNESOTA 2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS STREET IMPROVEMENTS						90% SET	
SURVEY						BO	
DRAWN						PAW	
DESIGNED						NTD, AO	
CHECKED						K.S. BF	
APPROVED						NTD	
PROJ. NO. 193804082-2023							
SHEET NUMBER C6.07							

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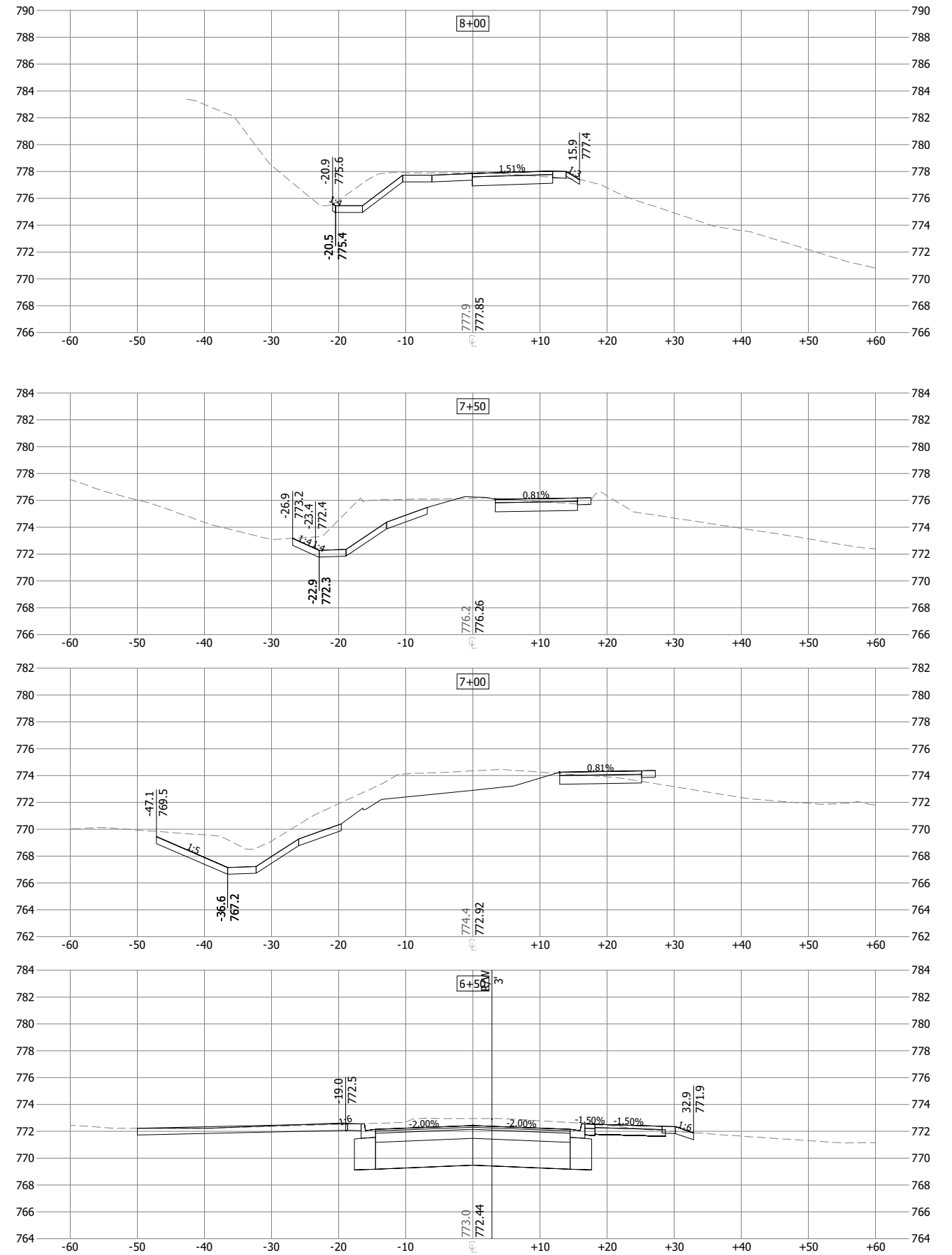


Page 166 of 403

Plot Date: 06/12/2023 - 11:41am
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Plot Date: 06/12/2023 - 11:41am
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xrefs.: 193804082-2023-C700, 193804082-2023-BORDER



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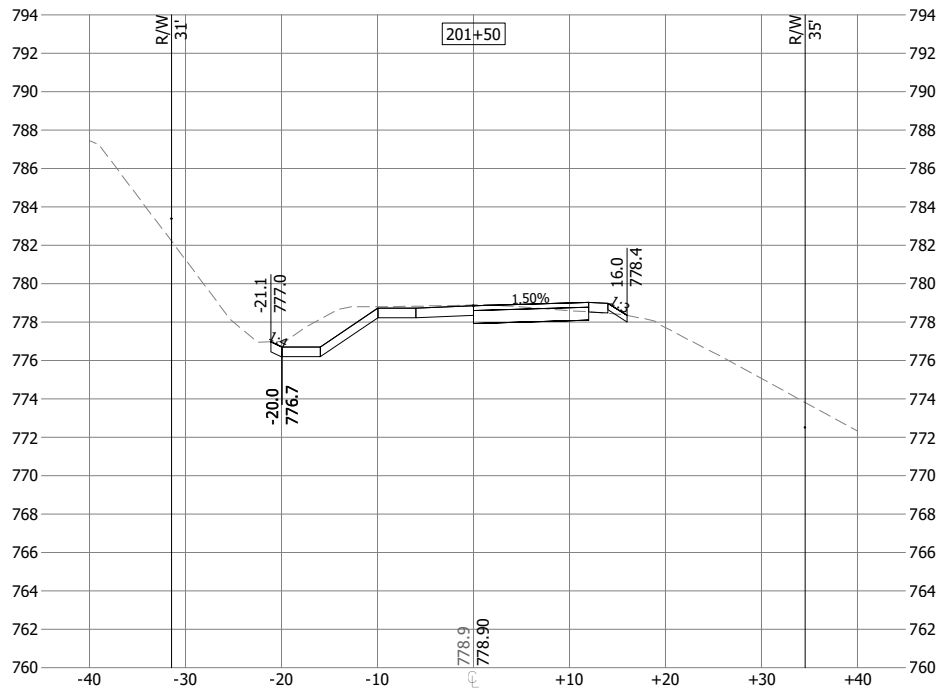
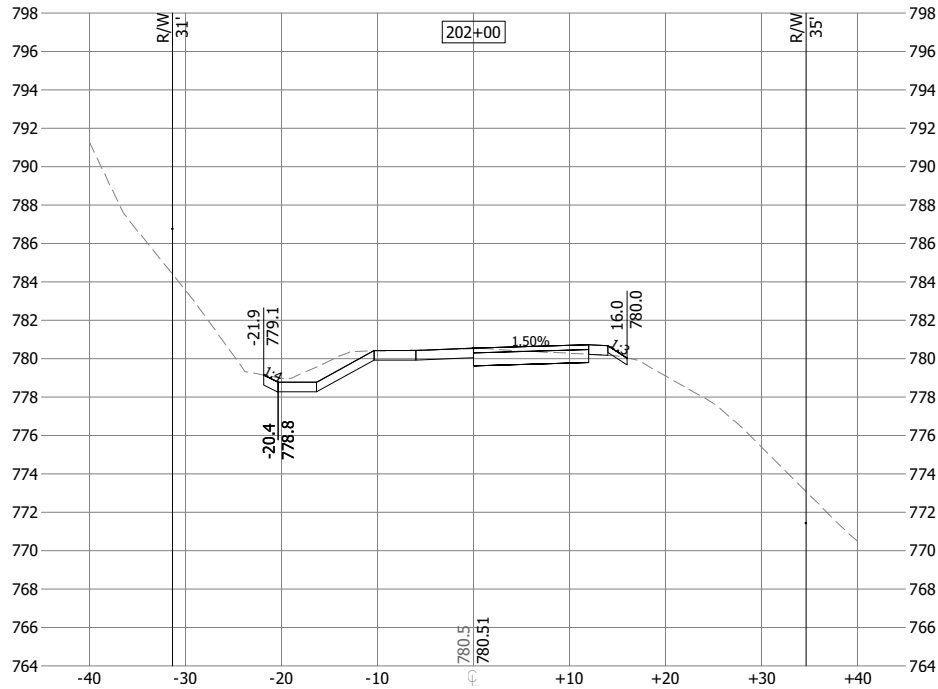
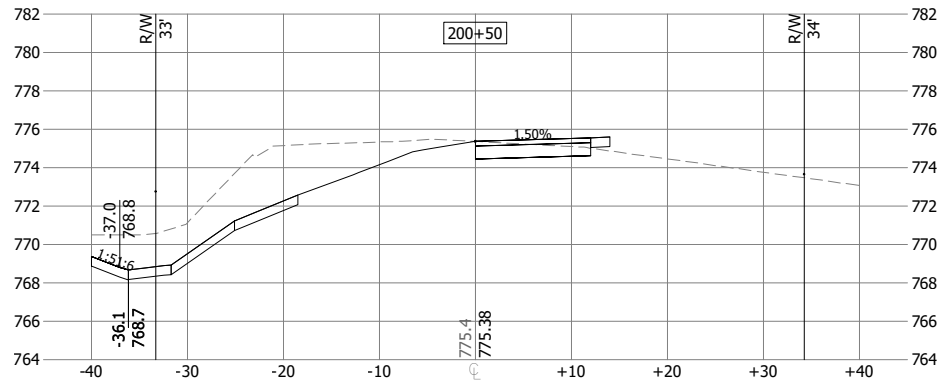
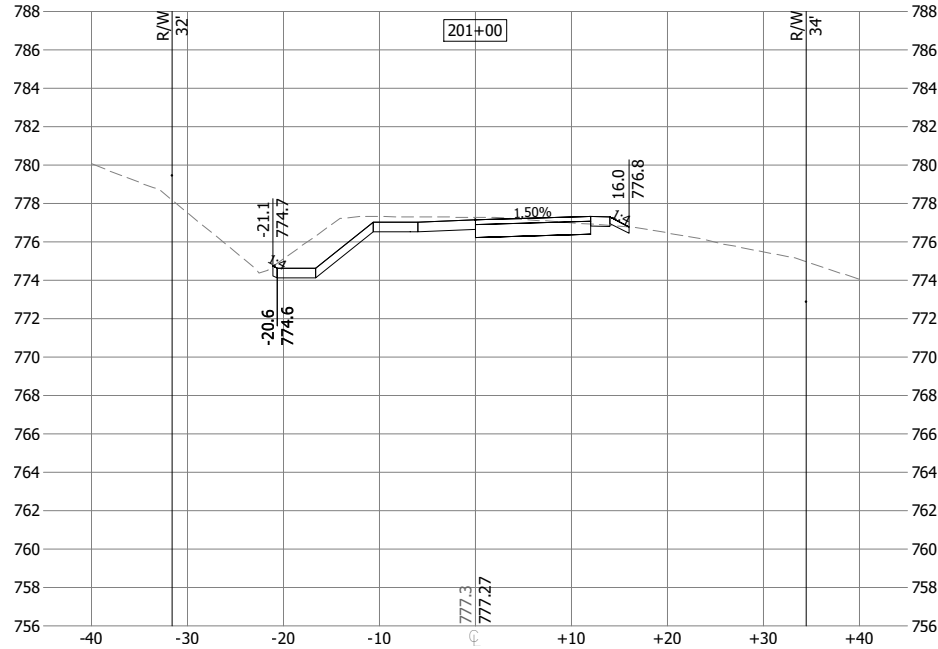
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DATE: _____ LIC. NO. 54637

NO	REVISION	DATE
SURVEY	BO	
DRAWN	PAW	
DESIGNED	NTD, AO	
CHECKED	KS, BF	
APPROVED	NTD	
PROJ. NO. I938040B2-2023		
SHEET NUMBER C7.02		

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Plot Date: 06/12/2023 - 11:41am
Drawing name: C:\pwworking\193804082-2023-C700.dwg
User: 193804082-2023-C700, 193804082-2023-BORDET



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CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET/ TRAIL IMPROVEMENTS

CROSS SECTIONS CREEK ROAD TRAIL

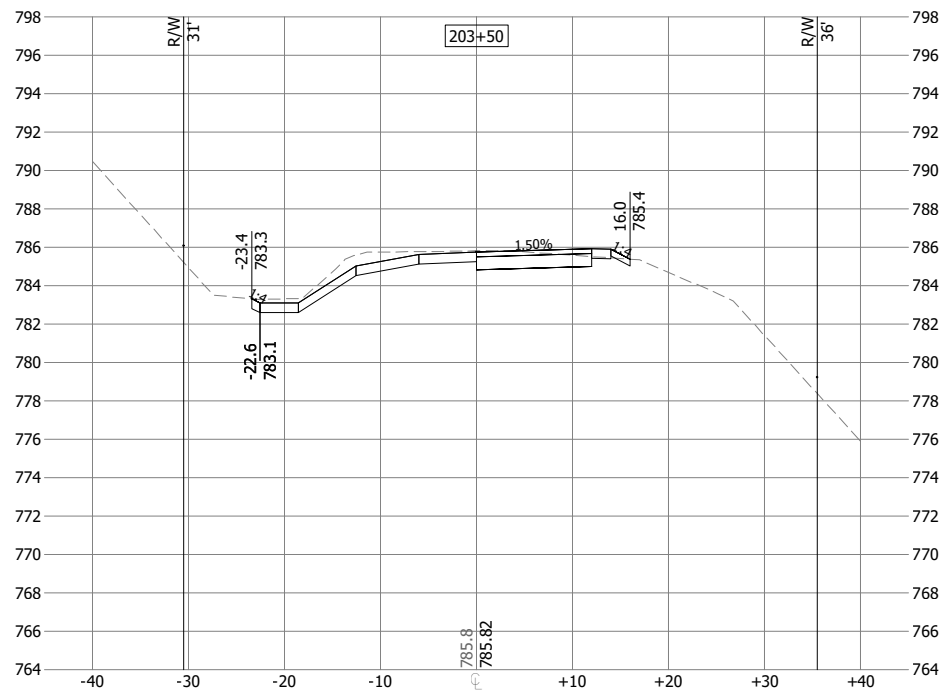
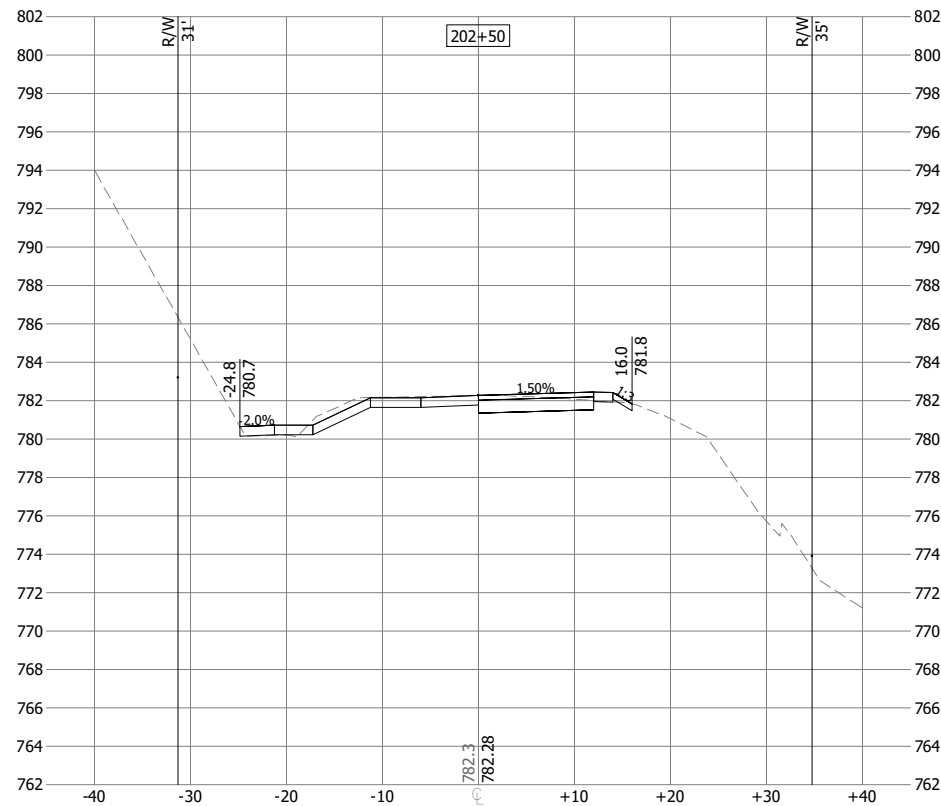
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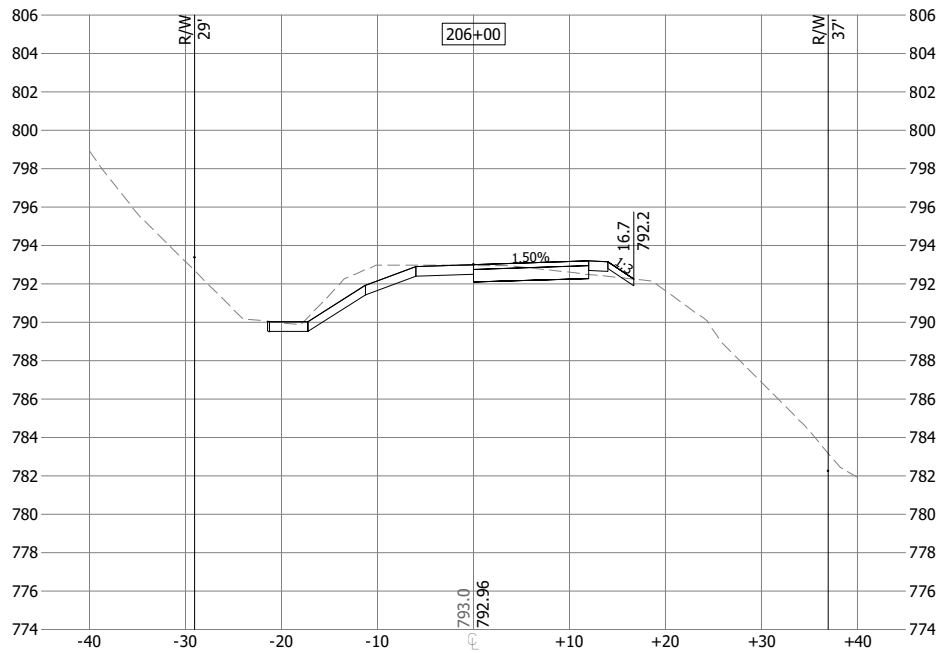
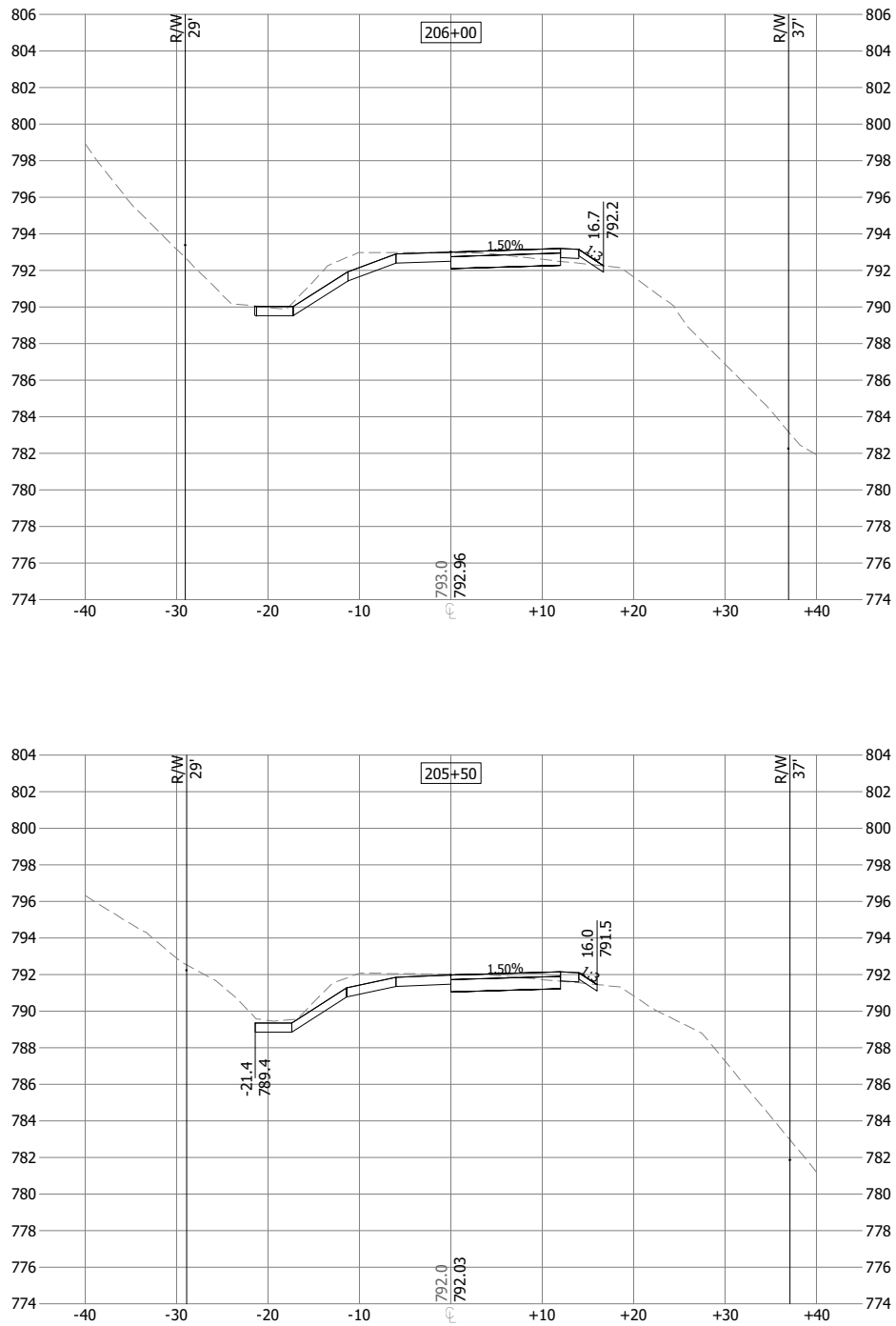
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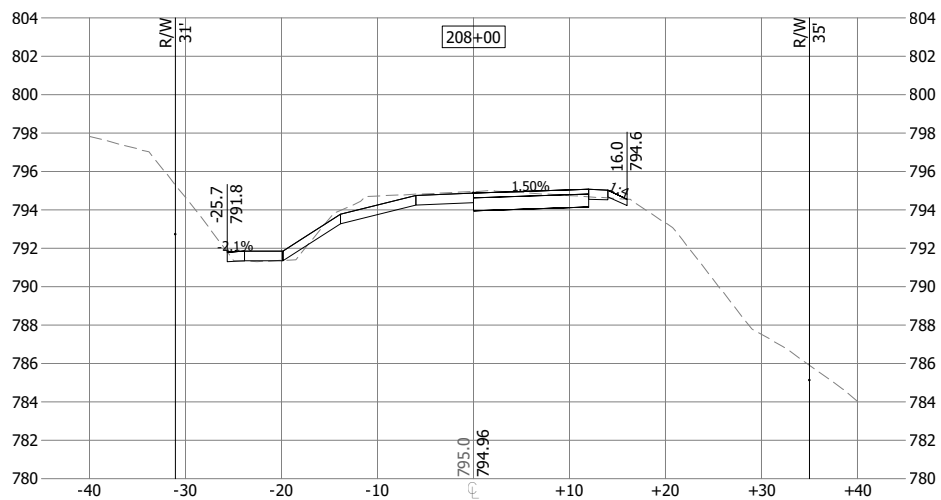
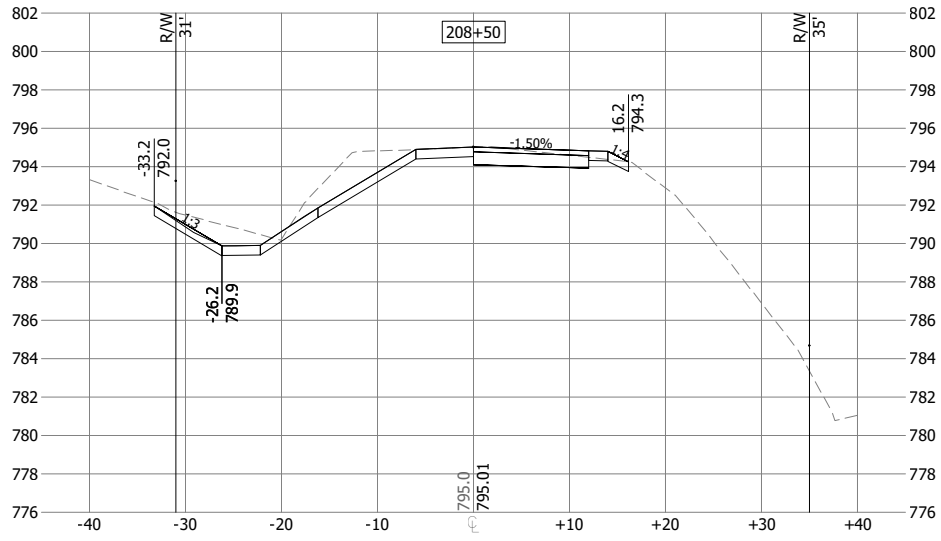
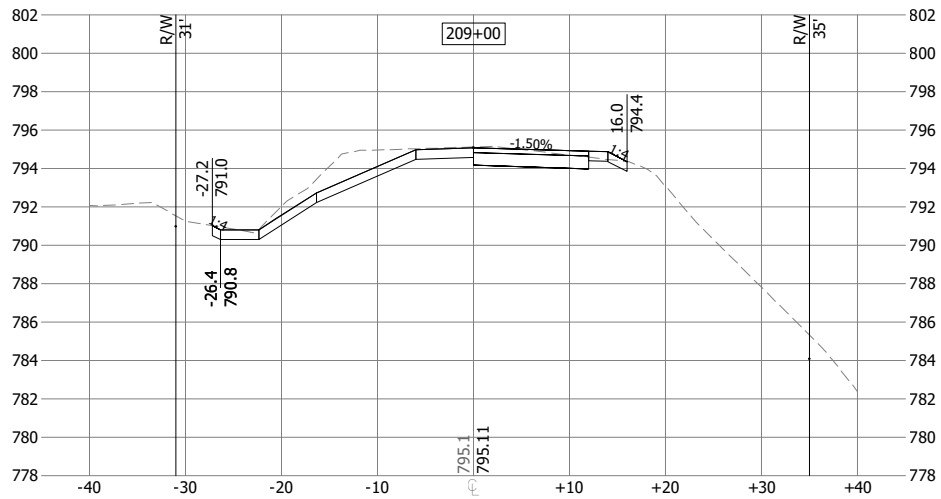
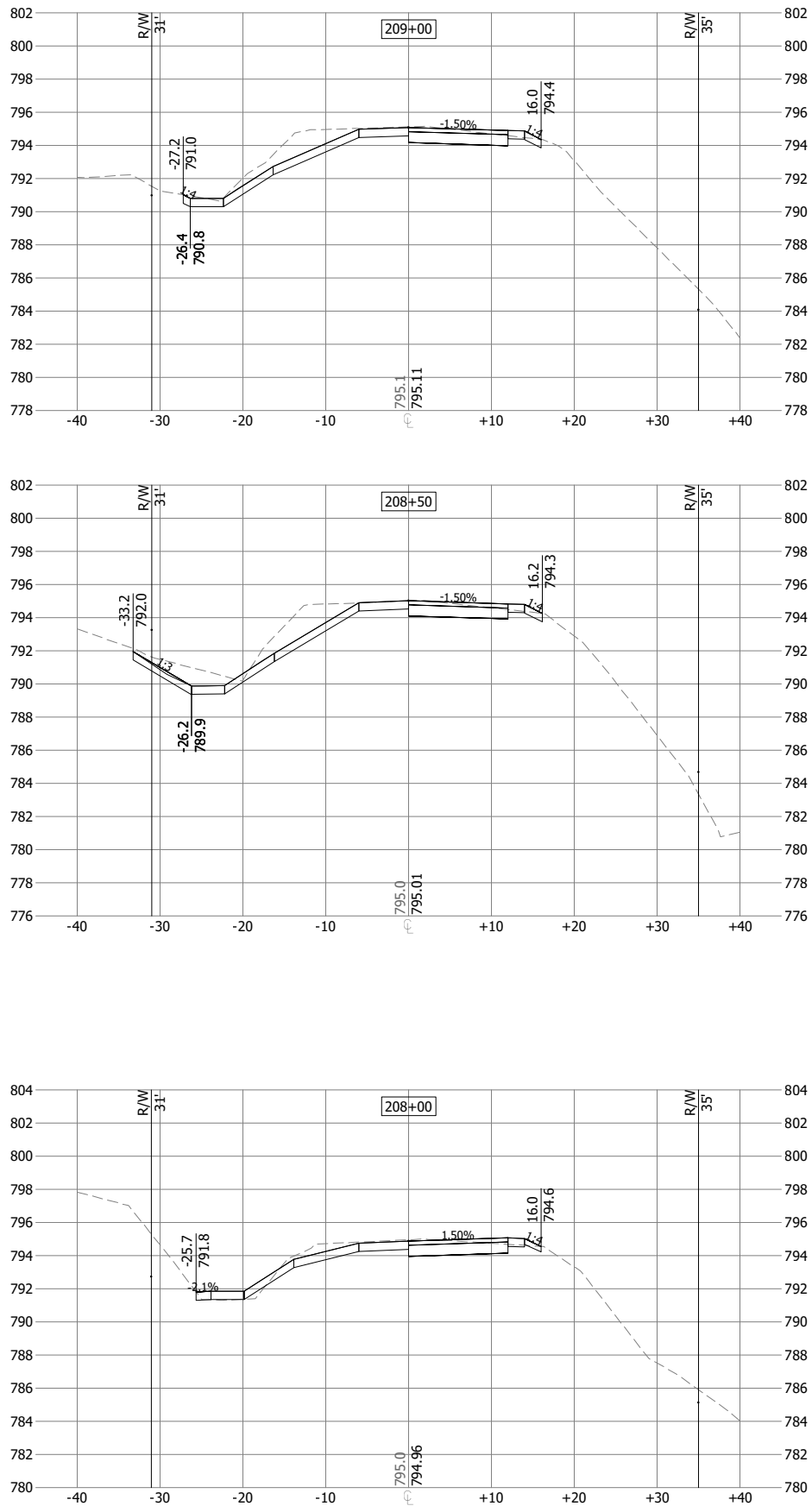


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NO	REVISION	DATE
SURVEY	BO	
DRAWN	PAW	
DESIGNED	NTD, AO	
CHECKED	KS, BF	
APPROVED	NTD	
PROJ. NO. I93804082-2023		

Plot Date: 06/12/2023 - 11:41am
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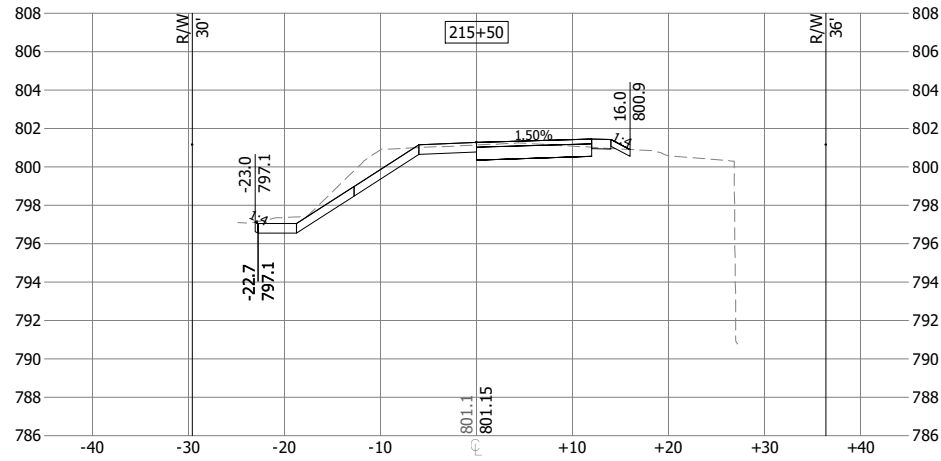
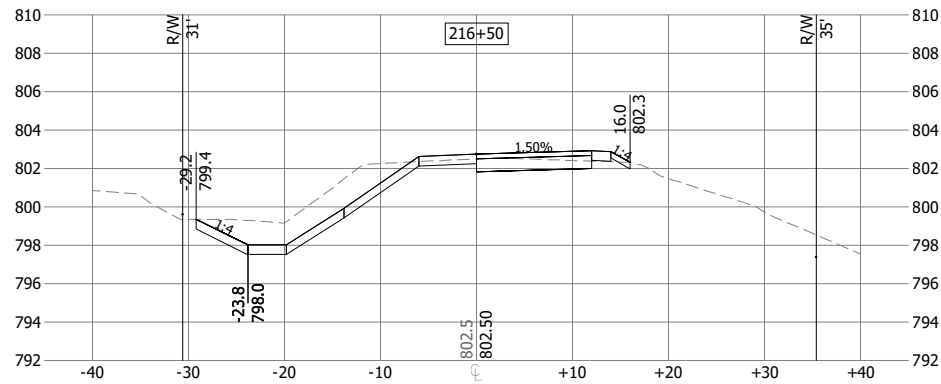
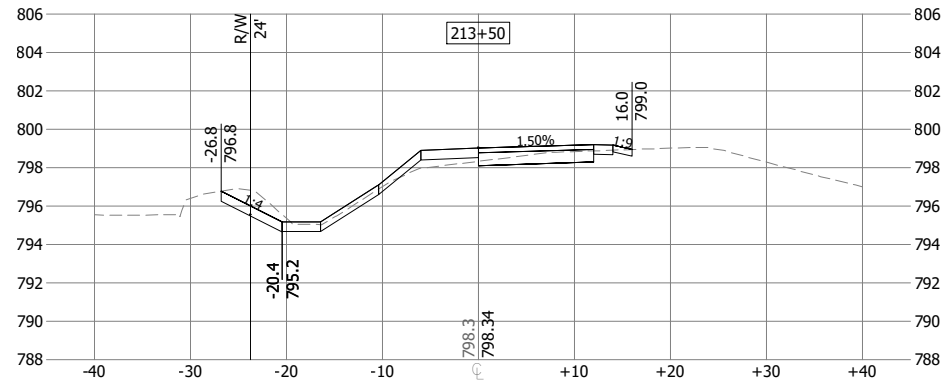
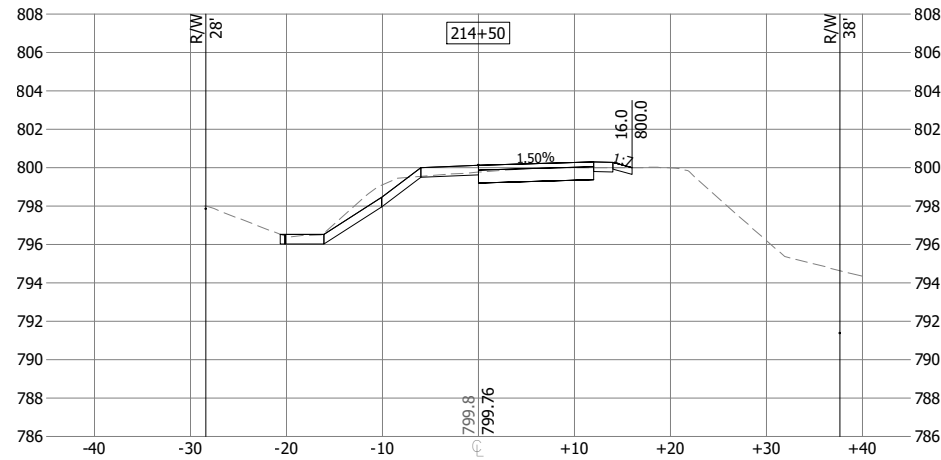
2023 CREEK ROAD UTILITY AND STREET\TRAIL IMPROVEMENTS

CROSS SECTIONS CREEK ROAD TRAIL

NO	REVISION	DATE
SURVEY	BO	
DRAWN	PAW	
DESIGNED	NTD, AO	
CHECKED	KS, BF	
APPROVED	NTD	
PROJ. NO. 193804082-2023		

SHEET NUMBER
C7.06

Print Date: 06/12/2023 - 11:42am



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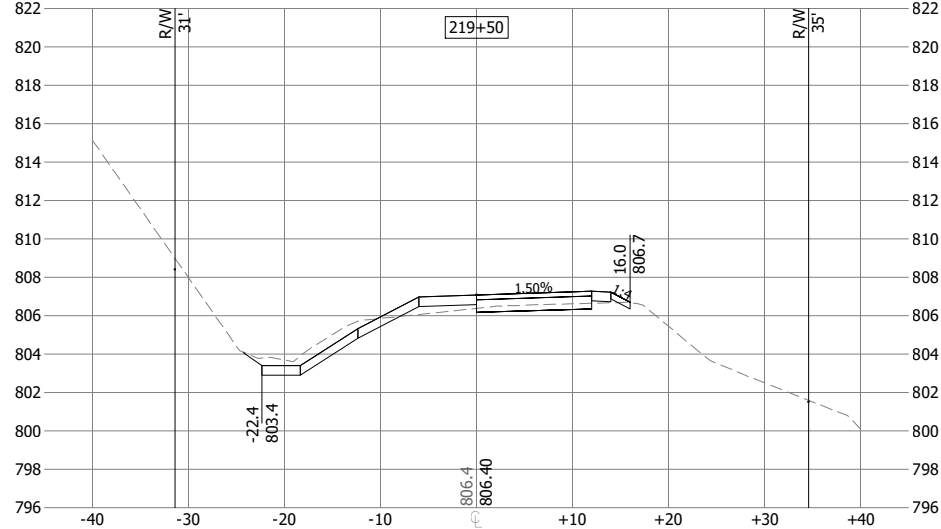
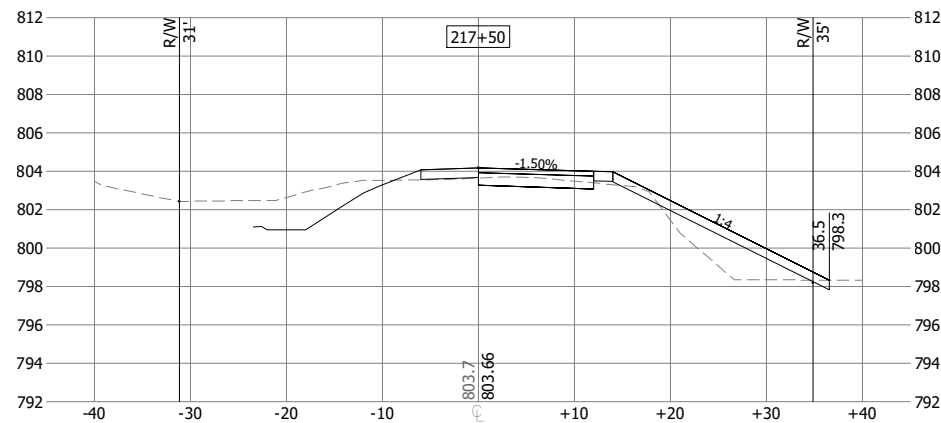
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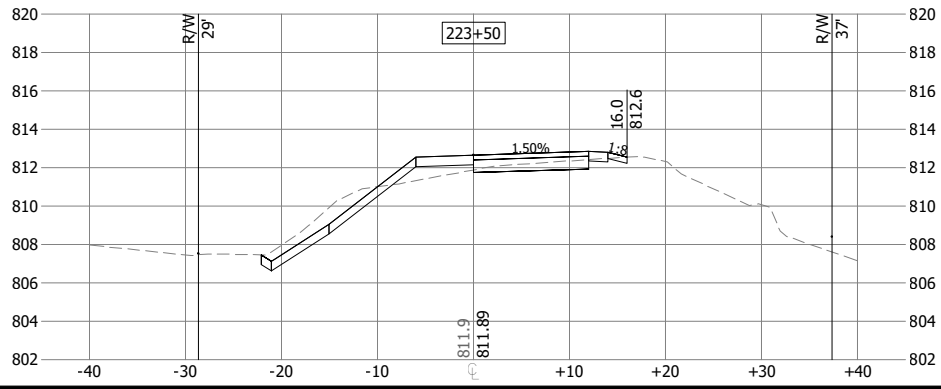
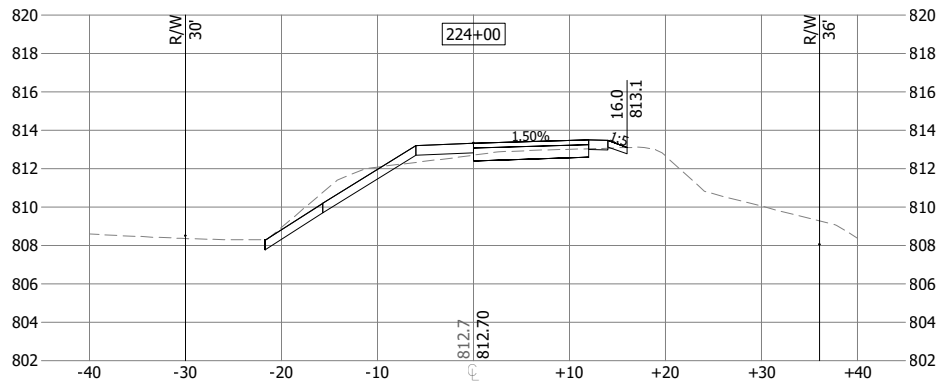
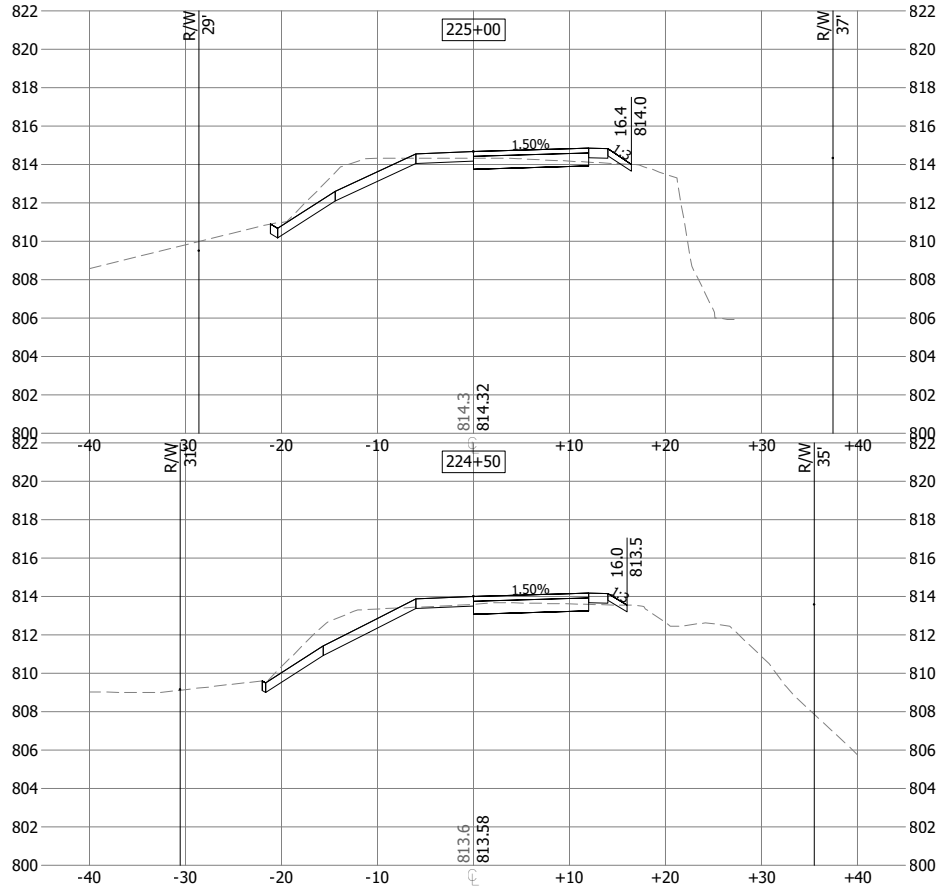
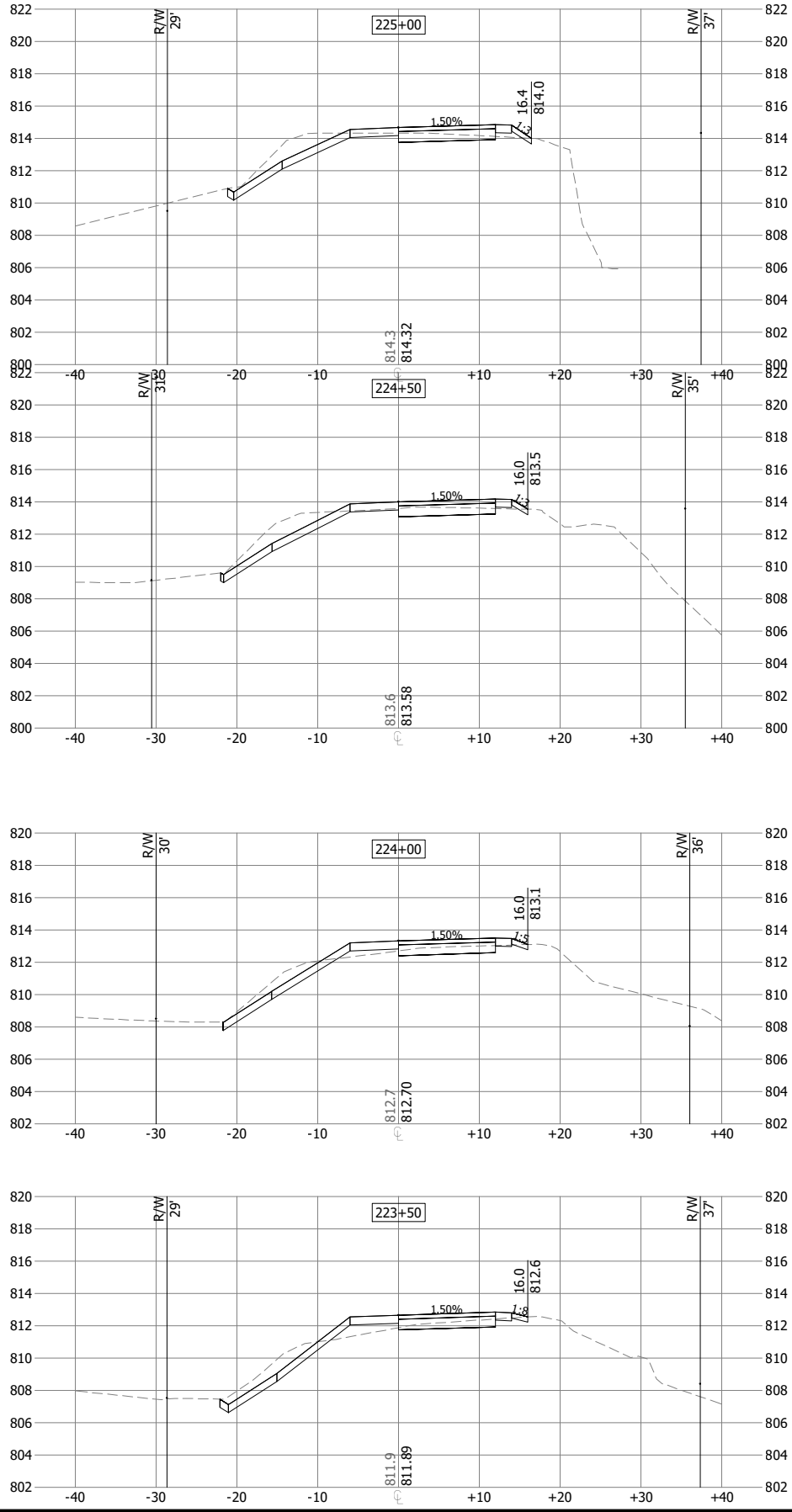
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SHEET NUMBER
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Xrefs.: 193804082-2023-C700, 193804082-2023-BORDER



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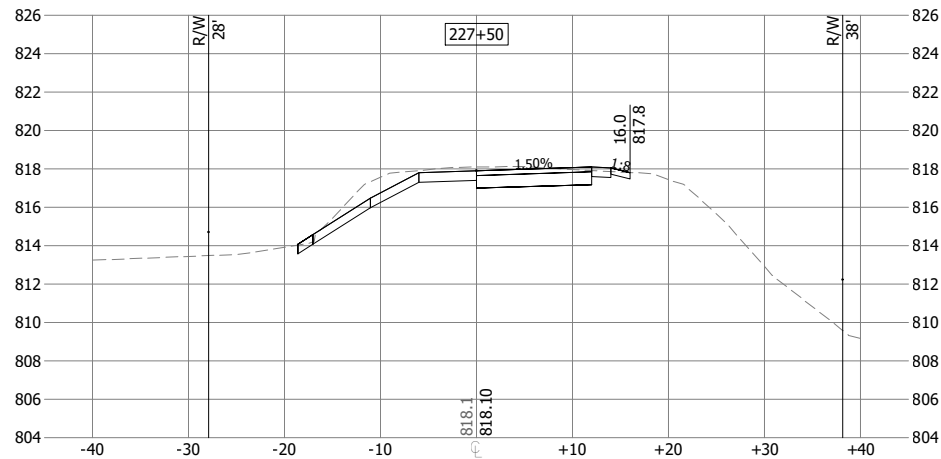
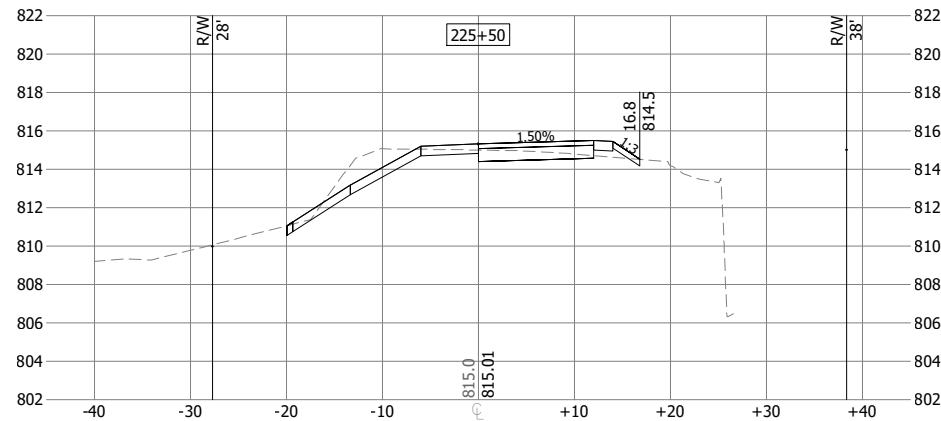
CHASKA, MINNESOTA

2023 CREEK ROAD UTILITY AND STREET\TRAIL IMPROVEMENTS

CROSS SECTIONS CREEK ROAD TRAIL

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Plot Date: 06/12/2023 - 11:42am
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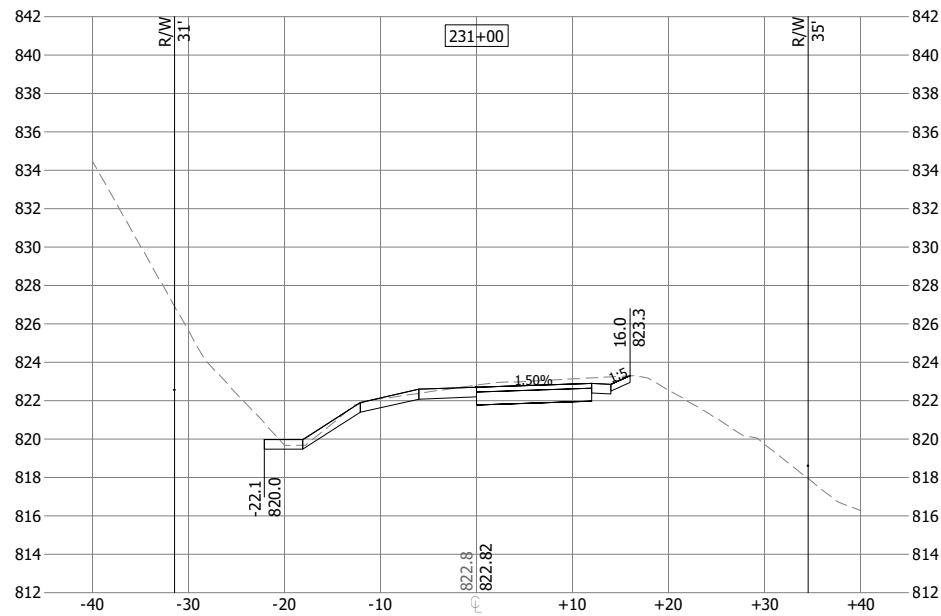
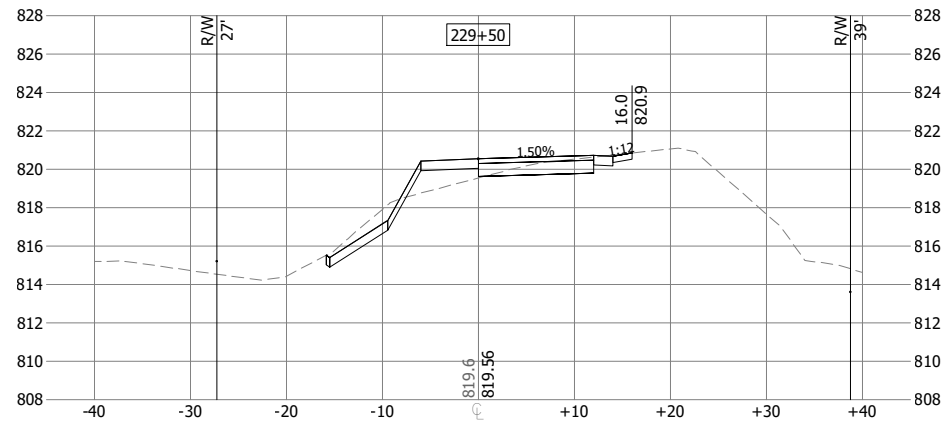
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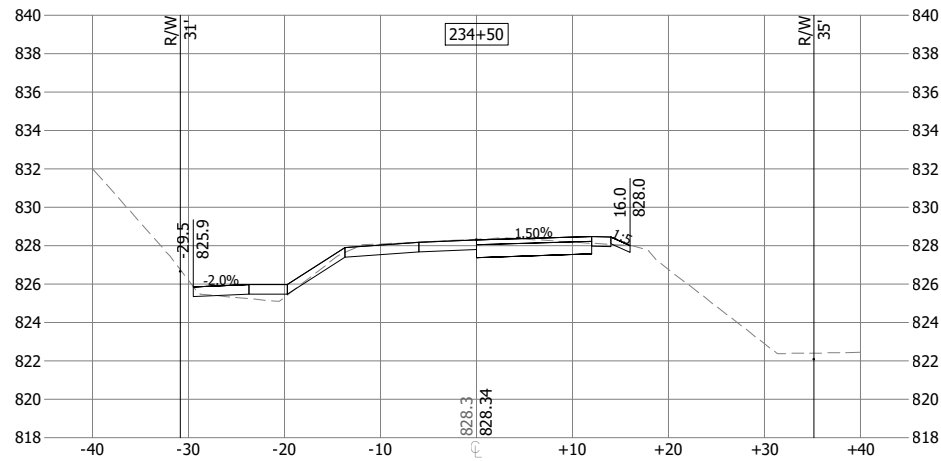
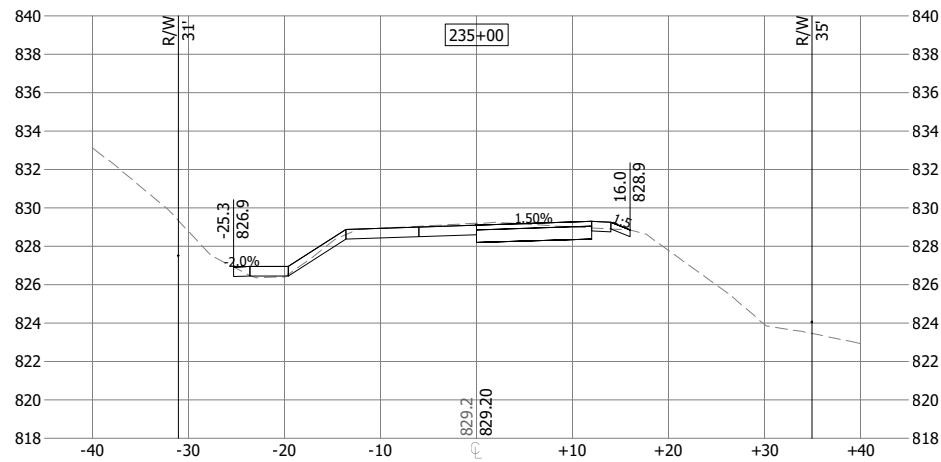
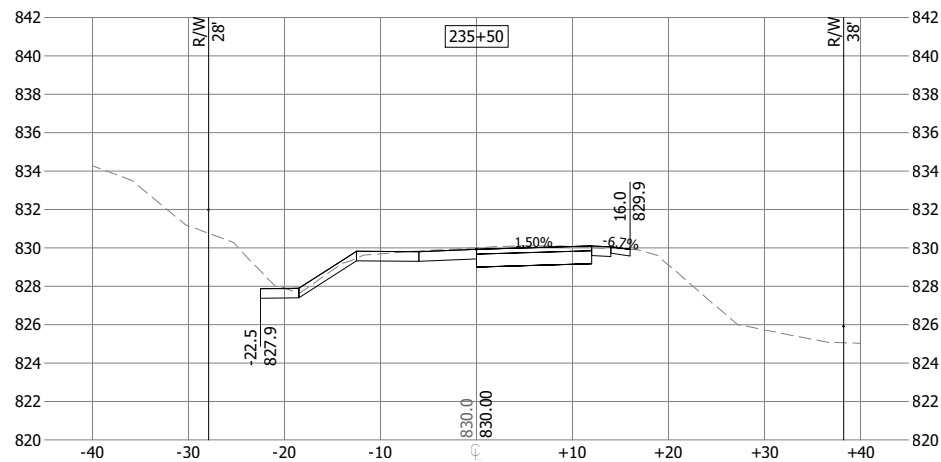
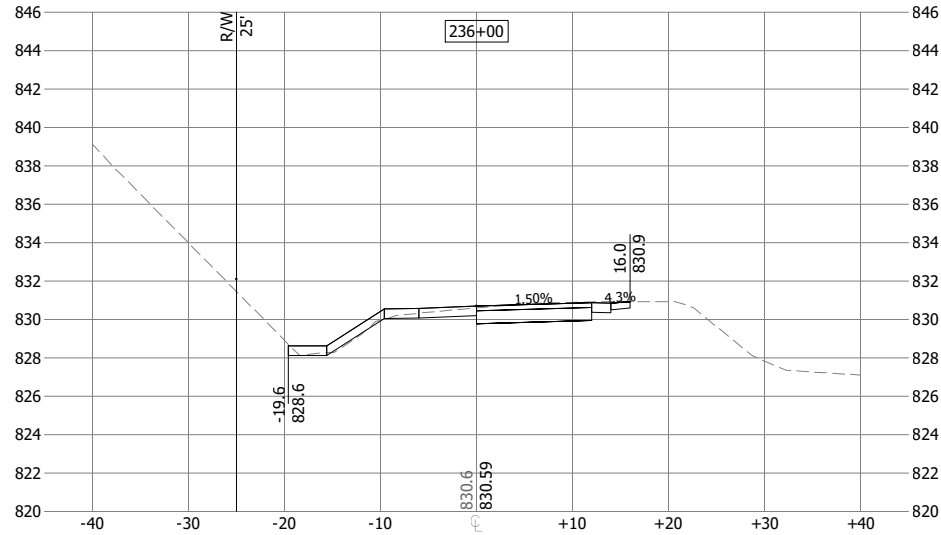
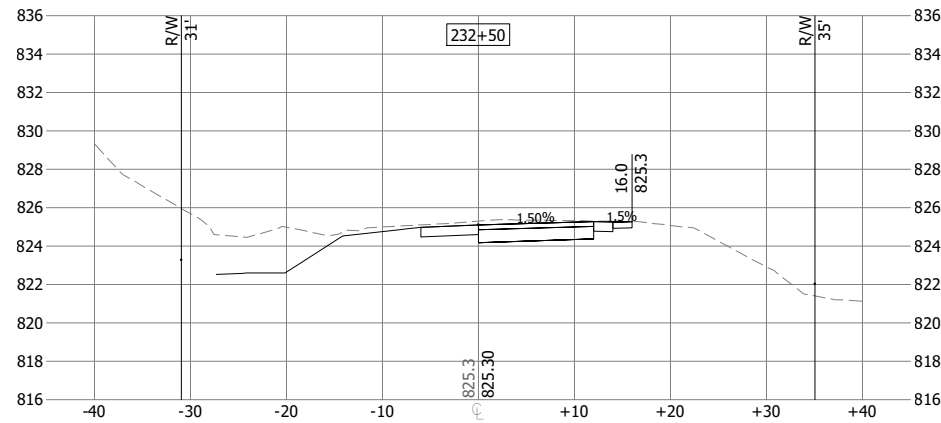
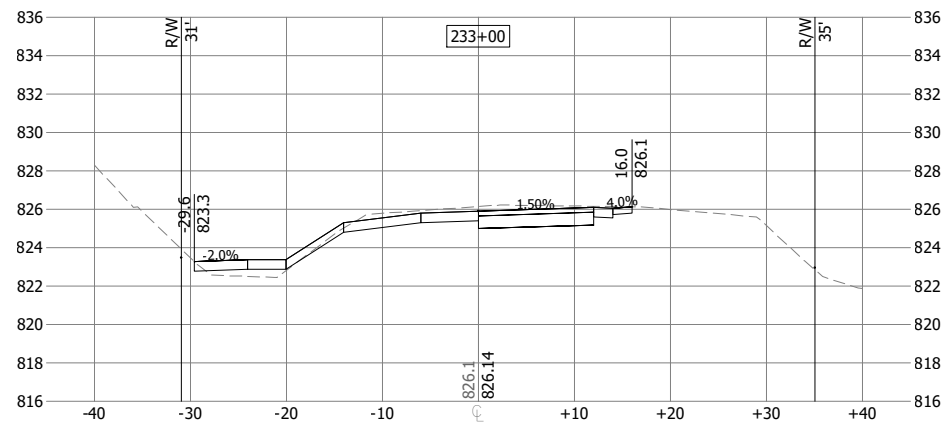
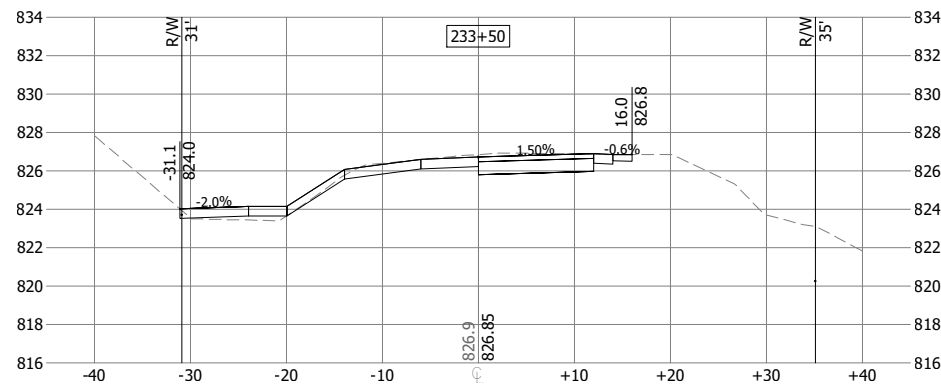
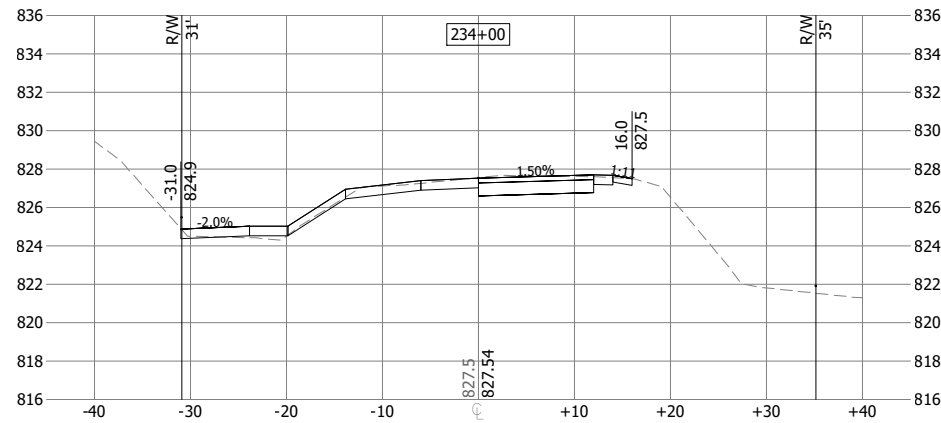
2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS

SHEET NUMBER
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2023 CREEK ROAD UTILITY AND STREET TRAIL IMPROVEMENTS

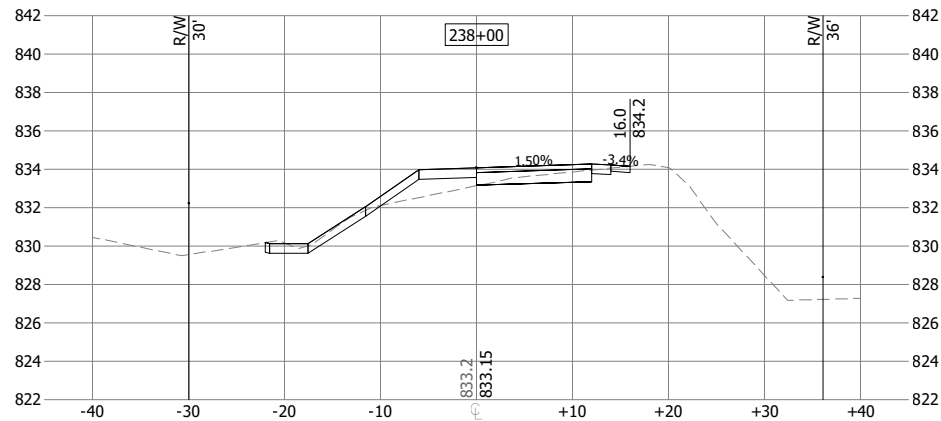
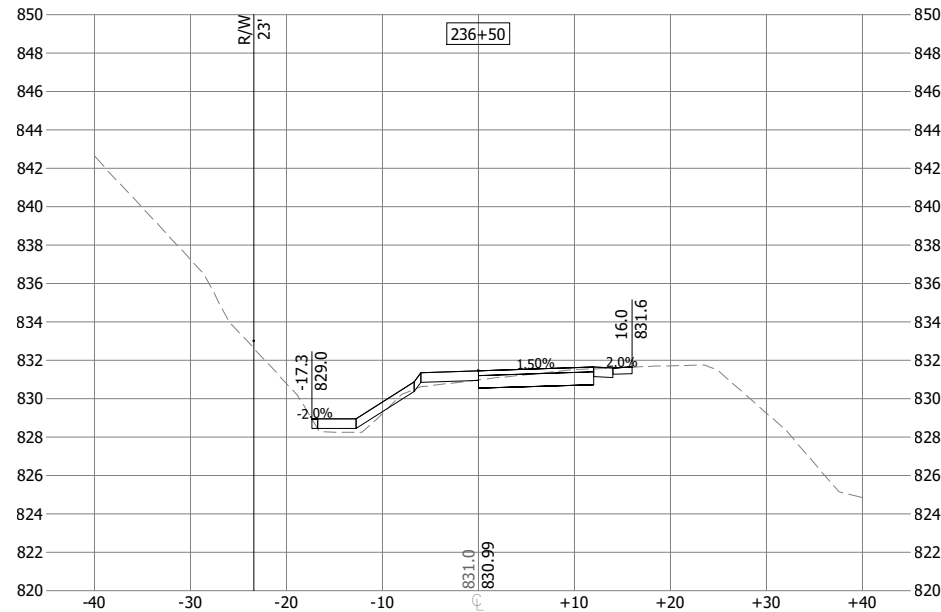
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REVISION	DATE

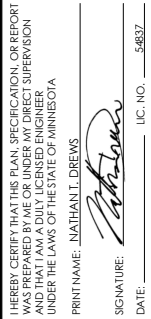
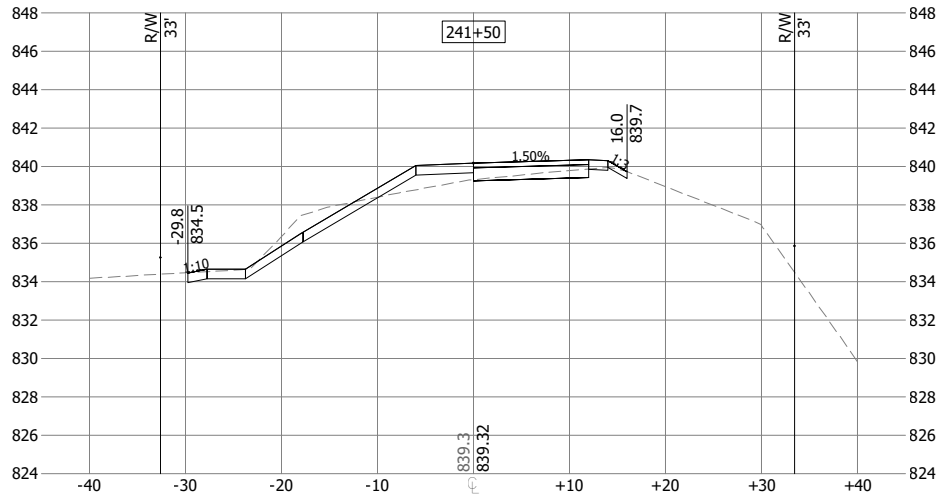
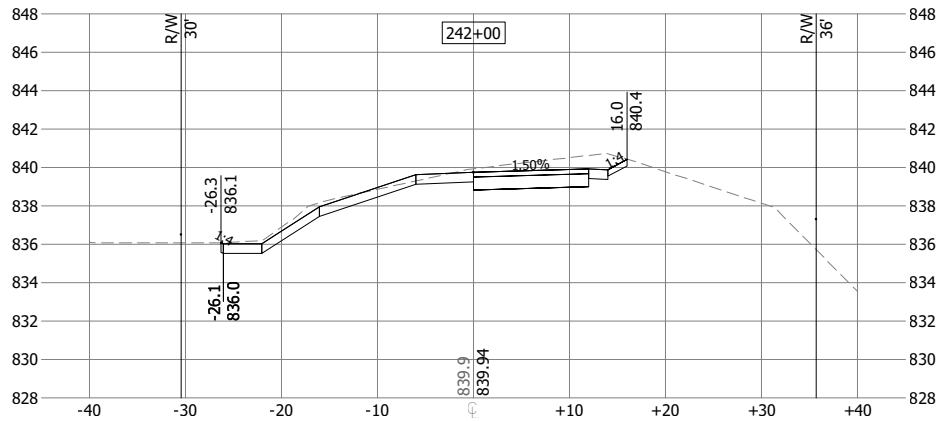
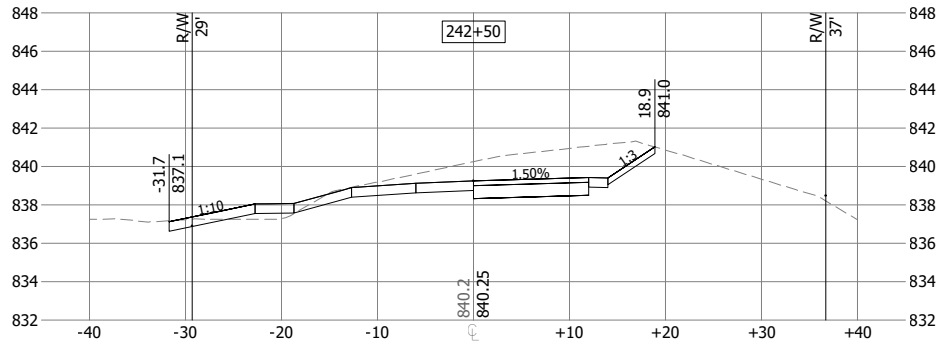
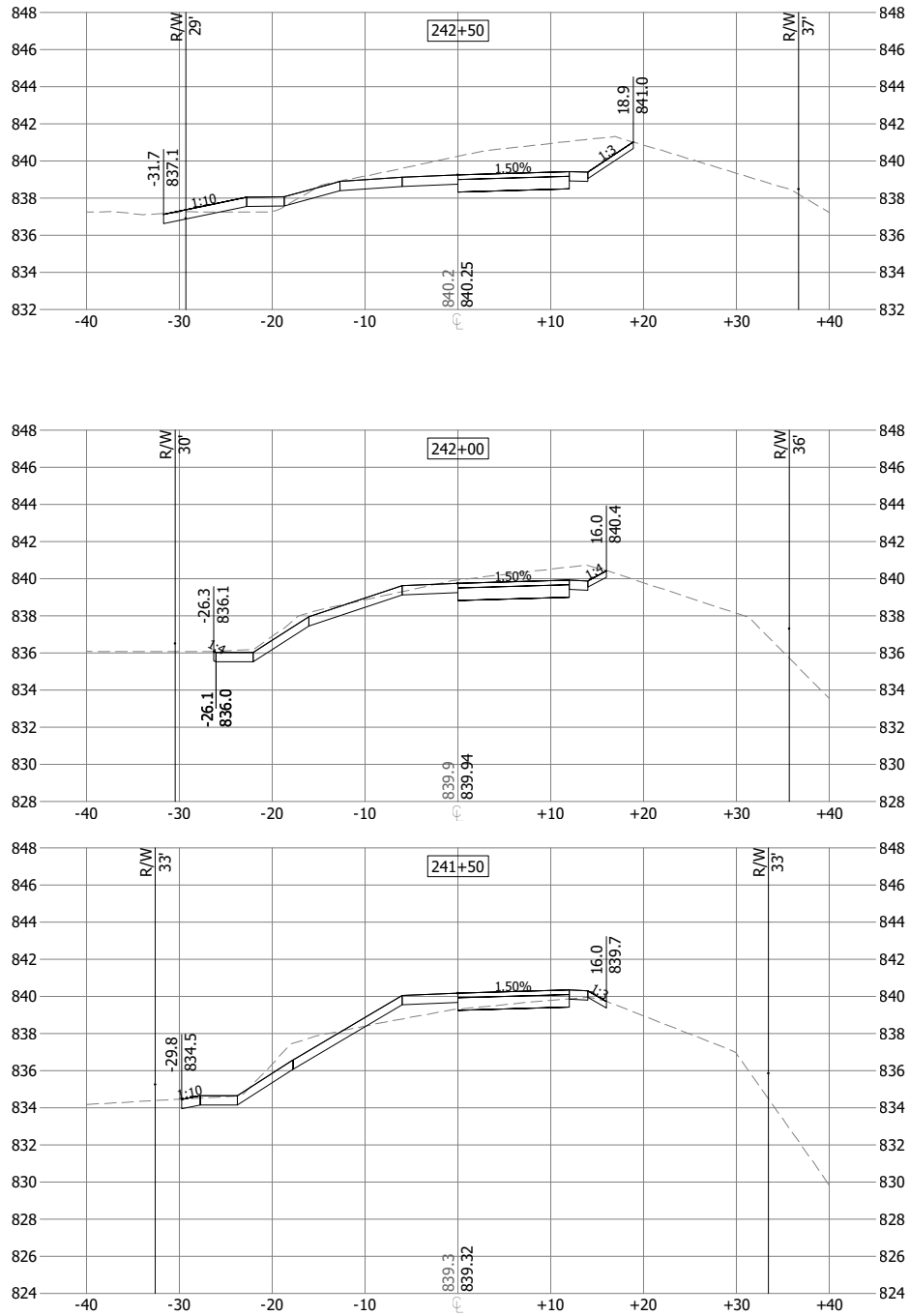
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APPROVED	NTD

SHEET NUMBER
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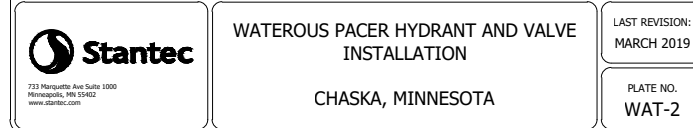
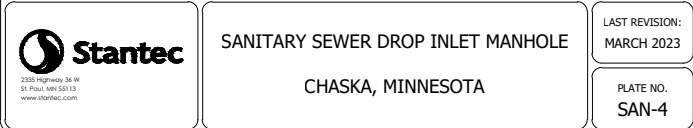
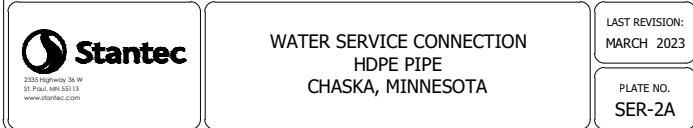
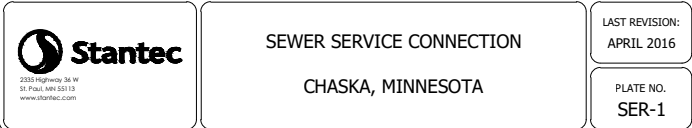
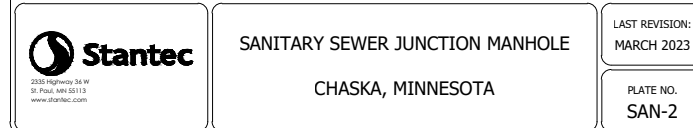
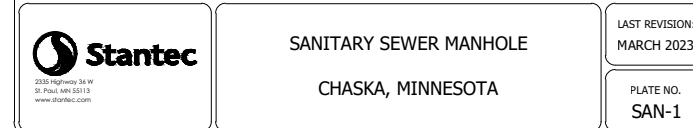
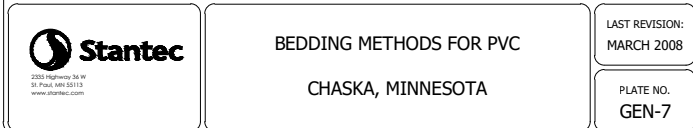
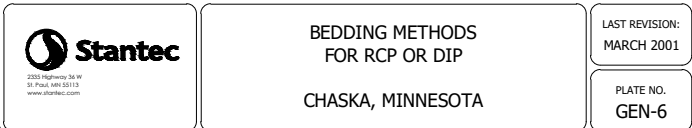
CHASKA, MINNESOTA

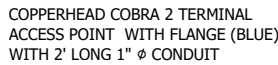
2023 CREEK ROAD UTILITY AND STREET/ TRAIL IMPROVEMENTS

CROSS SECTIONS CREEK ROAD TRAIL

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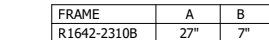
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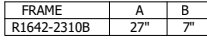
CHASKA, MN

PLATE NO.
WAT-10



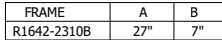
CHASKA, MINNESOTA

PLATE NO.
STO-2



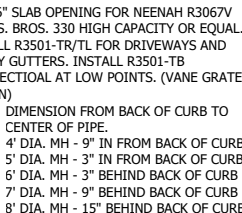
CHASKA, MINNESOTA

PLATE NO.
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CHASKA, MINNESOTA

PLATE NO.
STO-4



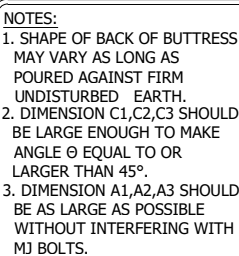
CHASKA, MINNESOTA

PLATE NO.
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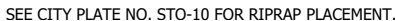
CHASKA, MINNESOTA

PLATE NO.
STO-6



CHASKA, MINNESOTA

PLATE NO.
WAT-4



CHASKA, MINNESOTA

PLATE NO.
STO-10

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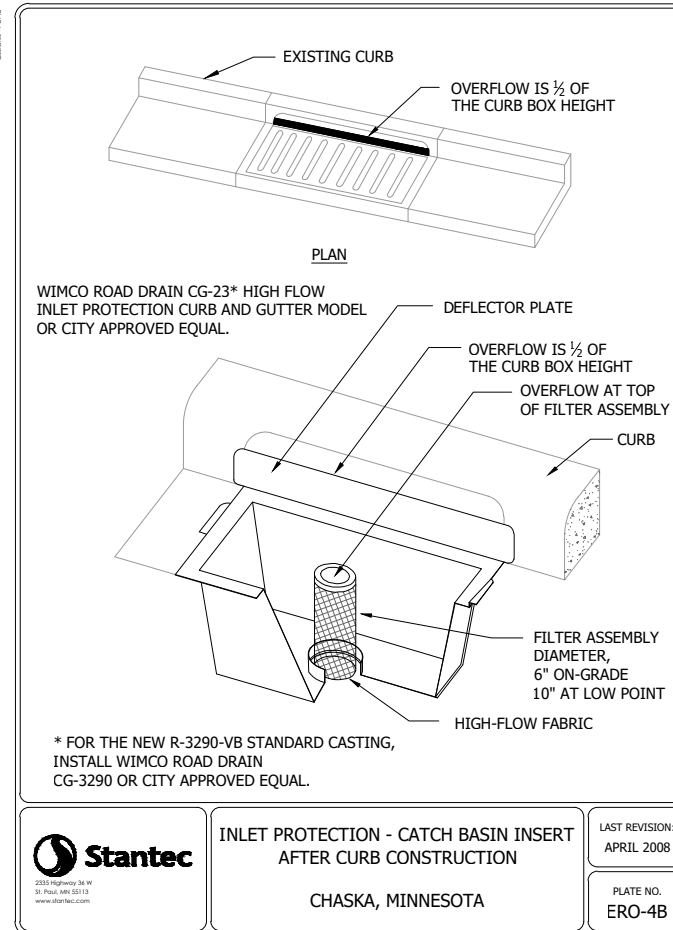
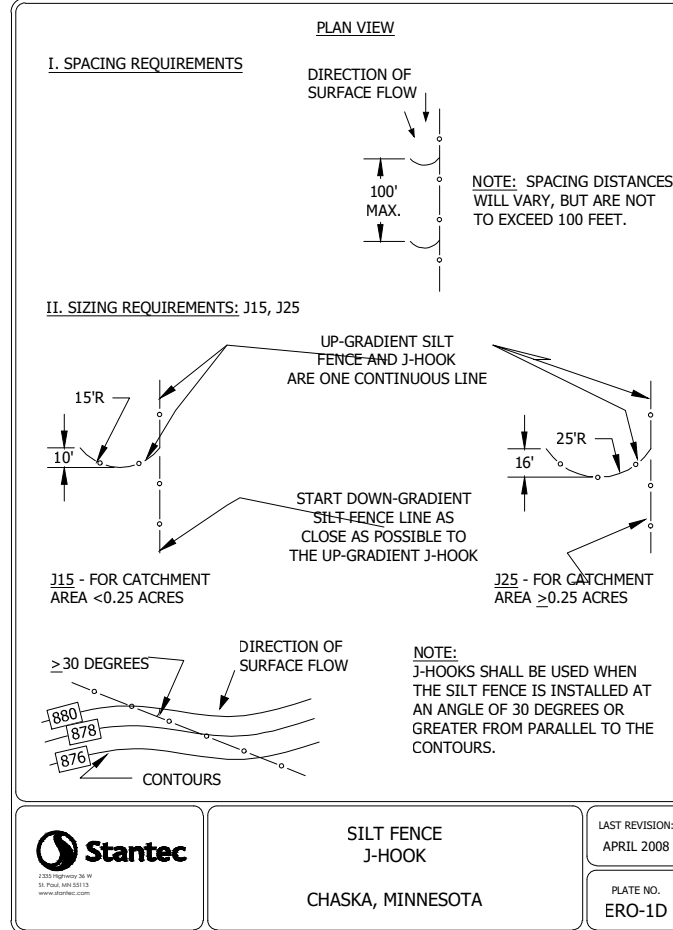
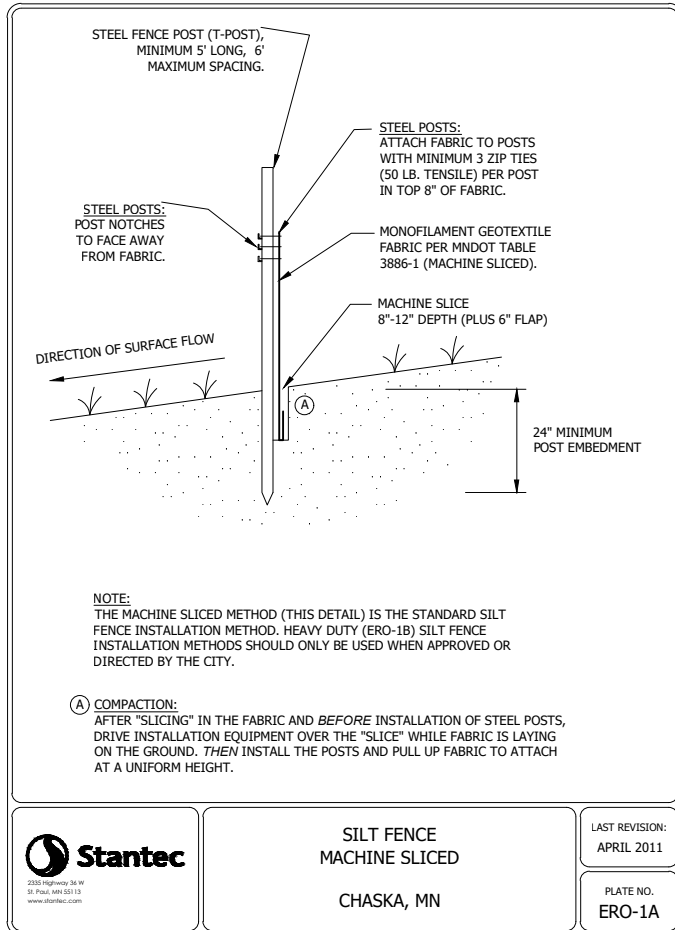
PRINT NAME: NATHAN I. DREWS

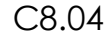
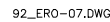
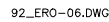
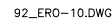
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DATE: _____ LIC. NO. 54837

NO	REVISION	DATE
SURVEY	BC	
DRAWN	PAW	
DESIGNED	NTD, AC	
CHECKED	K.S. BR	
APPROVED	NTD	
PROJ. NO. 193804082-2023		
SHEET NUMBER		
C8.02		

Plot Date: 06/12/2023 - 1:30pm
Drawing name: C:\pw_sfn_bh_infra01\0170407\193804082-2023-C800.dwg
Krets., 193804082-BORDER





**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Southwest-Chaska-Business-Park-Development-Sewer-Extension

HEROS Number: 900000010293599

Responsible Entity (RE): City of Chaska, Minnesota, Chaska MN,

RE Preparer: Matt Clark

State / Local Identifier: Minnesota

Certifying Officer: Elise Durbin

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Stantec

Point of Contact: Theresa Maahs-Henderson

Project Location: , Chaska, MN 55318

Additional Location Information:

Project location is shown in Figure A attached. The project generally will extend along the existing Creek Road corridor approximately 4,900 feet from Vista View Drive to the existing 18' sanitary sewer installed east of Highway 212.

Direct Comments to: edurbin@chaskamn.gov
mclark@chaskamn.gov

City of Chaska
One City Hall Plaza
Chaska, MN 55318

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Southwest Chaska Business Park Development--Sewer Extension project will provide a trunk sanitary sewer line extension along the existing Creek Road corridor approximately 4,900 feet from the current termination at the future Vista View Drive. This 18" sanitary trunk sewer line will connect to the portion of trunk sanitary sewer upstream already installed and will provide service to the current industrial park in SW Chaska as well as the future industrial park and annexed areas. The Project will include not only sanitary sewer improvements, but also regional trail, storm sewer, water main and roadway improvements in a growing area in the southwest portion of the City. At the time of the sanitary sewer installation, the City will also extend a new 8" PVC water main approximately 800 feet which will provide water service and fire protection to the remaining residents. The project will provide water service stubs to the right of way and a larger water stub to the private development north of Creek Road. Due to the planned utility improvements of the project, the roadway is required to be removed. The portion of the existing Creek Road corridor that is contained within the project limits has outlasted the original design life expectancy. The City has made the decision replace the existing roadway with a regional trail. This trail will provide connectivity from downtown Chaska to the growing southwest region of the City. A small section of roadway at the southern limits of the project will be upgraded to provide permanent access to the homes and private development northwest of the future Vista View Dr. on Creek Road. Work will also be conducted in this area to abandon existing septic systems serving the private homes along the corridor. Within the project limits, the existing culverts located along the regional trail system will be replaced with new pipe and adjusted to the new topography of the trail corridor. In the southern urban section, the storm sewer in that portion can be connected to the existing storm sewer piping system placed previously in 2014 and connect to the trunk sewer system along Creek Road.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The project's purpose is to serve the growing, southwest portion of Chaska with sanitary sewer, stormwater, and water main improvements plus the addition of a regional trail connection. The needs being met by this project includes extending the sanitary system to serve the nine residences, currently utilizing septic systems in this southwest portion of Chaska, and the industrial park. Water service will also be extended, providing an opportunity for residents to convert from private wells to public water, plus provide for fire protection. Near the southeastern project limit, the

project will take advantage of an opportunity to connect to the existing storm sewer. Lastly, due to the addition of travel corridors and enhanced connections in southwest Chaska, the city will remove a portion of Creek Road and replace it with the regional trail connection.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed location of the utility and trail improvements will be contained within the existing right-of-way of Creek Road. Creek Road is a rural paved road, serving a few single-family residences. The road has outlasted its original design life expectancy and has required emergency updates to protect from flooding. The project area is entirely within the existing road right-of-way, and parallels Chaska Creek. In absence of the project, Creek Road would continue the trend of falling into disrepair and would be subject to further damage from seasonal flooding. The updates will improve the utility system and capacity in Southwest Chaska and add a planned regional trail.

Maps, photographs, and other documentation of project location and description:
[2023-FedFundingExhibits v2 FigureA.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[EA Determination-City of Chaska.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
---------------------------------------	-------------	--------------

54016	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants
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Estimated Total HUD Funded, \$2,000,000.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,122,232.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☐ No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☐ No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☐ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		

Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☐ No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☐ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☐ No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☐ No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☐ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☐ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Due to the nature of the project, there will be no change in use of the property. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☐ No	Project engineering staff confirmed the project would not result in new, post-construction condition or disturbance that would change slopes or elevations

		relative to the mapped floodplain or floodway outside the current area of disturbance (i.e. the existing roadway and utilities). This included consideration of the new trail, replacement of a portion of Creek Road with trail and utility work, storm, sanitary, potable water. Map Panel: 27019C0236D eff. 12/21/2018 No parties consulted outside project team. No plans or reports. No additional requirements for the region for this project. This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☐ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. HUD Comment: Please indict the consultation with SHPO is finalized. Only find the one letter from SHPO 2023-0356.pdf. I find the Transmittal for the Phase 1a but do not see the Phase 1a. Maybe rename these pdfs to capture the intent. Project Proposer Response: SHPO final approval letter and Phase 1a are now included in the attachments and named appropriately.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☐ No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☐ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☐ No	The project will not impact on- or off-site wetlands. Wetlands were delineated in the project corridor and

		the project has been designed to avoid wetland impacts (both temporary and permanent). The project is in compliance with Executive Order 11990. Although work is occurring near a wetland, the following protection measures are proposed to avoid impact to the wetland area: * silt fence would be placed within one foot of the wetland boundary prior to any soil disturbance or other construction related activities * a second silt fence would be placed within three to five feet of the wetland boundary The silt fence would be maintained throughout the construction period, including inspection following any major rain or weather events to ensure the silt fence is properly placed.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☐ No	The only Wild and Scenic River in Minnesota is the St. Croix River, which is not located near Chaska, MN. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☐ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The City's 2040 Comprehensive Plan guides this area of Southwest Chaska for open space and low-density housing. It also identifies the Southwest Regional Trail corridor replacing Creek Road in this section of the City, which conforms to the proposed trail and utility corridor. The project also fits within the overall service plan for the area identified in the City of Chaska's Comprehensive Trunk Sanitary Sewer System Plan.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soil suitability - corridor has and will continue to serve transportation and utility needs. Erosion - no erosion issues are solved by the project and the project would be completed consistent with state and local erosion avoidance/control measures. Stormwater - the corridor is currently served by rural storm water management, and this would continue with the project.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	N/A	
SOCIOECONOMIC			
Employment and Income Patterns	2	N/A	
Demographic Character Changes / Displacement	2	N/A	
Environmental Justice EA Factor	2	N/A	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	N/A	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Commercial Facilities (Access and Proximity)	2	N/A	
Health Care / Social Services (Access and Capacity)	2	N/A	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	N/A	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	1	A trunk sanitary sewer line was installed as a part of a previous utility improvement project in 2014 along Creek Road that currently ends at the future Vista View Drive. The City of Chaska would extend this up along the existing Creek Road corridor approximately 4,900 feet. This 18 inch sanitary trunk sewer line would connect to the portion of trunk sanitary sewer upstream already installed and would provide service to the current industrial park in southwest Chaska as well as the future industrial park and annexed areas. There are several existing homes that currently have septic systems along the southern portion of the corridor that connect to area grey water system. The new sanitary sewer would allow for the elimination of the grey water collection system piping as well as future abandonment of the nine individual septic systems.	
Water Supply (Feasibility and Capacity)	1	Currently several residents along the corridor are not served by Chaska's municipal water system. The 2014 utility improvement ended water main construction at the future Vista View Drive. The project would extend a new 8 inch PVC water main approximately 800 feet which will provide water service and fire protection to the remaining residents. The	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		project will provide water service stubs to the right of way and a larger water stub to the private development north of Creek Road. Residents will have the option to connect to the City water system or maintain use of their private well.	
Public Safety - Police, Fire and Emergency Medical	1	The project would extend a new 8 inch PVC water main approximately 800 feet which will provide water service and fire protection to the remaining residents.	
Parks, Open Space and Recreation (Access and Capacity)	1	Surrounding development and various improvement projects have provided additional travel corridors and enhanced connections in the southwest area of the city. These projects have essentially eliminated the need to maintain Creek Road as a through connection. The portion of the existing Creek Road corridor that is contained within the project limits has outlasted the original design life expectancy. Due to the planned utility improvements of the project, the roadway is required to be removed. The City has made the decision replace the existing roadway with a regional trail. This trail will provide connectivity from downtown Chaska to the growing southwest region of the city.	
Transportation and Accessibility (Access and Capacity)	1	The addition of trail will provide accessibility and connectivity within the City of Chaska.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2		
Other Factors 1			
Other Factors 2			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
CLIMATE AND ENERGY			
Climate Change	2		
Energy Efficiency	2		

Supporting documentation

Additional Studies Performed:

Wetland Delineation, June 3-4, 2020, Stantec Field Topo Survey, Summer 2022, Stantec Field Verification, Fall 2022, Stantec Phase 1a Cultural Resources Review, March 2023 Historic Architecture Survey, March 2023

Field Inspection [Optional]: Date and completed by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Federal Emergency Management Agency (FEMA) Floodplain Mapping Minnesota Department of Natural Resources - Minnesota Natural Heritage Database Query State Historic Preservation office (SHPO) - Leslie Coburn, Lucy Harrington, David Mather Minnesota Pollution Control Agency, What's in My Backyard Query United States Fish and Wildlife Service (USFWS), IPaC tool Query and Informal Consultation

List of Permits Obtained:

Minnesota Pollution Control Agency Sanitary Sewer Extension Permit - To be obtained Minnesota Department of Health Plan Review - To be obtained National Pollutant Discharge Elimination System Permit - To be obtained Carver County Watershed Management Organization Stormwater Permit - To be obtained

Public Outreach [24 CFR 58.43]:

City Hall: One City Hall Plaza Chaska, MN 55318 No additional public meetings and hearings have been completed as part of this project.

Cumulative Impact Analysis [24 CFR 58.32]:

N/A

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

N/A

No Action Alternative [24 CFR 58.40(e)]

In the absence of the project, the properties in the project area would be limited in their services to septic sewer and private wells. Also, this connectivity/accessibility for trail users in Chaska would be absent.

Summary of Findings and Conclusions:

After all maps, data, and information that has been obtained for this environmental assessment for this proposed project there are no potential negative or changes that are deemed necessary that will cause any significant impact. All residents and facilities surrounding the project site areas are free and clear of any significant impact that would alter or change their daily routines.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	No tree clearing is anticipated as part of this project. Should any tree clearing be necessary, the contractor will ensure that it is conducted during winter (Nov 1- Mar 31).	N/A		

Project Mitigation Plan

Tree clearing for the project can only occur during winter months (Nov 1 - Mar 31). The contractor shall not destroy nests of protected migratory birds. Clearing dates will be included in the contract provisions.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section.
Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Airport Figure.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

CBRS Map_Chaska EA.pdf

Are formal compliance steps or mitigation required?

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ☒ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ☒ No

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

900000010293599

Yes

No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

MN Coastal Boundary Map.pdf

Are formal compliance steps or mitigation required?

Yes

No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening

☒ None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

☒ No

Explain:

The Minnesota Pollution Control Agency (MPCA) What's in my Neighborhood tool was consulted for identified on-site or nearby toxic, hazardous or radioactive substances. Zero (0) results of this type were identified within or nearby the project area.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[MPCA Whats in my Neighborhood.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is

mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

No tree clearing is anticipated as part of this project. Should any tree clearing be necessary, the contractor will ensure that it is conducted during winter (Nov 1-Mar 31).

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[RE Natural Heritage Review Additional Information.msg](#)
[NE Consistency Letter Northern Long-ea.pdf](#)
[NE Consistency Letter Minnesota-Wiscon.pdf](#)
[Species List Minnesota-Wisconsin Ecological Services Field Office.pdf](#)
[2022-00789NHletter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

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Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

900000010293599

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<u>7 CFR Part 658</u>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. Due to the nature of the project, there will be no change in use of the property. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- ✓ None of the above

2. Upload a FEMA/FIRM map showing the site here:

FEMA Flood Zones.pdf
Creek Rd South Chaska EA_FIRMETTE_060d18b2-235b-459b-b8a1-0eeb71dd7710.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

- ✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Project engineering staff confirmed the project would not result in new, post-construction condition or disturbance that would change slopes or elevations relative to the mapped floodplain or floodway outside the current area of disturbance (i.e. the existing roadway and utilities). This included consideration of the new trail, replacement of a portion of Creek Road with trail and utility work, storm, sanitary, potable water. Map Panel: 27019C0236D eff. 12/21/2018 No parties consulted outside project team. No plans or reports. No additional requirements for the region for this project. This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

900000010293599

- | | |
|--|-------------|
| ✓ Apache Tribe of Oklahoma | In progress |
| ✓ Cheyenne and Arapaho Tribes, Oklahoma | In progress |
| ✓ Flandreau Santee Sioux Tribe of South Dakota | In progress |
| ✓ Iowa Tribe of Kansas and Nebraska | In progress |
| ✓ Menominee Indian Tribe of Wisconsin | In progress |
| ✓ Santee Sioux Nation, South Dakota | In progress |
| ✓ Spirit Lake Tribe, North Dakota | In progress |
| ✓ Upper Sioux Community, Minnesota | In progress |

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

The following summarizes the tribal consultation completed by the City of Chaska, Minnesota ("Responsible Entity") in support of the 24 CFR Part 58 environmental analysis, in compliance with Section 106 of the National Historic Preservation Act (NHPA), procedures outlined by the Advisory Council on Historic Preservation (36 CFR Part 800): * Use of Notice CPD-12-006: Process for Tribal Consultation in Projects that are Reviewed Under 24 CFR Part 58 and When to Consult with Tribes Under Section 106 checklist (Appendix A to the Notice CPD-12-006) to confirm the need for tribal consultation. o From Appendix A: " If a project includes any of the types of activities below, invite tribes to consult: significant ground disturbance (digging). Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads." * Identification of the tribes that may have interest in the area where the project is located [use of Tribal Directory Assessment Tool (TDAT)]. Refer to the following attachment: TDAT Report Chaska EA.xls * Distribution of Tribal Consultation Letter to 23 parties (13 tribes), dated December 29, 2022. Refer to the following attachment: Tribal Consultation Letter Template Part 58 Projects_2022Dec29 Signed. * After receipt of communication from Lower Sioux Indian Community (LSIC), City of Chaska emailed LSIC three meeting date options or offer for LSIC to provide alternative meeting date/times. Refer to the following attachment: City of Chaska LSIC Follow-up 2023Feb13 * Delivery of Phase Ia Lit Review to LSIC on April 28, 2023 with a request for response/follow-up within 30 days. A statement was included in the letter that if no response or follow-up received within 30 days of the LSIC receiving the Phase Ia Lit Review, the project would proceed with the information acquired to date. Refer to the following attachment: Transmittal_Phase Ia Lit-Cult Historic_City to LSIC_2023April28 * Letter to Minnesota Indian Affairs Council (MIAC) per the Minnesota State Historic Preservation Office (SHPO) recommendation (dated April 26, 2023). To clarify matters regarding a cemetery near the project area but not impacted by the project. Refer MIAC Coordination 2023April26

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:
See map uploaded

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

✓ Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

Additional Notes:

No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as

per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. HUD Comment: Please indict the consultation with SHPO is finalized. Only find the one letter from SHPO 2023-0356.pdf. I find the Transmittal for the Phase 1a but do not see the Phase 1a. Maybe rename these pdfs to capture the intent. Project Proposer Response: SHPO final approval letter and Phase 1a are now included in the attachments and named appropriately.

Supporting documentation

SHPO final approval letter.pdf

Phase Ia Lit Review Report Creek Road final.pdf

Transmittal Phase Ia Lit-Cult Historic City to LSIC 2023April28.pdf

MIAC Coordination 2023April26.pdf

City of Chaska LSIC Followup 2023Feb13.pdf

SHPO Packet Chaska Creek Road EA.pdf

Request for Project Review.msg

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

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2023-0356.pdf

Tribal-Consultation-Letter-Template-Part-58-Projects_2022Dec29_Signed.docx

A-193804082-Chaska Sewer Overview FIG-A.pdf

193804082-2023-FieldSurveyReview-FieldSurveyReview2.pdf

193804082-2023-FieldSurveyReview-FieldSurveyReview1.pdf

12-06CPDN.doc

Copy of TDAT_Report_Chaska EA.xlsx

Are formal compliance steps or mitigation required?

Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. **What activities does your project involve? Check all that apply:**

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

900000010293599

Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary
Compliance Determination

Southwest-Chaska-
Business-Park-
Development-Sewer-
Extension

Chaska, MN

900000010293599

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

Sole Source Aquifer Map_EPA.pdf

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. Wetlands were delineated in the project corridor and the project has been designed to avoid wetland impacts (both temporary and permanent). The project is in compliance with Executive Order 11990. Although work is occurring near a wetland, the following protection measures are proposed to avoid impact to the wetland area: * silt fence would be placed within one foot of the wetland boundary prior to any soil disturbance or other construction related activities * a second silt fence would be placed within three to five feet of the wetland boundary The silt fence would be maintained throughout the construction period, including inspection following any major rain or weather events to ensure the silt fence is properly placed.

Supporting documentation

CreekRd construction limits AB.pdf

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

The only Wild and Scenic River in Minnesota is the St. Croix River, which is not located near Chaska, MN. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

No

REQUEST FOR ACTION CHASKA CITY COUNCIL 6/26/2023

Subject: **Approve an Amended and Restated Purchase and Redevelopment Agreement, LHIA Agreement, and LHIA Subrecipient Agreement for the Ernst House/Chaska Yards Redevelopment Project**

Prepared By: Elise Durbin, Assistant City Administrator

Background

As Council is aware, the City and Carver County Community Development Agency (CDA) have been working together on the Ernst House/Chaska Yards project for several years. As the Final Site and Building Plan and Final Plat are now being completed, the documents related to the sale and funding for the project are also being finalized.

Amended and Restated Purchase and Redevelopment Agreement

On December 20, 2021, the City Council and EDA approved a Purchase and Redevelopment Agreement with the CDA to pursue the redevelopment of the property at 211 and 217 Walnut Street (Ernst/Ess House sites). In that agreement, the City and EDA agreed to:

- Sell the property to the Carver County CDA for \$400,000.
- Waive area fees.
- Contribute up to \$180,000 in TIF on a pay-go basis, up to \$500,000 from the Housing Trust Fund, and \$185,000 from CDA Growth Partnership Initiative grant awards for the project.

The Carver County CDA agreed to:

- Place the property into the Carver County Community Land Trust to preserve the homes as affordable owner-occupied units for qualified buyers.
- Obtain all project approvals through the Planning Commission and City Council including construction and building permits.
- Contribute \$439,210 in MHFA and Met Council land grant funds.
- Contribute \$206,300 in CDA funds towards project costs.
- Contribute \$2.1 million in property sale proceeds.
- Commence with the project by June 30, 2022 and complete the project by December 30, 2023.

When this agreement was entered into, the original intent had been to complete the planning process in spring 2022; however, the project design took some additional time and is now completing the planning process. Because of that, there is the need to update the Agreement.

The areas being updated in the Amended and Restated Purchase and Redevelopment Agreement include:

- The closing date will occur no later than October 1, 2023.
- The project will commence by November 1, 2023 and be completed no later than December 31, 2024.
- The budget has been changed to include updated pricing and additional grant funds that have been obtained.

The remainder of the agreement will stay the same as the project has not changed in a significant manner from what the original agreement had envisioned.

In addition to the City Council approving this Amended and Restated Purchase and Redevelopment Agreement, the EDA will also be asked to do the same as both are a party to it.

LHIA Agreement and Subrecipient Agreement

Last fall, as the CDA was continuing the design of the project and looking more closely at the construction, it became clear an additional gap in the financing of the project existed. Both the CDA and city began to look for other resources to be able to close that gap, and one of those resources was the Metropolitan Council's LHIA Homeownership Pilot program which was offered for the first-time last year. The city applied for the grant and was awarded \$180,000.

As with all Metropolitan Council grants, the grants are made to the cities, rather than to the developers. So, in the case of the Ernst House/Chaska Yards project, the \$180,000 LHIA grant agreement (included as an attachment) is between the City and the Metropolitan Council. In order for the CDA to receive the funds, since they are constructing the project, a subrecipient agreement has been drafted and included as an attachment for council review as well.

Approval of these two agreements will allow the CDA and city to access the LHIA award funds from the Metropolitan Council for purposes of construction of this project.

Recommendation

The City has stated objectives for the site at 211 and 217 Walnut Street to produce high quality housing units downtown that preserve the Ernst House, positively contribute to the historic district, and create affordable units into the future by attracting additional resources that would not be available otherwise. Staff believes that the Ernst House/Chaska Yards project meets these objectives and recommends authorizing the Mayor and City Administrator to sign the agreements related to the project because without the assistance the project is not viable.

CITY COUNCIL ACTION REQUESTED

Motion authorizing the Mayor and City Administrator to:

- Sign an Amended and Restated Purchase and Redevelopment Agreement with the Chaska Economic Development Authority and the Carver County Community Development Agency.
- Sign the LHIA Agreement with the Metropolitan Council.
- Sign the LHIA Subrecipient Agreement with the Carver County Community Development Agency.

AMENDED AND RESTATED PURCHASE AND REDEVELOPMENT AGREEMENT

By and Among

CITY OF CHASKA, MINNESOTA

And

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA

And

CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY

for the

ERNST HOUSE REDEVELOPMENT PROJECT

Dated as of _____, 2023

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List of Exhibits

<u>Exhibit A</u>	Legal Description of the Development Property
<u>Exhibit B</u>	Sources and Uses Budget
<u>Exhibit C</u>	Qualified Costs
<u>Exhibit D</u>	Form of Certificate of Completion
<u>Exhibit E</u>	Form of Ground Lease
<u>Exhibit F</u>	Form of Limited Tax Increment Revenue Note
<u>Exhibit G</u>	Form of Project Funding Certificate
<u>Exhibit H</u>	Form of Trust Fund Grant Agreement
<u>Exhibit I</u>	Memorandum of Redevelopment Agreement

AMENDED AND RESTATED PURCHASE AND REDEVELOPMENT AGREEMENT

This Amended and Restated Purchase and Redevelopment Agreement (this “Agreement”), is made and entered into as of _____, 2023 (the “Effective Date”), by and among the CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the “City”), the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a body corporate and politic of the State of Minnesota (the “EDA”), and CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (the “Developer”).

Recitals:

A. The City has designated a Redevelopment District in the City denominated the Redevelopment Project Area No. 4 (the “Redevelopment District”) and adopted a Redevelopment Plan (the “Redevelopment Plan”) therefor, pursuant to and in accordance with Minnesota Statutes (“M.S.”), Sections 469.124 to 469.133, as amended.

B. The City adopted a resolution establishing Tax Increment Financing (Redevelopment) District No. 22, a “redevelopment district” (the “TIF District”) pursuant to M.S., Section 469.174, Subdivision 10, and approved a Tax Increment Financing Plan therefor (the “TIF Plan”).

C. The TIF District includes certain real property currently owned by the EDA and located at 211 Walnut Street and 217 Walnut Street in the City and legally described in **Exhibit A** attached hereto (collectively, the “Development Property”).

D. Developer has proposed an affordable housing redevelopment project on the Development Property (the “Project”) that consists of (i) the rehabilitation of that certain existing historical structure located on that portion of the Development Property having an address of 211 Walnut Street and known as the “Ernst House” to create a new single-family housing unit (the “Ernst House”) and (ii) the construction of three (3) new single-family townhome housing units on that portion of the Development Property having an address of 217 Walnut Street (the Ernst House and such new single-family townhome housing units are each referred to herein as a “Residential Unit” and, collectively, the “Residential Units”).

E. Developer has further proposed that all four (4) such Residential Units be made part of the Carver County Community Land Trust (the “Land Trust”) such that the improvements constituting each Residential Unit shall be thereafter sold to households having incomes at or below **80%** of the Area Median Income for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area (including adjustments for household size) (“Qualified Households”) and the Development Property underlying each such Residential Unit shall be leased to each such Qualified Household pursuant to a long-term ground lease substantially, and in all material respects, in the form attached hereto as **Exhibit E** (each, a “Ground Lease”).

F. In order to achieve the objectives of the Redevelopment Plan and the TIF Plan, the City and EDA intend to provide certain assistance to Developer, to finance the Project including, without limitation, through (i) tax increment financing (“TIF”), as described in M.S., Sections 469.174 through 469.1794 (the “TIF Act”) and (ii) transferring the Development Property to the Land Trust for no cost.

G. The City and EDA have determined that, in order to accomplish the purposes specified in and to carry out the Redevelopment Plan and the TIF Plan, it is necessary and desirable for the City and the EDA to reimburse Developer for certain costs to be incurred and paid by Developer in connection with the Project.

H. The City will apply tax increment revenues generated from the TIF District to (i) pay or reimburse the City for administrative expenses relating to the TIF District to the extent permitted by the TIF Act and (ii) reimburse Developer, with interest, for certain costs incurred in connection with the construction of the Project.

I. The City and EDA believe that the development activities associated with the Project pursuant to this Agreement are in the best interests of the City and benefit the health, safety, morals and welfare of its residents, and comply with the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted.

J. As more particularly described in Section 20.23, this Agreement amends, restates, supersedes, and replaces, in its entirety, the Original Agreement (as defined in Section 20.23).

NOW, THEREFORE, in consideration of the foregoing premises and the mutual obligations set forth in this Agreement, the parties hereto hereby agree as follows:

Article I
Recitals; Exhibits, Definitions

1.1 Recitals. The Recitals are true and correct statements of fact and are incorporated into this Amendment by this reference, including the definitions set forth therein.

1.2 Exhibits. All Exhibits referred to in and attached to this Agreement upon execution are incorporated in and form a part of this Agreement as if fully set forth herein.

1.3 Definitions. Unless the context otherwise specifies or requires, the following terms have the following definitions. Certain other capitalized terms are defined elsewhere in this Agreement. All defined terms may be used in the singular or the plural, as the context requires.

“Act” means M.S., Sections 469.124 to 469.133.

“Agreement” means this Agreement, as the same may be from time to time modified, amended or supplemented.

“Available Tax Increment” has the definition given it in Section 5.6(a)(iv).

“Board” means the Board of Commissioners of the EDA.

“Business Subsidies Act” means M.S., Sections 116J.993 through 116J.995.

“Certificate of Completion” means a certification in the form attached hereto as Exhibit D, to be provided to Developer pursuant to this Agreement.

“City” means the City of Chaska, Minnesota.

“City Council” means the City Council of the City.

“Commencement” means actual physical construction of the first visible improvement to the Development Property made in furtherance of the construction of the Project, specifically including pouring footings and foundations, but specifically excluding demolition of and environmental remediation, if any, related to the improvements on the Development Property existing of the Effective Date.

“Completion” means Developer’s receipt of the Certificate of Completion.

“County” means the County of Carver, Minnesota, a political subdivision of the State of Minnesota.

“Default” or “default” means any event which would with the passage of time or giving of notice, or both, be an Event of Default hereunder.

“Default Notice” means written notice from the City and/or the EDA to Developer setting forth the default and the action required to remedy the same.

“Developer” means Carver County Community Development Agency.

“Development Property” means that certain real property located at 211 Walnut Street and 217 Walnut Street in Chaska, Minnesota and legally described in **Exhibit A** attached hereto.

“Ernst House” means that certain existing historical structure located on that portion of the Development Property have an address of 211 Walnut Street.

“Escrow Agent” means **Title Mark, LLC** or a different reputable title insurance company selected by Developer and reasonably approved by the EDA and having an office in Carver County, Minnesota.

“Event of Default” means as any of the events set forth in Section 7.1 hereof.

“Land Trust” means Carver County Community Land Trust, a program of the Carver County Community Development Agency.

“Mortgage” means any mortgage made by Developer which covers, in whole or in part, the Development Property.

“Mortgagee” means the owner or holder of a Mortgage.

“M.S.” means Minnesota Statutes.

“Project” means the rehabilitation of the Ernst House and the construction of the other Residential Units for the creation of four (4) new affordable homeownership units, as described in Recital D.

“Project Approvals” has the definition given it in Section 4.2.

“Qualified Costs” means costs incurred by Developer in connection with construction of the Project that are reimbursable from tax increment pursuant to Sections 469.174, Subd. 10 and 469.1761 of the TIF Act, and which are shown on **Exhibit C** to this Agreement or are otherwise approved in advance by the City and the EDA in writing; which costs include, but are not limited to the costs of renovation of the Ernst House.

“Redevelopment District” means Redevelopment Project Area No. 4, designated pursuant to the Act.

“Redevelopment Plan” means the Redevelopment Plan developed for Redevelopment Project Area No. 4.

“Sources and Uses Budget” means a detailed sources and uses pro forma for the Project, in the form attached as **Exhibit B**.

“State” means the State of Minnesota.

“Termination Date” means the earlier of (i) the date the TIF Note is paid in full, (ii) the date on which the TIF District expires or is otherwise terminated, or (iii) the date this Agreement is terminated or rescinded in accordance with its terms.

“TIF Act” means M.S., Sections 469.174 through 469.1794, as amended.

“TIF Assistance” means the Available Tax Increment to be paid under Section 5.6 hereof.

“TIF District” means Tax Increment Financing (Redevelopment) District No. 22, a redevelopment district, established by the City Council on April 15, 2019.

“TIF Note” means the Tax Increment Revenue Note (Ernst House Redevelopment) to be executed by the City and delivered to Developer pursuant to Section 5.6 hereof, the form of which is attached hereto as **Exhibit F**. The total principal amount of the TIF Note issued to reimburse Developer for Qualified Costs of the Project will not exceed **\$180,000**.

“TIF Plan” means the Tax Increment Financing Plan for the TIF District approved by the City Council.

“Unavoidable Delay” means a failure or delay in a party’s performance of its obligations under this Agreement, or during any cure period specified in this Agreement which does not entail the mere payment of money, not within the party’s reasonable control, including but not limited to acts of God, governmental agencies, the other party, strikes, labor disputes (except disputes which could be resolved by using union labor), fire or other casualty, lack of materials, or declarations of any state, federal or local government, pandemics, epidemics (including the COVID-19 virus); provided that within 10 days after a party impaired by the delay has actual (as opposed to constructive) knowledge of the delay it shall give the other party notice of the delay and the estimated length of the delay, and shall give the other party notice of the actual length of the delay within 10 days after the cause of the delay has ceased to exist. The parties shall pursue with reasonable diligence the avoidance and removal of any such delay. Unavoidable Delay shall not extend performance of any obligation unless the notices required in this definition are given as herein required.

Article II

Representations and Warranties

2.1 City Representations. The City makes the following representations to Developer:

(a) The City a municipal corporation and political subdivision of the State. Under the provisions of the Act and the TIF Act, the City has the power to enter into this Agreement and carry out its obligations hereunder.

2.2 EDA Representations. The EDA makes the following representations to Developer:

(a) The EDA is a public body corporate and politic and a governmental subdivision of the State, duly organized and existing under State law and the EDA has the authority to enter into this Agreement and carry out its obligations hereunder.

2.3 Developer Representations. Developer represents and warrants that:

(a) Developer is a local government agency created by the Minnesota Legislature and has power to enter into this Agreement and has duly authorized, by all necessary corporate action, the execution and delivery of this Agreement.

(b) Developer will, subject to and as required by Agreement, construct the Project in accordance with the terms of this Agreement, the TIF Plan and all applicable local, state and federal laws and regulations.

(c) At such time or times as may be required by law, Developer will have complied with all local, state and federal environmental laws and regulations applicable to the Project, and will have obtained any and all necessary environmental reviews, licenses and clearances. Developer has received no written notice from any local, state or federal official that the activities of Developer or the City with respect to the Development Property may be or will be in violation of any environmental law or regulation. Developer has no actual knowledge of any facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure with respect to the Development Property.

(d) Neither the execution or 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 by, limited by, conflicts with, or results in a breach of, any restriction, agreement or instrument to which Developer is now a party or by which Developer is bound.

(e) Developer has no actual knowledge that any member of the City Council, or any other officer of the City has any direct or indirect financial interest in Developer, the Development Property, or the Project.

(f) Developer reasonably expects that it will be able to obtain financing in the amount shown in the preliminary Sources and Uses Budget attached hereto as **Exhibit B**, which amounts will be sufficient, together with funds provided by the City and the EDA and any other public agencies, to enable Developer to construct the Project, as provided herein.

(g) Developer would not undertake the Project without the financial assistance to be provided by the City pursuant to this Agreement and the TIF Plan.

Article III

Property Transfer; Land Write Down; Right of Reverter

3.1 Property Transfer. Subject to the terms and conditions of this Agreement, the EDA shall sell and convey to the Land Trust, and Developer will cause the Land Trust to accept from the EDA, fee ownership of the Development Property (the "Land Transfer").

3.2 Use and Ownership of Development Property. Upon the Land Transfer, the use and ownership of the Development Property shall be made perpetually subject to the terms and conditions of the Land Trust, such that the Development Property will be owned by the Land Trust for the purpose of preserving the affordability of housing units on the Development Property through the sale of the Residential Units only to Qualified Households and long-term leasing of the Development Property underlying the Residential Units only to Qualified Households or other persons and families of low and moderate income in compliance with M.S. Section 462A.31 and any successor statute, regulation, or law

governing community land trusts in Minnesota (the “Land Trust Use”), each pursuant to a Ground Lease. At the closing of any sale of a Residential Unit to a Qualified Household, Developer shall prepare, execute, and record on the title to the applicable portion of the Development Property a Ground Lease with such Qualified Household and promptly thereafter deliver to the City and EDA a fully executed and recorded Ground Lease for each Qualified Household. During the term of this Agreement, Developer shall also deliver to the City and EDA any amendments, modifications, restatements, and/or replacements of any Ground Leases affecting the Development Property. Developer shall otherwise cause the Development Property and Project to be in compliance with all of the conditions, covenants, restrictions and limitations imposed by this Agreement and all applicable laws, ordinances and regulations.

3.3 Time and Place. Subject to the terms and conditions of this Agreement, the closing of the Land Transfer (the “Closing”) shall be on a date mutually agreeable to the EDA and Developer the (“Closing Date”), but in no event later than **October 1, 2023** (the “Outside Closing Date”).

3.4 Purchase Price; Land Write Down. In consideration of Developer’s fulfillment of its obligations under this Agreement, and the conditions precedent to closing set forth in Section 3.7, the EDA agrees to sell the Development Property to the Land Trust for **\$400,000.00** (the “Purchase Price”), allocated as follows: (i) **\$100,000** to the portion of the Development Property located at 211 Walnut Street and **\$300,000** to the portion of the Development Property located at 217 Walnut Street. Developer acknowledges that the EDA previously acquired the Development Property for a market price and the EDA’s book value for the Development Property is as set forth on the Sources and Uses Budget attached here to as Exhibit B and, therefore, the Land Transfer to the Land Trust for the Purchase Price represents the EDA’s write down of the full cost of the Development Property (the “Land Write Down”), such Land Write Down being provided for the purposes of facilitating the financial feasibility of the Project and the creation of affordable housing in the City.

3.5 Title to the Development Property. Developer shall be responsible for performing any and all title and survey examination or due diligence of the Development Property that Developer deems prudent, at Developer’s sole cost and expense. No later than 30 days after the Effective Date, Developer may, by written notice to the EDA, object to any defects in the title to the Development Property. If Developer fails to so object, Developer will be deemed to have waived any right to object to title matters. If Developer so objects, the EDA may either (i) elect by written notice to Developer not to address such objections, in which case, Developer may elect to terminate this Agreement within three business days after such notice from the EDA or (ii) elect by written notice to Developer to attempt to address one or more of any such objections to the reasonable satisfaction of Developer, and if any such objection is not satisfactorily addressed by the Outside Closing Date, Developer may, as its sole remedy, elect to terminate this Agreement for failure of a Closing condition within three business days thereafter.

3.6 Due Diligence. Developer shall have until the date this is 60 days after the Effective Date (the “Due Diligence Deadline”) to conduct non-invasive inspections or reviews customary in the sale of commercial real estate in Minnesota of the Development Property. During this period, the EDA will make reasonable accommodations for Developer, or Developer’s agents, to enter and inspect and evaluate the Development Property. Developer may terminate this Agreement, at Developer’s sole and absolute discretion, if the Development Property is not satisfactory and if Developer provides notice to the EDA before the expiration of the Due Diligence Deadline. If Developer so terminates, Developer shall provide the EDA any reports or information relating to due diligence that were prepared by Developer or Developer’s agents. Developer shall defend, indemnify and hold harmless the EDA and the City, and their respective tenants, agents, employees and contractors, and the Development Property, from and against any and all loss, cost, damage, liability, settlement, cause of action or threat thereof or expense (including, without limitation, reasonable attorneys’ fees and costs) relating to the inspections or the activities at the

Development Property of Developer, its employees, agents, and contractors. The foregoing indemnity shall survive the Closing or the earlier termination this Agreement.

3.7 Conditions Precedent to Closing.

(a) EDA Contingencies. The EDA's obligation to close on the Land Transfer is expressly conditioned upon each of the following contingencies being satisfied or waived by the EDA on or before the Outside Closing Date:

(i) Developer shall have performed all of its obligations required to be performed by Developer under this Agreement as of the date of Closing Date and shall not be in default under this Agreement.

(ii) Developer shall have delivered to the EDA all of the Developer Deliveries in accordance with Section 3.8(a).

(iii) Developer shall have delivered Project Funding Certificate to the EDA and the EDA shall have approved the same.

(iv) Developer shall have obtained all Project Approvals, which may be conditioned only on Developer's acquisition of the Development Property.

(v) Developer shall have obtained all required construction and building permits necessary to immediately Commence construction of the Project.

(i) The representations and warranties of Developer hereunder shall be true and correct as the Closing Date.

(b) Developer Contingencies. Developer obligation to close on the Land Transfer is expressly conditioned upon each of the following contingencies being satisfied or waived by Developer on or before the Outside Closing Date:

(i) The EDA shall have delivered to Developer all of the EDA Deliveries in accordance with Section 3.8(b).

(ii) The EDA shall have approved the Financing Commitment.

(vi) Developer shall have obtained all Project Approvals, which may be conditioned only on Developer's acquisition of the Development Property.

(iii) The EDA shall have cured any objections to the title of the Development Property agreed to cured by the EDA in writing in accordance with Section 3.5, if any

(c) EDA and Developer Options. In the event that any of the foregoing contingencies are not satisfied on or before the Outside Closing Date Developer or the EDA, as applicable, may:

(i) terminate this Agreement by written notice to the other party; or

(ii) waive such failure and proceed to Closing.

In the event that all of the above conditions required to be satisfied as provided in this Section 3.7 have not been satisfied (or waived by the applicable party) by the Outside Closing Date,

then either the City and the EDA or Developer may terminate this Agreement if such conditions are not satisfied within 30 days following notice to the non-terminating party by the terminating party. Upon such termination, the provisions of this Agreement relating to the Project shall terminate and, except as provided in Section 10.6, neither Developer, the City nor the EDA shall have any further liability or obligation to the other hereunder.

3.8 Land Transfer Closing. The Closing of the Land Transfer will close, as provided below.

(a) Developer Deliveries. At the Closing, Developer shall execute, where appropriate, and deliver all of the following to the City and/or EDA, as applicable (collectively, the “Developer Deliveries”):

(i) The Purchase Price in immediately available funds.

(ii) Developer’s original executed counterpart to the Trust Fund Grant Agreement.

(iii) Such affidavits of Developer and/or the Land Trust or other documents as may be reasonably required by the Escrow Agent (including a Certificate of Real Estate Value) to record the Deed and issue any title insurance policy required by Developer.

(iv) A resolution of the governing body of Developer authorizing and approving the transaction contemplated by this Agreement, certified as true and correct by an officer of Developer.

(v) Any other instruments or other deliveries required by this Agreement or otherwise reasonably requested by the Escrow Agent, the City, or the EDA to consummate the Closing.

(a) EDA Deliveries. At the Closing, the City and/or the EDA, as applicable, shall execute, where appropriate, and deliver all of the following (collectively, the “EDA Deliveries”):

(i) A quit claim deed in the Minnesota Uniform Conveyancing Blank form properly executed on behalf of the EDA conveying the Development Property to the Land Trust (the “Deed”).

(ii) A Minnesota Uniform Conveyancing Blank Form 50.1.3 Affidavit Regarding Business Entity.

(iii) A non-foreign affidavit containing such information as required by Internal Revenue Code Section 1445(b)(ii) and any regulations relating thereto.

(iv) A Minnesota Well Disclosure Certificate unless the Deed includes this Statement: “Seller certifies that Seller does not know of any wells on the described real property.”

(v) The City’s and EDA’s original executed counterpart to the Memorandum.

(vi) The City’s original executed counterpart to the Trust Fund Grant Agreement.

(vii) Such information as required by Developer or Escrow Agent to permit Developer or Escrow Agent to file an electronic certificate of real estate value.

(viii) Any other instruments or other deliveries required by this Agreement or otherwise reasonably requested by the Escrow Agent or Developer to consummate the Closing.

(b) Prorations. The EDA and Developer shall make the following prorations and allocations of costs and expenses of each Land Transfer:

(i) Developer will be responsible for title examination costs, title insurance premiums and the cost of any survey.

(ii) Developer will be responsible for all costs and expenses associated with the Project Approvals.

(iii) Developer will pay the closing fee and any escrow fees imposed by the Escrow Agent in connection with the Land Transfer.

(iv) Developer shall pay the state deed tax due on the Deed to be delivered by the EDA under this Agreement.

(v) Developer shall pay the cost of recording the Deed and all other documents.

(vi) All real estate taxes, special assessments, utility charges and other costs of the Development Property will be prorated to the Closing Date.

(vii) All costs incidental to the Land Transfer and Closing not otherwise specifically allocated in this Agreement shall be allocated in accordance with the custom and practice for similar transactions in the area in which the Project is located.

(c) “AS IS” Sale. DEVELOPER HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT IT IS PURCHASING THE DEVELOPMENT PROPERTY “AS IS,” AND “WITH ALL FAULTS,” AFTER SUCH INSPECTION, ANALYSIS, EXAMINATION AND INVESTIGATION DEVELOPER CARES TO MAKE AND EXPRESSLY WITHOUT COVENANT, WARRANTY OR REPRESENTATION BY EITHER THE CITY OR THE EDA AS TO PHYSICAL OR ENVIRONMENTAL CONDITION, TITLE, LEASES, RENTS, REVENUES, INCOME, EXPENSES, OPERATION, FLOOD PLAIN, SHORELAND, WETLANDS, ZONING OR OTHER REGULATION, COMPLIANCE WITH LAW, SUITABILITY FOR PARTICULAR PURPOSES, ALL OTHER MATTERS WHICH DEVELOPER DEEMS RELEVANT TO ITS PURCHASE OF THE DEVELOPMENT PROPERTY OR ANY OTHER MATTERS WHATSOEVER, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT.

3.9 Right of Reverter.

(a) Subject to an Unavoidable Delay, if Developer fails to cause the Commencement of construction of the Project by **November 1, 2023**, then the EDA may, in addition to such other rights and remedies that are available to the EDA hereunder, require that the Development Property be transferred back to the EDA. The EDA may, but shall not be obligated to, cause Developer to

reconvey the Development Property and all improvements thereon to the EDA by giving Developer notice of the EDA's exercise of its right of reverter pursuant to this section. The right of reverter under this section for the Development Property shall terminate and no longer be of any force and effect upon the Commencement of the Project.

(b) Within 15 days following Developer's receipt of the EDA's notice exercising its right of reverter (the "Reverter Closing Date"), Developer will convey fee title to the Development Property and all improvements thereon to the EDA by deed (the "Reverter Deed"), as follows:

(i) The EDA will pay Developer **\$325,000.00** as consideration for receiving the Reverter Deed, with the balance of the original Purchase Price paid to the EDA at the Closing to be retained by the EDA as liquidated damages for Developer's default in failing to timely construct the Project as provided herein, and the parties hereto acknowledge the difficulty and inconvenience of ascertaining the EDA's actual damages in the event of such Developer default and agree that the foregoing represents a fair and reasonable estimate of such damages;

(ii) Developer will convey the Development Property and any improvements thereon to the EDA free and clear of all encumbrances other than encumbrances that existed when the EDA conveyed the Development Property to Developer and easements or other encumbrances which the EDA has previously approved in writing;

(iii) Upon Developer's delivery of the Reverter Deed to the EDA, this Agreement shall terminate, Developer shall have no further rights to the Development Property or any improvements thereon, and neither the EDA nor Developer will have any rights or obligations under this Agreement other than obligations which, by the express terms of this Agreement, expressly survive a termination of this Agreement;

(iv) On or before the Reverter Closing Date, Developer will execute and deliver to the EDA a Minnesota Uniform Conveyancing Blank Form 50.3.1 Affidavit Regarding Business Entity confirming that there has been no labor or materials provided to the Development Property since the EDA's conveyance of the Development Property to Developer for which payment has not been made; and

(v) Developer shall deliver an updated title insurance commitment to the EDA evidencing the status of title to the Development Property.

Article IV **Project Requirements**

4.1 Commencement and Completion of Project. Developer shall cause the Commencement of the Project no later than **November 1, 2023** and Completion of the Project by no later than **December 31, 2024**.

4.2 Zoning Land Use Approvals; Building Permit. Developer shall use diligent, commercially reasonable efforts to obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all local, state and federal laws and regulations, in each case, which must be obtained or met in connection with the development and construction of the Project, including, without limitation, all necessary building permits, variances, conditional use permits and zoning changes related to the Project from the City and all necessary approvals from Minnesota State Historic Preservation Office for the rehabilitation of the Ernst House (collectively, the "Project Approvals"). Nothing in this

Agreement shall limit the authority of the City with respect to zoning and land use approvals and all zoning and land use approvals shall be by the City Council or the City planning commission in accordance with the ordinances of the City. Nothing in this Agreement shall limit the governmental authority of the City with respect to its building and construction permitting process for the Project. Developer shall comply with all applicable City building codes and construction requirements and shall be responsible for obtaining all building permits prior to construction.

4.3 EDA Review of Development Plans. Prior to submitting any development and/or construction plans for the Project to City for any step of the City's regulatory review and approval process, Developer shall first make such plans available to the EDA's review and approval. The EDA shall not unreasonably withhold its approval of such plans if, in the reasonable discretion of the EDA, such plan: (a) conform to the Redevelopment Plan, the TIF Plan, this Agreement, and to any subsequent amendments thereto approved by the City; (b) conform to all applicable federal, state and local laws, ordinances, rules and regulations; (c) are adequate to provide for construction of the Project; and (d) no Event of Default has occurred and no default is then existing. No approval by the EDA shall relieve Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to properly construct the Project. No approval by the EDA shall constitute a waiver of a default or Event of Default. Any disapproval of any such plans shall set forth the reasons therefore and shall be made within 30 days after the date of their receipt by the EDA. If the EDA rejects any such plans, in whole or in part, Developer shall submit new or corrected plans within 30 days after written notification to Developer of the rejection. The provisions of this Section relating to approval, rejection and resubmission of the applicable plans shall continue to apply until such plans have been approved by the EDA.

4.4 Undertaking of Project.

(a) All work with respect to the Project shall be in substantial conformity with the Project Approvals.

(b) Developer shall not interfere with, or construct any improvements over, any public street or utility easement without the prior written approval of the City. All connections to public utility lines and facilities shall be subject to approval of the City (in accordance with City code) and any applicable private utility provider. Except for public improvements, which are undertaken by the City or other governmental body and assessed against benefited properties, all street and utility installations, relocations, alterations and restorations shall be at Developer's expense and without expense to the City. Developer, at its own expense, shall replace any public facilities or utilities damaged during the Project by Developer or its agents or by others acting on behalf of or under the direction or control of Developer.

4.5 Certificate of Completion.

(a) Upon Developer's request following the EDA's certification that the Project is completed to the reasonable satisfaction of the EDA, the EDA will furnish Developer with a Certificate of Completion for the Project, in substantially the form attached hereto as **Exhibit D**, as conclusive evidence of satisfaction and termination of the agreements and covenants of this Agreement with respect to the obligations of Developer to complete the Project. The furnishing by the EDA of such Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Developer to any Mortgagee.

(b) If the EDA shall refuse or fail to provide a Certificate of Completion following Developer's request, the EDA shall, within 10 business days after Developer's request, provide Developer with a written statement specifying in what respects Developer has failed to complete

the Project in accordance with this Agreement, or is otherwise in default, and what measures or acts will be necessary, in the reasonable opinion of the EDA, for Developer to obtain the Certificate of Completion.

4.6 Progress Reports. Until the Certificate of Completion is issued for the Project, Developer shall make, in such detail as may reasonably be required by the EDA, and forward to the City and EDA, upon request by the City or EDA, a written report as to the actual progress of construction and the sale/leasing of the housing units to Qualified Households.

4.7 Access to Development Property. Developer agrees to permit the City, the EDA, and any of their respective officers, employees or agents access to the Development Property at all reasonable times for the purpose of inspection of all work being performed in connection with the Project; provided, however, that neither the City nor the EDA shall not have an obligation to inspect such work.

Article V

Project Financing; Public Assistance

5.1 Project Financing. Except as provided herein, and otherwise subject to the terms and conditions of this Agreement, Developer shall be responsible to pay all of the costs and expenses of the Project. Developer shall certify to the EDA no later than **October 1, 2023**, that Project funding sources sufficient to complete the Project have been committed to (or otherwise remain available to) Developer by delivering to the EDA a Project funding certificate in substantially the form attached here to as **Exhibit G** and containing an updated Sources and Uses Budget (the “Project Funding Certificate”). Promptly following the EDA’s request, Developer agrees to submit to the EDA evidence of commitment(s) for financing which is adequate, in the EDA’s reasonable discretion, for the construction of the Project. If the EDA reasonably finds that the financing complies with the terms of this Section 5.1 and is sufficiently committed and adequate in amount, to provide for the construction of the Project, the EDA shall notify Developer in writing of its approval, such approval shall not be unreasonably defined, conditioned, or delayed. If the EDA rejects the evidence of financing as inadequate, it shall do so in writing specifying the basis for the rejection and Developer shall have 30 days thereafter to submit evidence of commitment(s) for additional or alternate financing acceptable to the EDA. If Developer fails to submit such commitment(s) for financing acceptable to the EDA within said period of time or any additional period to which the EDA may agree, the EDA may notify Developer of its failure to comply with the requirement of this Section 5.1, such failure being a default hereunder.

5.2 Grant Applications. Developer, the City, and the EDA will cooperate in efforts to obtain available public grant funding to undertake the Project. The EDA shall contract for grant writing assistance to pursue grant funds from the Minnesota Housing Finance Agency. Other costs of preparing the grant applications shall be borne by Developer. City and EDA staff shall have the final authority to review and submit the grant applications to the applicable agency.

5.3 Waiver of Area Fees. In consideration of Developer’s fulfillment of its obligations under this Agreement, the City hereby agrees to waive the following City development fees: (a) water area, (b) sanitary sewer area, (c) storm water area, (d) parkland dedication and (e) trails. The foregoing waiver does not include and Developer shall be responsible, for (i) all other standard charges and fees due with respect to real estate developments and allocable to the Development Property under City ordinances and the City code, including, but not limited to, building permit fees, plat fees, and inspection fees, and (ii) any and all water and/or sewer availability charges required by the City and/or the Metropolitan Council in connection with the Project. If Developer fails to achieve Completion of the Project in accordance with this Agreement or if this Agreement is terminated due to an Event of Default by Developer, then Developer shall be responsible for paying to the City any such fees waived by the City under this Section.

5.4 City Contribution to Design Fees. Developer will pay all architectural and engineering fees for the concept design for the Project. Thereafter, the City will be responsible for architectural and engineering fees incurred by Developer for the design development and construction documents for the Project up to an amount of **\$200,000**. Such fees shall initially be paid by Developer and shall be reimbursed by the City after issuance of the Certificate of Completion as provided herein and not more than 60 days after the request for reimbursement is delivered to the City by Developer together presentation of paid invoices and other documentation of such costs. Any design and engineering costs not reimbursable by the City as provided in this Section will be the responsibility of Developer.

5.5 Housing Trust Fund Contribution. In consideration of Developer's fulfillment of its obligations under this Agreement, the City agrees to provide a grant (the "Trust Fund Grant") to Developer in the original principal amount of up to **\$300,000.00** to reimburse Developer for Qualified Costs, pursuant to the terms and conditions of a grant agreement in substantially the form attached as **Exhibit H** (the "Trust Fund Grant Agreement"). The Trust Fund Grant will be funded from the City's Housing Trust Fund. The City shall fund the Trust Fund Grant pursuant to the Trust Fund Grant Agreement upon completion of the Project, the issuance of the Certificate of Completion, and Developer providing evidence of Qualified Costs in accordance with Section 5.6(b).

5.6 TIF Assistance.

(a) Generally. The City, in order to encourage Developer to proceed with the construction of the Project, and to assist Developer in paying the costs thereof, is willing to provide certain TIF assistance as permitted by the TIF Act and in accordance with the TIF Plan and otherwise in accordance with this Section. The City shall reimburse Developer, using Available Tax Increment on a pay-as-you-go basis, for Qualified Costs of the Project. The City shall, upon completion of the Project and the issuance of the Certificate of Completion therefor, issue the TIF Note to Developer and thereafter make reimbursement payments pursuant to the TIF Note, with said payments of principal and interest to be made on the dates (the "Payment Dates") specified in the TIF Note, subject to the following terms and conditions:

(i) The total principal amount of the TIF Note issued for the Project will not exceed **\$180,000**.

(ii) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at **4.0%** per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(iii) The City shall be obligated to make the payments to Developer required pursuant to the TIF Note and this Section 5.6 *only from and to the extent of* the Available Tax Increment actually received from the TIF District for any tax year, and such payments shall never be considered to be a general obligation or indebtedness of the City or the EDA.

(iv) Calculated on an annual basis, the City will retain five percent (5.0%) of the Tax Increment generated from the Project for administrative costs and apply the retained Tax Increment first to pay any administrative expenses relating to the Development Property to the extent permitted by the TIF Act and to the extent that such expenses have not been paid or reimbursed to the City by Developer. Any of the retained Tax Increment remaining after the payment of any administrative expenses then due and owing (the "Available Tax Increment") shall first be paid to Developer for reimbursement of the Qualified Costs plus interest on the Payment Dates, and any increment remaining thereafter shall be retained by the City.

(v) Upon 30 days' written notice to Developer, the City may prepay all or a portion of the outstanding principal balance due to Developer pursuant to this Section 5.6 without penalty, on any date at a prepayment price equal to the outstanding principal balance to be prepaid plus accrued interest to the prepayment date.

(vi) The City shall not be obligated to make any payments hereunder subsequent to the termination of this Agreement as provided in Section 7.2 hereof, and any amounts remaining unpaid as of such date (other than by reason of failure of the City to comply with the terms of this Agreement) shall be considered forgiven by Developer and shall cease to be owing.

(vii) Developer may assign its rights under this Agreement (including the payments to be made to Developer hereunder) to secure financing incurred by Developer to pay costs of the Project, including but not limited to any Mortgagee.

(b) Evidence of Qualified Costs. Upon payment by Developer of Qualified Costs for the Project, Developer will deliver to the City an instrument executed by Developer (i) specifying the amount and nature of the Qualified Costs to be reimbursed and (ii) certifying that such costs have been paid to third parties unrelated to Developer, or if any costs have been paid to third parties related to Developer, that such costs do not exceed the reasonable and customary costs of services, labor or materials of comparable quality, dependability, availability and other pertinent criteria and that such costs have not previously been contained in an instrument furnished to the City pursuant to this Section 5.6. Together with such instrument, Developer shall deliver to the City evidence reasonably satisfactory to the City of the payment by Developer of such costs to be reimbursed.

(c) Satisfaction of Conditions Precedent. Notwithstanding anything to the contrary contained herein, the City's obligation to reimburse Developer for Qualified Costs under the TIF Note shall be subject to satisfaction, or waiver in writing by the City, of all of the following conditions precedent:

(i) the Certificate of Completion has been issued for the Project;

(ii) Developer has provided written evidence reasonably satisfactory to the City that Qualified Costs in the amount to be reimbursed from the Available Tax Increment have been incurred for the Project and paid by Developer; and

(iii) Developer shall not be in default under the terms of this Agreement or any Project Approvals beyond any applicable cure period.

5.7 Funding Gap; Funding Surplus; Public Assistance Adjustment. The financial assistance to Developer under this Agreement is based on certain assumptions regarding likely costs and expenses associated with constructing the Project. The parties hereto agree that those assumptions may be reviewed in connection with Developer's delivery of the Project Funding Certificate. If the total Project costs reflected in the Project Funding Certificate are higher than set forth in the initial Project Sources and Uses Budget attached hereto, thereby creating a Project funding gap (the "Funding Gap"), then Developer shall first endeavor to cover the Funding Gap by increasing the sale prices of the housing units thereon to the Qualified Households. If the Funding Gap cannot be reasonably covered by such price increases and/or other funding sources reasonably available, the City and the EDA will consider undertaking to cover the Funding Gap by increasing the Trust Fund Grant and/or providing Developer with additional TIF Assistance in the manner provided in Section 5.6. Any increase in the Trust Fund Grant or provision of TIF Assistance will require approval by City Council and the Board. If the total Project costs reflected in the

Project Funding Certificate are lower than set forth in the initial Project Sources and Uses Budget attached hereto, thereby creating a Project funding surplus (the “Funding Surplus”), then such Funding Surplus shall first be applied to reduce the Trust Fund Grant and thereafter any remaining Funding Surplus be applied as directed by the City and the EDA.

5.8 Legal and Administrative Expenses. Except as otherwise provided in this Agreement, each party shall pay its own legal and administrative expenses that are incurred in connection with the negotiating, approval and documentation of this Agreement.

Article VI

Prohibitions Against Assignment and Transfer

6.1 Transfer of Property and Assignment. Other than conveyance of the Development Property to the Land Trust as provided herein and leases or other conveyances of the Development Property permitted under the Land Trust to Qualified Households made to in the ordinary course of business, Developer has not made and will not make, or suffer to be made, any total or partial sale, assignment, conveyance, lease, or other transfer, with respect to this Agreement, the Project or Development Property or any part thereof or any interest therein (other than any Mortgage or Mortgages securing financing for the Project or other than any assignment of the payments to be made to Developer under Section 5.6 hereof that is permitted under Section 5.6 hereof), or any contract or agreement to do any of the same, without the prior written approval of the City and the EDA, which shall not be unreasonably withheld or delayed. The City and the EDA shall be entitled to require as conditions to any such approval that: (a) the proposed transferee have the qualifications and financial responsibility, as reasonably determined by the City and the EDA, necessary and adequate to fulfill the obligations undertaken in this Agreement by Developer; (b) the proposed transferee, by recordable instrument satisfactory to the City and the EDA shall, for itself and its successors and assigns, assume all of the obligations of Developer under this Agreement. No transfer of, or change with respect to, ownership in the Project or the Development Property or any part thereof, or any interest therein, however consummated or occurring and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the City and the EDA of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Project or the Development Property and the completion of the Project that the City and the EDA would have had, had there been no such transfer or change. There shall be submitted to the City and the EDA for review all legal documents relating to the transfer. In the absence of specific written agreement by the City and the EDA to the contrary, no approval of any assignment or transfer by the City and the EDA thereof with respect to any transfer or assignment shall be deemed to relieve Developer, or any other party bound in any way by this Agreement or otherwise with respect to the Completion of the Project, from any of their obligations with respect thereto.

Article VII

Event of Default; Fees

7.1 Events of Default. 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 (unless the context otherwise provides), any one or more of the following events which occurs and continues for more than 15 days after written notice thereof to Developer setting forth with specific particularity the default and the action required to cure or remedy the same (the “Default Notice”); provided, however, if a longer period is reasonably required to complete the cure, then the cure period shall be extended as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances not to exceed 90 days and so long as Developer is diligently and continuously attempting to cure such failure:

- (a) Subject to Unavoidable Delay, failure of Developer to achieve Commencement and Completion of the Project by the applicable dates set forth in Section 4.1.

(b) Failure of Developer to otherwise construct or reconstruct the Project as required hereunder.

(c) Failure of Developer to obtain the EDA's approval of any development plans for the Project as required by Section 4.3.

(d) Failure of Developer to pay to the City or the EDA any amounts required to be paid by Developer hereunder.

(e) Failure of Developer to observe and perform any other covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

(f) Failure of Developer to pay any taxes on the Development Property prior to the same becoming delinquent.

(g) Filing of any voluntary petition in bankruptcy or similar proceedings by Developer; general assignment for the benefit of creditors made by Developer or admission in writing by Developer of inability to pay its debts generally as they become due; or filing of any involuntary petition in bankruptcy or similar proceedings against Developer which are not dismissed or stayed within 60 days.

7.2 Remedies on Default. Upon the occurrence of an Event of Default, the City and/or the EDA, as applicable, may take any one or more of the following actions at any time prior to Developer's curing or remedying the Event of Default:

(a) terminate this Agreement;

(b) suspend its performance under this Agreement and/or the TIF Note until Developer cures its default to the satisfaction of the City and the EDA and thereafter continues its performance under this Agreement.

(c) withhold the Certificate of Completion.

(a) take whatever action at law or in equity may appear necessary or desirable to the City or the EDA to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of Developer under this Agreement; and

(b) exercise any remedies available at law and in equity to enforce performance of this Agreement, including a right to specific performance.

7.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the City, or to Developer 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. In order to entitle the City, or Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required under this Agreement.

7.4 Waivers. All waivers by any party to this Agreement shall be in writing. If any provision of this Agreement is breached by any party and thereafter waived by another 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.

7.5 Agreement to Pay Attorneys' Fees. Whenever any Event of Default occurs and the City and/or the EDA shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of Developer herein contained, Developer agrees that it shall, on demand therefor, pay to the City and/or the EDA, as applicable, the reasonable fees of such attorneys and such other expenses so incurred by the City and/or the EDA.

Article VIII

Indemnification; Insurance

8.1 Indemnification.

(a) Developer shall indemnify and hold harmless the City and the EDA and their respective governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for the purposes of this Section, collectively the "Indemnified Parties") for any expenses (including reasonable attorneys' fees), loss (excluding consequential, special or punitive damages except to the extent payable to third parties by any Indemnified Parties), damage to property, or death of any person occurring at or about, or resulting from any defect in, the Project; provided, however, Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings that Developer proves arose from any grossly negligent, intentional misconduct, or unlawful acts or omissions of such Indemnified Party. Promptly after receipt by the City or the EDA of notice of the commencement of any action in respect of which indemnity may be sought against Developer under this Section 8.1, such person will notify Developer in writing of the commencement thereof, and, subject to the provisions hereinafter stated, Developer shall assume the defense of such action (including the employment of counsel, who shall be counsel reasonably satisfactory to the City and the EDA) and the payment of expenses insofar as such action shall relate to any alleged liability in respect of which indemnity may be sought against Developer. The City and the EDA shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall not be at the expense of Developer unless the employment of such counsel has been specifically authorized by Developer. Notwithstanding the foregoing, if the City or the EDA has been advised by independent counsel that there may be one or more legal defenses available to it which are different from or in addition to those available to Developer, Developer shall not be entitled to assume the defense of such action on behalf of the City or the EDA, as applicable, but Developer shall be responsible for the reasonable fees, costs and expenses (including the employment of counsel) of the City and/or the EDA, as applicable, in conducting their defense. Developer shall not be liable to indemnify any person for any settlement of any such action effected without Developer's consent. The omission to notify Developer as herein provided will not relieve Developer from any liability which they may have to any Indemnified Party pursuant hereto, otherwise than under this Section.

(b) Developer agrees to protect and defend the Indemnified Parties, and further agrees to hold the aforesaid harmless, from any claim, demand, suit, action or other proceeding whatsoever by any person or entity arising or purportedly arising from the actions or inactions of Developer (or 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 City or the EDA in this Agreement but shall, in any event, apply

to any pecuniary loss (excluding consequential, special or punitive damages except to the extent payable to third parties by any of the Indemnified Parties) or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City or EDA at a rate equal to the prime rate) as a result of the Project, as constructed and operated by Developer, causing the TIF District to cease to qualify as an “redevelopment district” under the TIF Act or to violate limitations as to the use of the revenues therefrom as set forth in the TIF Act.

(c) All covenants, stipulations, promises, agreements and obligations of the City and the EDA contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City or the EDA, as applicable, and not of any governing body member, officer, agent, servant or employee of the City, as the case may be.

8.2 Insurance.

(a) Developer shall obtain and continuously maintain insurance on the Project and, from time to time at the request of the City or the EDA, furnish proof to the City and the EDA that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that Developer must obtain and continuously maintain, provided that Developer shall obtain the insurance described in clause (i) below with respect to the Project prior to the Commencement of construction thereof and is only obligated to maintain the insurance described in clause (i) until Developer receives a Certificate of Completion:

(i) Builder’s risk insurance, written on the so-called “Builder’s Risk-Completed Value Basis,” in an amount equal to 100% of the insurable value of the Project at the date of Completion, and with coverage available in non-reporting form on the so-called “all risk” form of policy.

(ii) Fire, extended coverage perils, vandalism and malicious mischief, boiler explosion (but only if steam boilers are present), collapse on a replacement cost basis in an amount equivalent to the full insurable value thereof. (“Full insurable value” shall include the actual replacement cost of the Project, exclusive of foundations and footings, without deduction for architectural, engineering, legal or administrative fees or for depreciation.)

(iii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner’s/Contractor’s Policy naming the City and the EDA, as an additional insured, with limits against bodily injury and property damage of not less than \$5,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used), written on an occurrence basis.

(iv) Workers compensation insurance, for employees of Developer if and to the extent required by Law.

(b) All insurance required in this Article shall be obtained and continuously maintained by responsible insurance companies selected by Developer which are authorized under the laws of the State to assume the risks covered by such policies. If available on commercially reasonable terms, each policy must contain a provision that the insurer will not cancel nor modify the policy in a manner that would adversely impact coverage without giving written notice to the insured at least 30 days before the cancellation or modification becomes effective. Not less than 15 days prior to the expiration of any policy, Developer must renew the existing policy or replace the

policy with another policy conforming to the provisions of this Section. In lieu of separate policies, Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein. The policies required by this Section 8.2 shall be subject to a no coinsurance clause or contain an agreed amount clause, and may contain a deductibility provision not exceeding \$25,000.

Article IX Other Covenants

9.1 Real Property Taxes. Prior to the Termination Date, Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it until Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

Developer agrees that prior to the Termination Date:

(a) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(b) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(c) It will not seek any tax deferral or abatement, either presently or prospectively authorized under M.S., Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

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

9.3 Damage or Destruction. Subject to any mortgage requirements, upon any damage or destruction of the Project, or any portion thereof, by fire or other casualty, Developer shall within 60 days after such damage or destruction, commence the process required to repair, reconstruct and restore the

damaged or destroyed Project, or portion thereof, to substantially the same condition or utility value as existed prior to the event causing such damage or destruction and shall diligently pursue such repair, reconstruction and restoration.

9.4 Relocation Costs. Developer shall pay all relocation costs or expenses required under federal or state law to be paid to any owner or occupant of the Development Property as a result of the Project, and shall indemnify and hold harmless the City, its governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof from any such relocation costs and expenses in accordance with the provisions of Section 8.1.

9.5 Restrictions on Use. During the term of the TIF District, Developer shall (a) not permit the Development Property to be exempt from real estate taxes notwithstanding the ownership or use of the land; (b) not permit the Development Property to be used for any use which would cause the Development Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Development Property is then being valued and assessed for real estate tax purposes or would result in the Development Property becoming exempt from real estate taxes; (c) cause the Development Property to be devoted to uses consistent with an “redevelopment district” under Minnesota Statutes, Sections 469.174 through 469.1794, and the uses specified in the Redevelopment Plan, this Agreement and other agreements entered into between Developer and the City; (d) cause the owner of the Development Property to not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Development Property, the Project or any part thereof; and (e) develop the Development Property in an orderly manner consistent with the City’s zoning ordinances and comprehensive plan.

Article X General Provisions

10.1 Conflicts of Interest; City Representatives Not Individually Liable. No member, official, employee, or consultant or employee of a consultant of the City or the EDA shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, consultant or the consultant’s employees or employee 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, consultant or consultant’s employee, or employee of the City or the EDA shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or the EDA or for any amount which may become due to Developer or successors or on any obligations under the terms of this Agreement. No member, official, consultant or consultant’s employee, or employee of Developer shall be personally liable to the City or the EDA, or any successor in interest, in the event of any default or breach by Developer or for any amount which may become due to the City and/or the EDA on any obligations under the terms of this Agreement.

10.2 Equal Employment Opportunity. Developer, for itself and its successors and assigns, agrees that during the construction of the Project it will comply with any applicable affirmative action and nondiscrimination laws or regulations.

10.3 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.

10.4 Business Subsidies Act. The parties hereto agree that the Project is exempt from the requirement for entering into a business subsidy agreement within the meaning of the Minnesota Business

Subsidy Act, Minnesota Statutes, Sections 116J.993 through 116J. 995, because the TIF Assistance provides assistance for housing within the meaning of Minnesota Statutes, Section 116J.993, subd. 3(7).

10.5 Term of Agreement. This Agreement shall terminate upon the Termination Date; it being expressly agreed and understood that the provisions of this Agreement are intended to survive the expiration and satisfaction of any security instruments placed of record contemporaneously with this Agreement, if such expiration and satisfaction occurs prior to the expiration of the term of this Agreement, as stated in this Section 10.5.

10.6 Provisions Surviving Termination. The following section will survive any termination, rescission, or expiration of this Agreement with respect to or arising out of any event, occurrence, or circumstance existing prior to the date thereof: Section 3.9 [Right of Reverter]; Section 7.2 [Remedies on Default] to the extent of any Event of Default arising prior to such termination or expiration Section 8.1 [Indemnification]; Section 8.2 [Insurance]; Section 10.7 [Notices and Demands]; and Section 10.8 [Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury].

10.7 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by any party to another party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally as follows:

- (a) in the case of Developer, addressed to or delivered personally to:

Carver County Community Development Agency
705 N. Walnut Street
Chaska, MN 55318
Attention: Executive Director

- (b) in the case of the City, addressed or delivered personally to:

City of Chaska
500 4th Avenue NE
Chaska, MN 55912
Attention: City Administrator

with a copy to:

Jay R. Lindgren
Dorsey & Whitney LLP
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402

- (c) in the case of the EDA, addressed or delivered personally to:

Chaska Economic Development Authority
500 4th Avenue NE
Chaska, MN 55912
Attention: Executive Director

with a copy to:

Jay R. Lindgren
Dorsey & Whitney LLP
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402

Each party, by notice given hereunder to the other parties, may designate different addresses to which subsequent notices, certificates or other communications should be sent.

10.8 Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by, interpreted and determined in accordance with the laws of the state of Minnesota without regard to its conflict and choice of law provisions. Any litigation arising out of this Agreement shall be venued exclusively in Carver County District Court, state of Minnesota and shall not be removed therefrom to any other federal or state court. Developer, the City, and the EDA hereby consent to personal jurisdiction and venue in the foregoing court. Developer, the City, and the EDA hereby waive trial by jury for any litigation arising out of this Agreement.

10.9 Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the City, the EDA, and Developer and their respective successors and assigns.

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

10.11 Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City, the EDA, and Developer.

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

10.13 City/EDA Approval. Unless the City Council or Board, as applicable, determines otherwise in its discretion, whenever this Agreement provides for the consent or approval by the City or the EDA, such approval shall be given by, respectively, the City Administrator or the Executive Director of the EDA (or in either case his/her designee), unless (a) this Agreement explicitly provides for approval by the City Council or the Board, (b) approval by the City Council or Board is required by law or (c) the approval, in the opinion of the City Administrator or the Executive Director, would result in a material change in the terms of this Agreement.

10.14 No Waiver of Governmental Immunity and Limitations on Liability. Nothing in this Agreement shall in any way affect or impair the City's or the EDA's immunity or the immunity of the City's and the EDA's employees, consultants and contractors, whether on account of official immunity, legislative immunity, statutory immunity, discretionary immunity or otherwise. Nothing in this Agreement shall in any way affect or impair the limitations on the City's or the EDA's liability or the liability of the City's and the EDA's employees, consultants and independent contractors. By entering into this Agreement, neither the City nor the EDA waives any rights, protections, or limitations as provided under law and equity for the EDA, the City, or of their respective employees, consultants and contractors.

10.15 Memorandum of Agreement. Neither party shall cause this Agreement to be recorded or filed in the real estate records of the County. However, at Closing, the parties shall execute, and Developer shall cause to be recorded on the title to the Development Property, a memorandum of this Agreement in substantially the form attached as **Exhibit I** (the “Memorandum”).

10.16 Superseding Effect. This Agreement reflects the entire agreement of the parties with respect to the items covered by this Agreement, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the items covered by this Agreement.

10.17 Data Practices Act. Developer acknowledges that all of the data created, collected, received, stored, used, maintained, or disseminated by Developer with regard to the performance of its duties under this Agreement are subject to the requirements of Chapter 13, Minnesota Statutes.

10.18 City and EDA Regulatory Authority. Nothing in this Agreement shall be construed to limit or modify the City’s or the EDA’s regulatory authority.

10.19 Time is of the Essence. Time is of the essence of this Agreement and each and every term and condition hereof; provided, however, that if any date herein set forth for the performance of any obligations by Developer, the City, or the EDA or for the delivery of any instrument or notice as herein provided should not be on a business day, the compliance with such obligations or delivery shall be deemed acceptable on the next following business day.

10.20 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.

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

10.22 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

10.23 Amendment and Restatement. This Agreement amends, restates, supersedes, and replaces, in its entirety that certain Purchase and Redevelopment Agreement dated December 20, 2021 executed by the parties hereto (the “Original Agreement”).

[Remainder of page intentionally left blank; signature(s) on following page(s)]

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

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 202____, by Mark Windschitl, the Mayor, and Matt Podhradsky, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

ECONOMIC DEVELOPMENT AUTHORITY OF THE
CITY OF CHASKA, MINNESOTA

By: _____
President

By: _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this ____ day of _____, 202__, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

Notary Public

CARVER COUNTY COMMUNITY DEVELOPMENT
AGENCY

By: _____

By: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____,
202____, by _____, the _____, and _____, the
_____, of the Carver County Community Development Agency, on behalf of the agency.

Notary Public

Exhibit A

Legal Description of Development Property

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

Parcel 1:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, City of Lots of Chaska, Carver County, Minnesota.

Parcel 2:

Lot 3, Block 37, City of Lots Chaska, Carver County, Minnesota.

Exhibit B

Sources and Uses Budget

ERNST RIEDELE HOUSE	Source - Ernst		Funding Accessed
	Ernst Sales	\$	250,000.00
	TIF	\$	180,000.00
	Land Grant	\$	100,000.00
	CDA Contribution	\$	50,000.00
	Total	\$	580,000.00
	Project Costs - Ernst		
	Ernst House (includes contingency)	\$	531,732.00
	Land	\$	100,000.00
	Fees	\$	-
	Special assessment costs	\$	6,043.68
	Total	\$	637,775.68

3 SINGLE FAMILY HOMES	Source - Townhomes		
	Townhome Sales	\$	600,000.00
	Land Grant	\$	339,210.00
	City Trust Fund	\$	300,000.00
	CDA Grant (2020)	\$	85,000.00
	CDA Grant (2021)	\$	100,000.00
	CDA Contribution	\$	110,000.00
	Met Council (2020)	\$	30,000.00
	Met Council (2023)	\$	180,000.00
	Total	\$	1,744,210.00
	Project Costs - Townhomes		
	3 Townhomes (includes contingency)	\$	1,589,793.00
	Land - Payable to City of Chaska	\$	300,000.00
	Fees	\$	7,455.00
	Special assessment costs	\$	5,272.90
	Total	\$	1,902,520.90

ARCHITECTURAL FEES	Sources - Architectural Fees		
	CDA	\$	40,000.00
	City TIF/HTF	\$	200,000.00
	Total	\$	240,000.00
	Uses - Architectural Fees		
	Preliminary concept	\$	50,000.00
	Design Development & Construction	\$	275,000.00
	Total	\$	325,000.00

TOTAL SOURCES	\$ 2,564,210.00
TOTAL USES	\$ 2,865,296.58
GAP	\$ (301,086.58)

Exhibit C

Qualified Costs

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

Costs of eliminating structurally substandard condition within the Ernst House consistent with M.S. Section 469.174, subd. 10	\$180,000
Total	\$180,000*

* Developer's Qualified Cost. The total principal amount of the TIF Note issued to reimburse Developer for Qualified Costs of the Project will not exceed **\$180,000**.

Exhibit D

Form of Certificate of Completion

WHEREAS, CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (the “Developer”), is the Developer of the property in the County of Carver and State of Minnesota described on **Exhibit A** hereto and made a part hereof (the “Development Property”); and

WHEREAS, the Development Property is subject to the provisions of a certain Amended and Restated Purchase and Redevelopment Agreement (the “Agreement”) in the Redevelopment Project Area No. 4 and Tax Increment Financing (Redevelopment) District No. 22, dated as of _____, 202__, between Developer, the City of Chaska, Minnesota, and the Economic Development Authority of the City of Chaska, Minnesota; and

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

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

Dated this ____ day of _____, 20__.

CARVER COUNTY COMMUNITY DEVELOPMENT
AGENCY

By: _____

By: _____

Exhibit A

Development Property

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

Exhibit E

Form of Ground Lease

Exhibit F

Form of Limited Tax Increment Revenue Note

No. R-_____

\$[_____]

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

**LIMITED REVENUE TAXABLE TAX INCREMENT NOTE NO. [__]
(Ernst House Redevelopment Project)**

PRINCIPAL AMOUNT: \$

INTEREST RATE: ____%

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

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

This Note is a special and limited obligation and not a general obligation of the City, which has been issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including M.S., Sections 469.174 through 469.1794. This Note is issued pursuant to the provisions of that certain Amended and Restated Purchase and Redevelopment Agreement, dated as of _____, 202__, as the same may be amended from time to time (the “Redevelopment Agreement”), between the City and Carver County Community Development Agency (the “Developer”).

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

The Note Payment Amounts due hereon shall be payable solely from a portion of the tax increments calculated annually, less the City’s administrative fee of five percent (5%) from the Development Property within the City’s Tax Increment Financing (Redevelopment) District No. 22 (the “TIF District”) within its Redevelopment Project Area No. 4, which are paid to the City and which the City is entitled to retain pursuant to the provisions of M.S., Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the “Available Tax Increment”). Any increment remaining after retaining the percentage noted above for the City’s administrative fee and the payment of the Note Payment Amounts due shall be retained by the City. The City makes no representation or covenant, express or implied, that

the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

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

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

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

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

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

Mayor

City Administrator

Exhibit G

Form of Project Funding Certificate

Project Funding Certificate
(Ernst House Redevelopment Project)

CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (“Developer”) has entered into that certain Amended and Restated Purchase and Redevelopment Agreement with the CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the “City”), and the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a body corporate and politic of the State of Minnesota (the “EDA”), dated effective as of _____, 202__ (the “Redevelopment Agreement”).

Developer hereby certifies to the City and the EDA, pursuant to Section 5.1 of the Redevelopment Agreement, that (i) **Exhibit 1** attached hereto contains an updated Sources and Uses Budget for the Project that is true and correct as of the date hereof, (ii) that all funding sources identified on said **Exhibit 1** have been fully committed and available to Developer for the construction of the Project and (iii) such funds are in a sufficient amount to fully fund acquisition of the Development Property and construction of the Project as required by the Redevelopment Agreement.

Dated: _____

DEVELOPER:

CARVER COUNTY COMMUNITY DEVELOPMENT
AGENCY

By: _____

By: _____

Exhibit 1
to
Project Funding Certificate
(Ernst House Redevelopment Project)

SOURCE

AMOUNT

Exhibit H

Form of Trust Fund Grant Agreement

GRANT AGREEMENT

This Grant Agreement (the “Agreement”) is made this _____, 20____ (the “Effective Date”), by and between CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the “City”), and CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (the “Grantee”).

Recitals:

A. Grantee has proposed an affordable housing redevelopment project (the “Project”) on that certain real property located at 211 Walnut Street and 217 Walnut Street in the City (the “Development Property”), which Project consisted of (i) the rehabilitation of that certain existing historical structure located on that portion of the Development Property having an address of 211 Walnut Street and known as the “Ernst House” to create a new single-family housing unit (the “Ernst House”) and (ii) the construction of three (3) new single-family townhome housing units on that portion of the Development Property having an address of 217 Walnut Street (the “Residential Units”).

B. Grantee, the City, and the Economic Development Authority of the City of Chaska, Minnesota, a body corporate and politic of the State of Minnesota (the “EDA”) have entered into that certain Amended and Restated Purchase and Redevelopment Agreement dated _____, 2023 (as may be amended from time to time, the “Redevelopment Agreement”), pursuant to which (i) the EDA sold the Development Property to Grantee for the development and construction of the Project and (ii) the City and the EDA agreed to provide certain financial assistance to Grantee to support the construction of the Project and development of new affordable housing therein.

C. In accordance with the Redevelopment Agreement, as part of such financial assistance, the City has agreed to provide certain grant funding to Grantee from the City’s Housing Trust Fund (the “Grant”) in the original principal amount of up to \$[300,000.00] (“Maximum Grant Amount”) to reimburse Grantee for Qualified Costs.

NOW, THEREFORE, to induce the City to make the Grant to Grantee, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Definitions. The foregoing Recitals are true and correct statements of fact and are incorporated into this Agreement by this reference, including the definitions set forth therein. Each capitalized term used herein and the Recitals, unless otherwise defined herein, shall have the meaning ascribed to such term in the Redevelopment Agreement.

2. Term of this Agreement. This Agreement shall take effect on the Effective Date, and shall expire the date that is **26th** anniversary of the Effective Date (the “Termination Date”), unless earlier terminated or rescinded in accordance with the terms hereof.

3. The Grant. Subject to and upon the terms and conditions of this Agreement, the City agrees to make the Grant to Grantee in an amount not to exceed the Maximum Grant Amount, which Grant shall be disbursed pursuant to this Agreement. If the actual total Project costs reflected in the Disbursement Request (defined below) are less than such total Project costs initially reflected in the Project Funding

Certificate, thereby creating a Project funding surplus (the “Funding Surplus”), then such Funding Surplus shall be applied to reduce the Maximum Grant Amount hereunder. In consideration of the Grant, Grantee agrees to perform all of its obligations under this Agreement. Grantee’s obligation to repay to the City the amount of the Grant disbursed hereunder shall cease and terminate on Termination Date provided that as of such date Grantee has fully completed performance of Grantee’s obligations and agreements set forth in this Agreement. Grantee agrees that the Grant proceeds shall be used only for reimbursement of Qualified Costs as provided herein.

4. Conditions Precedent to Disbursement. The obligation of the City to disburse the Grant to Grantee, which shall be made one disbursement, shall be subject to satisfaction, or waiver in writing by the City, of all of the following conditions precedent:

(a) the Certificate of Completion has been issued for the Project in accordance with Redevelopment Agreement;

(b) Grantee has delivered to the City an instrument and disbursement request in form and substance reasonably acceptable to the City executed by Grantee (collectively, the “Disbursement Request”) which:

(i) shows all costs and expenses of any kind actually paid or incurred in constructing the Project, the sources for funding such Project costs, and details any changes to the actual Project costs sources and uses from those described in the initial Project Funding Certificate, together with written evidence reasonably satisfactory to the City that such Project costs have been incurred for the Project and paid by Grantee;

(ii) requests disbursement of the Grant in an amount not to exceed the Maximum Grant Amount (as may be adjusted as provided herein) and specifies the amount and nature of the Qualified Costs to be reimbursed by the Grant;

(iii) includes a certified statement of Grantee that all Project costs have been paid to third parties unrelated to Grantee, or if any costs have been paid to third parties related to Grantee, that such costs do not exceed the reasonable and customary costs of services, labor or materials of comparable quality, dependability, availability and other pertinent criteria, together with written evidence reasonably satisfactory to the City of the payment by Grantee of such costs to be reimbursed (e.g., sworn construction statement and final mechanics’ lien waivers); and

(iv) shall constitute a representation and warranty by Grantee to the City that all representations and warranties of Grantee set forth in this Agreement and the Redevelopment Agreement are true and correct as of the date of such Disbursement Request.

(c) Grantee shall not be in default under the terms of this Agreement, the Redevelopment Agreement, or any Project Approvals beyond any applicable cure period, and Grantee shall have provided to the City such evidence of compliance with all of the provisions of the same as the City may reasonably request.

5. Disbursement of Grant Proceeds. The City shall disburse the Grant to Grantee no later than 30 days after Grantee has satisfied the conditions precedent to disbursement set forth in Section 3 above, so long as the condition set forth in Section 3(c) remains true and correct as of the date of disbursement.

6. Representations and Warranties; Agreements. Grantee represents and warrants to the City and agrees that:

(a) Grantee is a local government agency created by the Minnesota Legislature and has power to enter into this Agreement and has duly authorized, by all necessary corporate action, the execution and delivery of this Agreement.

(b) The execution and delivery of this Agreement, and the performance by Grantee of its obligations hereunder, do not and will not violate or conflict with any provision of law or any governing documents of Grantee and do not and will not violate or conflict with, or cause any default or event of default to occur under, any agreement binding upon Grantee.

(c) The execution and delivery of this Agreement has been duly approved by all necessary action of Grantee, and this Agreement has in fact been duly executed and delivered by Grantee and constitutes its lawful and binding obligation, legally enforceable against it.

(d) Grantee warrants and agrees that it shall keep and maintain books, records, and other documents relating directly to the receipt and disbursements of Grant proceeds and compliance by Grantee with the terms and conditions of the this Agreement (collectively, the "Records"). Grantee agrees that any duly authorized representative of the City shall, at all reasonable times, have access to and the right to inspect, copy, audit, and examine all Records.

(e) Grantee warrants that it has fully complied with all applicable state and federal laws pertaining to its business and will continue said compliance throughout the term of this Agreement. If at any time Grantee receives notice of noncompliance from any governmental entity, Grantee agrees to take any necessary action to comply with the state or federal law in question.

7. Restrictions on the Property. Grantee covenants and agrees that the use and ownership of the Development Property shall be made perpetually subject to the terms and conditions of the Carver County Community Land Trust (the "Land Trust"), such that the Development Property will be owned by the Land Trust for the purpose of preserving the affordability of housing units on the Development Property through the sale of the housing units and long-term leasing of the land under said housing units to households having incomes at or below **80%** of the Area Median Income for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area (including adjustments for household size) ("Qualified Households") or other persons and families of low and moderate income in compliance with M.S. Section 462A.31 and any successor statute, regulation, or law governing community land trusts in Minnesota (the "Land Trust Use"). Grantee shall otherwise cause the Development Property and Project to be in compliance with all of the conditions, covenants, restrictions and limitations imposed by this Agreement, the Redevelopment Agreement, and all applicable laws, ordinances and regulations.

8. Event of Default by Grantee. 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 (unless the context otherwise provides), any one or more of the following events which occurs and continues for more than 15 days after written notice thereof to Grantee setting forth with specific particularity the default and the action required to cure or remedy the same (the "Default Notice"); provided, however, if a longer period is reasonably required to complete the cure, then the cure period shall be extended as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances not to exceed 90 days and so long as Grantee is diligently and continuously attempting to cure such failure:

(a) Failure of Grantee to observe and perform any other covenant, condition, obligation or agreement on its part to be observed or performed hereunder or under the Redevelopment Agreement.

(b) Failure of Grantee to pay any taxes on the Development Property prior to the same becoming delinquent.

(c) Any representation or warranty made by Grantee herein or in any document, instrument, or certificate given in connection with this Agreement, is materially false when made; or

(d) Filing of any voluntary petition in bankruptcy or similar proceedings by Grantee; general assignment for the benefit of creditors made by Grantee or admission in writing by Grantee of inability to pay its debts generally as they become due; or filing of any involuntary petition in bankruptcy or similar proceedings against Grantee which are not dismissed or stayed within 60 days.

9. The City's Remedies upon Grantee's Default.

(a) Remedies. Upon the occurrence of an Event of Default, the City may take any one or more of the following actions at any time prior to Grantee's curing or remedying the Event of Default:

(i) terminate this Agreement

(ii) suspend its performance under this Agreement;

(iii) demand, seek, and obtain repayment of the Grant proceeds from Grantee, plus interest thereon from the original date of disbursement of the Grant at the rate of 10% per annum, which amount shall be paid to the City within 10 days of written demand; and

(iv) take whatever action at law or in equity may appear necessary or desirable to the City to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of Grantee under this Agreement; an

(v) exercise any remedies available at law and in equity to enforce performance of this Agreement, including a right to specific performance.

(b) No Remedy Exclusive. No remedy herein conferred upon or reserved to 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. In order to entitle the City to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required under this Agreement.

(c) Waivers. All waivers by any party to this Agreement shall be in writing. If any provision of this Agreement is breached by any party and thereafter waived by another 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.

(d) Agreement to Pay Attorneys' Fees. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of Grantee herein contained, Grantee agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

10. Indemnification. Grantee shall and does hereby agree to indemnify against and to hold the City, and its officers, agents, and employees, harmless of and from any and all liability, loss, or damage which it may or might incur by reason of or arising from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained herein. Should the City, or its officers, agents, or employees incur any such liability or be required to defend against any such claims or demands, or should a judgment be entered against the City, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall bear interest thereon at 10% per annum, shall be added to the Grant, and Grantee shall reimburse the City for the same immediately upon demand.

11. Insurance. Grantee shall obtain and continuously maintain insurance on the Project in the form and content required by the Redevelopment Agreement, and, from time to time at the request of the City, furnish proof to the City that the premiums for such insurance have been paid and the insurance is in effect.

12. Assignment. This Agreement shall be binding upon Grantee and its successors and assigns and shall inure to the benefit of the City and its successors and assigns. All rights and powers specifically conferred upon the City may be transferred or delegated by the City to any of its successors and assigns. Except conveyances of the Development Property permitted under the Land Trust to Qualified Households made to in the ordinary course of business, Grantee has not made and will not make, or suffer to be made, any total or partial sale, assignment, conveyance, lease, or other transfer, with respect to this Agreement, the Project or Development Property or any part thereof or any interest therein (other than any Mortgage or Mortgages securing financing for the Project or other than any assignment of the payments to be made to Grantee under Section 5.6 of Redevelopment Agreement that is permitted under Section 5.6 of the Redevelopment Agreement), or any contract or agreement to do any of the same, without the prior written approval of the City, which shall not be unreasonably withheld or delayed.

13. Damage or Destruction. Subject to any mortgage requirements, upon any damage or destruction of the Project, or any portion thereof, by fire or other casualty, Grantee shall within 60 days after such damage or destruction, commence the process required to repair, reconstruct and restore the damaged or destroyed Project, or portion thereof, to substantially the same condition or utility value as existed prior to the event causing such damage or destruction and shall diligently pursue such repair, reconstruction and restoration.

14. Miscellaneous.

(a) Conflicts of Interest; City Representatives Not Individually Liable. No member, official, employee, or consultant or employee of a consultant of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, consultant or the consultant's employees or employee 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, consultant or

consultant's employee, or employee of the City shall be personally liable to Grantee, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to Grantee or successors or on any obligations under the terms of this Agreement. No member, official, consultant or consultant's employee, or employee of Grantee shall be personally liable to the City, or any successor in interest, in the event of any default or breach by Grantee or for any amount which may become due to the City on any obligations under the terms of this Agreement.

(b) 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.

(c) Provisions Surviving Termination. The following section will survive any termination, rescission, or expiration of this Agreement with respect to or arising out of any event, occurrence, or circumstance existing prior to the date thereof: Section 9 [The City's Remedies upon Grantee's Default] to the extent of any Event of Default arising prior to such termination or expiration Section 10 [Indemnification]; Section 11 [Insurance]; Section 14(d) [Notices and Demands]; and Section 14(e) [Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury].

(d) Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by any party to another party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally as follows:

(i) in the case of Grantee, addressed to or delivered personally to:

Carver County Community Development Agency
705 N. Walnut Street
Chaska, MN 55318
Attention: Executive Director

(ii) in the case of the City, addressed or delivered personally to:

City of Chaska
500 4th Avenue NE
Chaska, MN 55912
Attention: City Administrator

with a copy to:

Jay R. Lindgren
Dorsey & Whitney LLP
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402

Each party, by notice given hereunder to the other parties, may designate different addresses to which subsequent notices, certificates or other communications should be sent.

(e) Governing Law, Jurisdiction, Venue and Waiver of Trial by Jury. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by, interpreted and determined in accordance

with the laws of the state of Minnesota without regard to its conflict and choice of law provisions. Any litigation arising out of this Agreement shall be venued exclusively in Carver County District Court, state of Minnesota and shall not be removed therefrom to any other federal or state court. Grantee and the City hereby consent to personal jurisdiction and venue in the foregoing court. Grantee and the City hereby waive trial by jury for any litigation arising out of this Agreement.

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

(g) Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the City and Grantee.

(h) Further Assurances and Corrective Instruments. The City and Grantee agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Development Property or the Project or for carrying out the expressed intention of this Agreement.

(i) City Approval. Unless the City Council determines otherwise in its discretion, whenever this Agreement provides for the consent or approval by the City, such approval shall be given by the City Administrator (or his/her designee), unless (A) this Agreement explicitly provides for approval by the City Council, (B) approval by the City Council is required by law or (C) the approval, in the opinion of the City Administrator would result in a material change in the terms of this Agreement.

(j) No Waiver of Governmental Immunity and Limitations on Liability. Nothing in this Agreement shall in any way affect or impair the City's immunity or the immunity of the City's employees, consultants and contractors, whether on account of official immunity, legislative immunity, statutory immunity, discretionary immunity or otherwise. Nothing in this Agreement shall in any way affect or impair the limitations on the City's liability or the liability of the City's employees, consultants and independent contractors. By entering into this Agreement, the City does not waive any rights, protections, or limitations as provided under law and equity for the City, or of their respective employees, consultants and contractors.

(k) Superseding Effect. This Agreement reflects the entire agreement of the parties with respect to the items covered by this Agreement, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the items covered by this Agreement.

(l) Data Practices Act. Grantee acknowledges that all of the data created, collected, received, stored, used, maintained, or disseminated by Grantee with regard to the performance of its duties under this Agreement are subject to the requirements of Chapter 13, Minnesota Statutes.

(m) City a Regulatory Authority. Nothing in this Agreement shall be construed to limit or modify the City's regulatory authority.

(n) Time is of the Essence. Time is of the essence of this Agreement and each and every term and condition hereof; provided, however, that if any date herein set forth for the performance of any obligations by Grantee or the City or for the delivery of any instrument or

notice as herein provided should not be on a business day, the compliance with such obligations or delivery shall be deemed acceptable on the next following business day.

(o) 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.

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

(q) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature(s) on following page(s)]

IN WITNESS WHEREOF, the undersigned officers of the City and Grantee have executed this Grant Agreement as of the date and year first written above.

CITY:

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
)
COUNTY OF CARVER)

ss.

The foregoing instrument was acknowledged before me on this ____ day of _____, 202____, by _____, the Mayor, and _____, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

GRANTEE:

CARVER COUNTY COMMUNITY DEVELOPMENT
AGENCY

By: _____

By: _____

STATE OF MINNESOTA)
)
COUNTY OF CARVER)

ss.

The foregoing instrument was acknowledged before me on this ____ day of _____,
202____, by _____, the _____, and _____, the
_____, of the Carver County Community Development Agency, on behalf of the agency.

Notary Public

Exhibit I

Form of Memorandum of Agreement

Memorandum of Redevelopment Agreement

This Memorandum of Redevelopment Agreement (this “Memorandum”) is entered into as of _____, 202____, by and among the CITY OF CHASKA, MINNESOTA, a municipal corporation and political subdivision of the State of Minnesota (the “City”), the ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHASKA, MINNESOTA, a body corporate and politic of the State of Minnesota (the “EDA”), and CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY (the “Developer”).

RECITALS:

A. The City, EDA, and Developer (collectively, the “Parties”) have entered into a certain Amended and Restated Purchase and Redevelopment Agreement dated as of _____, 202____ (as the same may be amended or supplemented from time to time, the “Redevelopment Agreement”), whereby the Parties have agreed to various aspects of the redevelopment of certain real property more particularly described on the attached Exhibit A, together with all improvements, tenements, easements, rights and appurtenances pertaining to such real property, lying and being in Carver County, Minnesota (the “Property”).

B. The Parties wish to give notice of the existence of the Redevelopment Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. The above recitals are incorporated by reference as if fully set forth herein.
2. Capitalized terms, when not defined herein, shall have the meanings ascribed to them in the Redevelopment Agreement.
3. The Parties have entered into the Redevelopment Agreement to set forth the terms and provisions governing the redevelopment of the Property.
4. This Memorandum has been executed and delivered by the Parties for the purpose of recording and giving notice that a contractual relationship for the redevelopment of the Property has been created between the Parties in accordance with the terms, covenants, and conditions of the Redevelopment Agreement.
5. The terms and conditions of the Redevelopment Agreement are incorporated by reference into this Memorandum as if fully set forth herein, specifically including, without limitation, the following provisions:
 - (a) Developer’s covenant that the use and ownership of the Development Property shall be perpetually subject to the terms and conditions of the of the Carver County Community Land Trust (the “Land Trust”) such that the Residential Units constructed thereon shall be sold only to households having incomes at or below **80%** of the Area Median Income for the Minneapolis-Saint Paul-Bloomington Metropolitan Statistical Area (including adjustments for household size) (“Qualified Households”) and the land underlying each such Residential Unit shall be leased only

to such Qualified Household pursuant to long-term ground lease in substantially the form set forth in the Redevelopment Agreement such that the Development Property will be owned by the Land Trust for the purpose of preserving the affordability of housing units on the Development Property, all as further provided in the Redevelopment Agreement; and

(b) a right of reverter of the Development Property in favor of the EDA if Developer fails to cause the Commencement of construction of the Project by [REDACTED], 2023.

6. This Memorandum may be executed separately in counterparts which, when taken together, shall constitute one and the same instrument.

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

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date first written above.

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 202__, by Mark Windschitl, the Mayor, and Matt Podhradsky, the City Administrator, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

ECONOMIC DEVELOPMENT AUTHORITY OF THE
CITY OF CHASKA, MINNESOTA

By: _____
President

By: _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

This instrument was acknowledged before me on this ____ day of _____, 202__, by Mark Windschitl and Matt Podhradsky, the President and Executive Director, respectively, of Economic Development Authority of the City of Chaska, Minnesota, a Minnesota political subdivision, on behalf of the political subdivision.

Notary Public

CARVER COUNTY COMMUNITY DEVELOPMENT
AGENCY

By: _____

By: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____,
202__, by _____, the _____, and _____, the
_____, of the Carver County Community Development Agency, on behalf of the agency.

Notary Public

THIS DOCUMENT WAS DRAFTED BY:
Dorsey & Whitney LLP (ACS)
50 South Sixth Street
Suite 1500
Minneapolis, MN 55402-1498

Exhibit A

Legal Description

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

Parcel 1:

Lot 2, Block 37, except the Northerly 6 feet of the Westerly 48 feet thereof and also including the South 4 feet of the Easterly 94 feet of Lot 1, Block 37, City of Lots of Chaska, Carver County, Minnesota.

Parcel 2:

Lot 3, Block 37, City of Lots Chaska, Carver County, Minnesota.

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

GRANTEE: City of Chaska		GRANT NO. SG- 18357
PROJECT: Ernst House CLT Project		
GRANT AMOUNT: \$ 189,000	FUNDING CYCLE: 2022	
COUNCIL ACTION: January 25, 2023	EXPIRATION DATE: December 31, 2025	

METROPOLITAN LIVABLE COMMUNITIES ACT
GRANT AGREEMENT

THIS GRANT AGREEMENT (“Agreement”) is made and entered into by the Metropolitan Council (“Council”) and the Municipality or Development Authority identified above as “Grantee.”

WHEREAS, Minnesota Statutes section 473.251 creates the Metropolitan Livable Communities Fund, the uses of which fund must be consistent with and promote the purposes of the Metropolitan Livable Communities Act (“LCA”) and the policies of the Council’s Metropolitan Development Guide; and

WHEREAS, Minnesota Statutes sections 473.251 and 473.254 establish within the Metropolitan Livable Communities Fund a Local Housing Incentives Account and require the Council to annually distribute funds in the account to Participating Municipalities that have not met their affordable and life-cycle housing goals and are actively funding projects designed to help meet the goals, or to Development Authorities for projects located in Participating Municipalities; and

WHEREAS, the Grantee is a Municipality that has negotiated affordable and life-cycle housing goals pursuant to Minnesota Statutes section 473.254, subdivision 2 and has elected to participate in the Local Housing Incentives Account program, or is a Development Authority; and

WHEREAS, at its March 9, 2022 meeting the Council approved an annual LCA Fund Distribution Plan that authorized a Local Housing Incentives Account Affordable Homeownership Pilot program; and

WHEREAS, the Grantee seeks funding in connection with an application for Local Housing Incentives Account Affordable Homeownership Pilot funds submitted in response to a Request for Proposals issued by the Council for the “Funding Cycle” identified above and will use the grant funds made available under this Agreement to help fund the “Project” identified in the application; and

WHEREAS, the Council awarded Local Housing Incentives Account Affordable Homeownership Pilot grant program funds to the Grantee subject to any terms, conditions, and clarifications stated in its Council Action, and with the understanding that the Project identified in the application will proceed to completion in a timely manner, all grant funds will be expended prior to the “Expiration Date” identified above and Project construction will have “commenced” before the Expiration Date.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

I. DEFINITIONS

1.01. Definition of Terms. The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

- (a) **Commenced.** For the purposes of Sections 2.09 and 5.03, “commenced” means significant physical improvements have occurred in furtherance of the Project (*e.g.*, a foundation is being constructed or other tangible work on a structure has been initiated). In the absence of significant physical improvements, visible staking, engineering, land surveying, soil testing, cleanup site investigation, or pollution cleanup activities are not evidence of Project commencement for the purposes of this Agreement.
- (b) **Council Action.** “Council Action” means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded Local Housing Incentives Account Affordable Homeownership Pilot funds.
- (c) **Development Authority.** “Development Authority” means a housing and redevelopment authority, economic development authority, or port authority.
- (d) **Metropolitan Area.** “Metropolitan Area” means the seven-county metropolitan area as defined by Minnesota Statutes section 473.121, subdivision 2.
- (e) **Municipality.** “Municipality” means a statutory or home rule charter city or town in the Metropolitan Area.
- (f) **Participating Municipality.** “Participating Municipality” means a Municipality electing to participate in the Local Housing Incentives Account program under Minnesota Statutes section 473.254.
- (g) **Project.** Unless clearly indicated otherwise by the context of a specific provision of this Agreement, “Project” means the development or redevelopment project identified in the application for Local Housing Incentives Account Affordable Homeownership Pilot funds for which grant funds were requested. Grant-funded activities typically are components of the Project.

II. GRANT FUNDS

2.01. Source of Funds. The grant funds made available to the Grantee under this Agreement are from the Local Housing Incentives Account of the Metropolitan Livable Communities Fund. The grant funds are derived from property taxes authorized by Minnesota Statutes sections 473.249, 473.253 and 473.254, subdivision 5 and are not from State or federal sources.

2.02. Total Grant Amount. The Council will grant to the Grantee the “Grant Amount” identified at Page 1 of this Agreement. Notwithstanding any other provision of this Agreement, the Grantee understands and agrees that any reduction or termination of Local Housing Incentives Account funds made available to the Council, or any reduction or termination of the dollar-for-dollar match amount required under Section 2.03, may result in a like reduction in the Grant Amount made available to the Grantee.

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

2.03. Match Requirement. Pursuant to Minnesota Statutes section 473.254, subdivision 6, the Grantee shall match on a dollar-for-dollar basis the total Grant Amount received from the Council under Section 2.02. The source and amount of the dollar-for-dollar match are identified in the Project Summary attached to and incorporated into this Agreement as Attachment A. With prior approval of the Council's grant administrator the Grantee may change the source of the required match without a formal amendment to this Agreement, provided the change of match source is memorialized in a revised Project Summary.

2.04. Authorized Use of Grant Funds. The Grant Amount made available to the Grantee under this Agreement shall be used only for the purposes and Project activities described in the application for Local Housing Incentives Account Affordable Homeownership Pilot funds. A Project summary that identifies eligible uses of the grant funds as approved by the Council is attached to and incorporated into this Agreement as Attachment A. Grant funds must be used for purposes consistent with Minnesota Statutes section 473.25(a), in a Participating Municipality.

2.05. Ineligible Uses. Grant funds must be used for costs directly associated with the specific proposed Project activities and shall not be used for "soft costs" such as: administrative overhead; travel expenses; legal fees; insurance; bonds; permits, licenses, or authorization fees; costs associated with preparing other grant proposals; operating expenses; planning costs, including comprehensive planning costs; and prorated lease and salary costs. Grant funds may not be used for costs of Project activities that occurred prior to the grant award, unless specifically included in the Project Summary or otherwise approved by the Council Action. A detailed list of ineligible and eligible costs is available from the Council's Livable Communities program office. Grant funds also shall not be used by the Grantee or others to supplant or replace: (a) grant or loan funds obtained for the Project from other sources; (b) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee; or (c) funding or budgetary commitments made by the Grantee or others prior to the Council Action, unless specifically authorized by the Council. The Council shall bear no responsibility for cost overruns which may be incurred by the Grantee or others in the implementation or performance of the Project activities. The Grantee agrees to comply with any "business subsidy" requirements of Minnesota Statutes sections 116J.993 to 116J.995 that apply to the Grantee's expenditures or uses of the grant funds.

2.06. [reserved]

2.07. Revolving or Deferred Loans. If consistent with the application and the Project summary or if requested in writing by the Grantee, the Grantee may use the grant funds to make deferred loans (loans made without interest or periodic payments), revolving loans (loans made with interest and periodic payments) or otherwise make the grant funds available on a "revolving" basis for the purposes of implementing the Project activities described or identified in Attachment A. The Grantee will submit annual written reports to the Council that report on the uses of the grant funds. The Council will determine the form and content of the report. This annual reporting requirement is in addition to the reporting requirements stated in Section 4.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 5.01, the Grantee will submit the annual reports until the deferred or revolving loan programs terminate, or until the Council terminates this annual reporting requirement by written notice to the Grantee. At its discretion, the Council may: (1) permit the Grantee to use loan repayments to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

2.08. Restrictions on Grants and Loans by Subrecipients. The Grantee shall not permit any subgrantee or subrecipient to use the grant funds for grants or loans to any subgrantee or subrecipient at any tier unless the Grantee obtains the prior written consent of the Council. The requirements of this Section 2.08 shall be included in all subgrant and subrecipient agreements.

2.09. Project Commencement and Changes. The Project for which grant funds were requested must be “commenced” prior to the Expiration Date. The Grantee must promptly inform the Council in writing of any significant changes to the Project for which the grant funds were awarded, as well as any potential changes to the grant-funded activities described or identified in Attachment A. Failure to inform the Council of any significant changes to the Project or significant changes to grant-funded components of the Project, and use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee’s eligibility for future LCA awards. Grant funds will not be disbursed prior to Council approval of significant changes to either the Project or grant-funded activities described or identified in Attachment A.

2.10. Budget Variance. The Grantee may reallocate up to twenty percent (20%) of the Grant Amount among the grant-funded activities, provided: (a) the grant funds may be used only for Project activities for which the Council awarded the grant funds; (b) the reallocation does not significantly change the Project deliverables; and (c) the Grantee receives written permission from Council staff prior to reallocating any grant funds. Council staff may administratively approve budget reallocation requests that exceed twenty percent (20%) of the Grant Amount only if the reallocation does not significantly change the Project deliverables. Notwithstanding the aggregate or net effect of any variances, the Council’s obligation to provide grant funds under this Agreement shall not exceed the Grant Amount identified at Page 1 of this Agreement.

2.11. Loss of Grant Funds. The Grantee agrees to remit to the Council in a prompt manner: any unspent grant funds, including any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement; any grant funds that are not used for the authorized purposes; any grant funds that are not matched on a dollar-for-dollar basis as required by Section 2.03; and any interest earnings described in Section 2.13 that are not used for the purposes of implementing the grant-funded Project activities described or identified in Attachment A. For the purposes of this Agreement, grant funds are “expended” prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date. Unspent or unused grant funds and other funds remitted to the Council shall revert to the Council’s Local Housing Incentives Account for distribution through application processes in future Funding Cycles or as otherwise permitted by law.

2.12. Payment Request Forms, Documentation, and Disbursements. The Council will disburse grant funds in response to payment requests submitted by the Grantee through the Council’s online grant management system and reviewed and approved by the Council’s authorized agent. Payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment request and other reporting forms will be provided to the Grantee by the Council. The Council will disburse grant funds on a reimbursement basis or a “cost incurred” basis. To obtain reimbursement under this Agreement, the Grantee shall provide the Council with evidence that the eligible grant-funded Project activities (or a portion thereof) for which reimbursement has been requested have been satisfactorily completed. The Grantee shall describe the grant-eligible activities for which reimbursement is requested and shall provide sufficient documentation of grant-eligible expenditures, invoices and payment documents, and such other information as the Council reasonably

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

requests. The Council will make the final determination whether the expenditures are eligible for reimbursement under this Agreement, and verify the total amount requested from the Council. Reimbursement of any costs does not constitute a waiver by the Council of any Grantee noncompliance with this Agreement. Payment requests must include the following documentation:

Consultant/contractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates, quantities, and a description of the good or services provided. Subcontractor markups shall not exceed ten percent (10%).

The Council shall disburse grant funds for all grant-eligible expenditures within thirty-five (35) days of the receipt of satisfactory documentation from the Grantee. **NOTWITHSTANDING THE PROVISIONS OF THIS SECTION 2.12, THE COUNCIL WILL NOT DISBURSE ANY GRANT FUNDS TO THE GRANTEE UNLESS THE PARTICIPATING MUNICIPALITY HAS ADOPTED A FAIR HOUSING POLICY AS REQUIRED BY SECTION 3.04.**

2.13. Interest Earnings. If the Grantee earns any interest or other income from the grant funds received from the Council under this Agreement, the Grantee will use the interest earnings or income only for the purposes of implementing the Project activities described or identified in Attachment A.

2.14. Effect of Grant. Issuance of this grant neither implies any Council responsibility for contamination, if any, at the Project site nor imposes any obligation on the Council to participate in any pollution cleanup of the Project site if such cleanup is undertaken or required.

2.15. Resale Limitations. The Grantee must impose resale limitations regarding the disposition of any equity realized by the purchasers of “affordable” units if grant funds received from the Council under this Agreement are used for homeownership affordability gap financing in the Project described or identified in Attachment A. The intent of this resale limitation is to protect the public investment in the Project and ensure that a proportion of the affordability gap provided by the public investment in the form of grant funds received from the Council is recaptured for reuse in conjunction with other affordable housing efforts and does not become a windfall for any purchaser who might sell the home prior to expiration of a predetermined resale limitation period. If a purchaser sells the “affordable” home prior to expiration of the resale limitation time period, an equitable proportion of the affordability gap filled by grant funds received from the Council under this Agreement must be recaptured by the Grantee within twenty-four (24) months of the triggering resale event and applied to a similar affordable housing project within the Participating Municipality or returned to the Council. Unless otherwise agreed to by the Council and the Grantee, the length of the resale limitation time period and the proportion of the affordability gap to be recovered will be consistent with resale limitation time periods and repayment schedules stated in the Project application. These resale limitations do not apply when the grant funds are used for homeownership value gap financing. The Grantee will provide the Council with a copy of the resale limitations the Grantee imposed on the grant-assisted affordable units, which may include copies of declarations or restrictive covenants recorded against the property.

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

III. AFFORDABILITY; AFFIRMATIVE FAIR HOUSING

3.01. Affordability Term. If the Project for which the grant funds were awarded includes affordable housing units, the Grantee shall, through written instruments or otherwise, ensure the affordable units will remain affordable for a minimum period of fifteen (15) years. The Grantee's obligation under this section may be satisfied if other Project funding sources (e.g., the Minnesota Housing Finance Agency or the U.S. Department of Housing and Urban Development ("HUD") or state or federal laws (e.g., low-income housing tax credit programs) require an affordability term of at least fifteen (15) years. For the purposes of this section, "affordable housing unit" means a unit that is affordable to households at eighty percent (80%) or less of the Area Median Income ("AMI"), as established by HUD, unless the Grantee's application stated an affordability standard lower than eighty percent (80%) of AMI, in which case the Grantee's lower affordability standard shall apply. The affordability requirements of this section shall survive the expiration or termination of this Agreement. If the affordable housing units are made available for homeownership then they are subject to the resale limitations specified in Section 2.15 and the affordability requirements of this section only apply if Council funds pay more than half of the housing unit's affordability gap stated in the Project application.

3.02. Affirmative Fair Housing Marketing Plans. If the Project for which the grant funds were awarded is a housing project or includes housing units (whether market rate or affordable), the Grantee shall, through written instruments or otherwise, ensure the Project owner (and any subsequent owner(s)) adopts and implements an affirmative fair housing marketing plan for all Project housing units. For the purposes of this section, "affirmative fair housing marketing plan" means an affirmative fair housing marketing plan that substantially conforms to affirmative fair housing marketing plans published by the U.S. Department of Housing and Urban Development ("HUD") or sample affirmative fair housing marketing plans published by the Minnesota Housing Finance Agency. The affirmative fair housing marketing plan requirement under this section shall continue for the minimum affordability term specified in Section 3.01 and shall survive the expiration or termination of this Agreement.

3.03. [reserved]

3.04. Fair Housing Policy. If the Project will include a housing component, the governing body of the participating Municipality must have adopted a Fair Housing Policy. For the purposes of this section, the term "Fair Housing Policy" means a written statement regarding the participating Municipality's commitment to fair housing that substantively includes at least the following elements: a purpose statement; procedures for responding to fair housing concerns and complaints; and a designated individual or staff position responsible for fair housing issues. A best practices guide, as well as a copy of a model local fair housing policy is available at: <https://metro council.org/Handbook/Files/Resources/Best-Practices/Fair-Housing-Policy-Guide.aspx>.

IV. ACCOUNTING, AUDIT, AND REPORT REQUIREMENTS

4.01. Accounting and Records. The Grantee agrees to establish and maintain accurate and complete accounts and records relating to the receipt and expenditure of all grant funds received from the Council. Notwithstanding the expiration and termination provisions of Sections 5.01 and 5.02, such accounts and records shall be kept and maintained by the Grantee for a period of six (6) years following the completion of the Project activities described or identified in Attachment A or six

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

(6) years following the expenditure of the grant funds, whichever occurs earlier. For all expenditures of grant funds received pursuant to this Agreement, the Grantee will keep proper financial records and other appropriate documentation sufficient to evidence the nature and expenditure of the dollar-for-dollar match funds required under Section 2.03. Accounting methods shall be in accordance with generally accepted accounting principles.

4.02. Audits. The above accounts and records of the Grantee shall be audited in the same manner as all other accounts and records of the Grantee are audited and may be audited or inspected on the Grantee's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification to the Grantee, for a period of six (6) years following the completion of the Project activities or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Pursuant to Minnesota Statutes section 16C.05, subdivision 5, the books, records, documents and accounting procedures and practices of the Grantee that are relevant to this Agreement are subject to examination by the Council and either the Legislative Auditor or the State Auditor, as appropriate, for a minimum of six (6) years.

4.03. Reporting and Continuing Requirements. The Grantee will report to the Council on a semi-annual basis by January 31 (for the period of July 1 through December 31) and July 31 (for the period January 1 through June 30) of each calendar year during the term of this Agreement. The Grantee reports shall describe the status of the Project activities described or identified in Attachment A. The report shall also describe the Project spending for the current reporting period and projected spending for the future reporting periods. The Grantee also must complete and submit to the Council a Final Report before the final disbursement of grant funds will be approved. The form and content of the semi-annual status reports and the Final Report will be determined by the Council. These reporting requirements and the reporting requirements of Section 2.07 shall survive the expiration or termination of this Agreement.

4.04. Environmental Site Assessment. The Grantee represents that a Phase I Environmental Site Assessment or other environmental review has been or will be carried out, if such environmental assessment or review is appropriate for the scope and nature of the Project activities funded by this grant, and that any environmental issues have been or will be adequately addressed.

V. AGREEMENT TERM

5.01. Term and Close Out. This Agreement is effective upon execution of this Agreement by the Council. Unless terminated pursuant to Section 5.02, this Agreement expires on the Expiration Date identified at Page 1 of this Agreement. The Grantee has 120 calendar days after the Expiration Date to provide documentation and information necessary to close out this Agreement and receive disbursements for eligible grant-funded Project activities as prescribed in Section 2.04. If the Grantee fails to provide necessary documentation and information during this 120-day close out period, the Grantee shall not be eligible to receive any unpaid grant funds and the Council will not disburse any unpaid grant funds to the Grantee. This 120-day close out period does not extend any Grantee reporting deadlines established in this Agreement or authorize the Grantee to expend or commit any grant funds after the Expiration Date.

5.02. Termination. This Agreement may be terminated by the Council for cause at any time upon fourteen (14) calendar days' written notice to the Grantee. Cause shall mean a material breach of this Agreement and any amendments of this Agreement. If this Agreement is terminated prior to the Expiration Date, the Grantee shall receive payment on a pro rata basis for eligible Project activities

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

described or identified in Attachment A that have been completed prior to the termination. Termination of this Agreement does not alter the Council's authority to recover grant funds on the basis of a later audit or other review and does not alter the Grantee's obligation to return any grant funds due to the Council as a result of later audits or corrections. If the Council determines the Grantee has failed to comply with the terms and conditions of this Agreement and the applicable provisions of the Metropolitan Livable Communities Act, the Council may take any action to protect the Council's interests and may refuse to disburse additional grant funds and may require the Grantee to return all or part of the grant funds already disbursed.

5.03. Amendments and Extension. The Council and the Grantee may amend this Agreement by mutual agreement. Amendments or an extension of this Agreement shall be effective only on the execution of written amendments signed by authorized representatives of the Council and the Grantee. If the Grantee needs a change to the Project, additional time within which to complete grant-funded activities and commence the Project, a change in the budget, or a change in the grant-funded activities the Grantee must submit to the Council **AT LEAST NINETY (90) CALENDAR DAYS PRIOR TO THE EXPIRATION DATE**, a complete, written amendment request. All requirements must be met for a request to be considered complete. **THE EXPIRATION DATE MAY BE EXTENDED, BUT THE PERIOD OF ANY EXTENSION(S) SHALL NOT EXCEED TWO (2) YEARS BEYOND THE ORIGINAL EXPIRATION DATE IDENTIFIED AT PAGE 1 OF THIS AGREEMENT.**

VI. GENERAL PROVISIONS

6.01. Equal Opportunity. The Grantee agrees it will not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability, sexual orientation, or age and will take affirmative action to ensure applicants and employees are treated equally with respect to all aspects of employment, rates of pay and other forms of compensation, and selection for training.

6.02. Conflict of Interest. The members, officers, and employees of the Grantee shall comply with all applicable state statutory and regulatory conflict of interest laws and provisions.

6.03. Liability. Subject to the limitations provided in Minnesota Statutes chapter 466, to the fullest extent permitted by law, the Grantee shall defend, indemnify, and hold harmless the Council and its members, employees, and agents from and against all claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from the conduct or implementation of the Project activities funded by this grant, except to the extent the claims, damages, losses and expenses arise from the Council's own negligence. Claims included in this indemnification include, without limitation, any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes chapter 115B, the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended, United States Code, Title 42, sections 9601 *et seq.*, and the federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, title 42, sections 6901 *et seq.* This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Council and the Grantee. The provisions of this section shall survive the expiration or termination of this Agreement. This indemnification shall not be construed as a waiver on the part of either the Grantee or the Council of any immunities or limits on liability provided by Minnesota Statutes chapter 466, or other applicable state or federal law.

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

6.04. Acknowledgments and Signage. The Grantee will acknowledge the financial assistance provided by the Council in promotional materials, press releases, reports, and publications relating to the Project. The acknowledgment will contain the following or comparable language:

*Financing for this project was provided by the Metropolitan Council Metropolitan
Livable Communities Fund.*

Until the Project is completed, the Grantee shall ensure the above acknowledgment language, or alternative language approved by the Council's authorized agent, is included on all signs (if any) located at Project or construction sites that identify Project funding partners or entities providing financial support for the Project. The acknowledgment and signage should refer to the "Metropolitan Council" (not "Met Council" or "Metro Council").

6.05. Permits, Bonds, and Approvals. The Council assumes no responsibility for obtaining any applicable local, state, or federal licenses, permits, bonds, authorizations, or approvals necessary to perform or complete the Project activities described or identified in Attachment A. The Grantee and its developer(s), if any, must comply with all applicable licensing, permitting, bonding, authorization, and approval requirements of federal, state, and local governmental and regulatory agencies, including conservation districts.

6.06. Subgrantees, Contractors and Subcontractors. The Grantee shall include in any subgrant, contract, or subcontract for Project activities appropriate provisions to ensure subgrantee, contractor, and subcontractor compliance with all applicable state and federal laws and this Agreement. Along with such provisions, the Grantee shall require that contractors and subcontractors performing work covered by this Agreement comply with all applicable state and federal Occupational Safety and Health Act regulations. The Grantee's subgrant agreement(s) shall expressly include the affordability and affirmative fair housing marketing plan requirements of Sections 3.01 and 3.02.

6.07. Stormwater Discharge and Water Management Plan Requirements. If any grant funds are used for urban site redevelopment, the Grantee shall at such redevelopment site meet or require to be met all applicable requirements of:

- (a) Federal and state laws relating to stormwater discharges including, without limitation, any applicable requirements of Code of Federal Regulations, title 40, parts 122 and 123; and
- (b) The Council's *2040 Water Resources Policy Plan* and the local water management plan for the jurisdiction within which the redevelopment site is located.

6.08. Authorized Agent. Payment request forms, written reports, and correspondence submitted to the Council pursuant to this Agreement shall be directed to the Authorized Agent named below or their successor through the Council's online grants administration portal or to the below contact information:

Attn: Samuel F. Johnson
Metropolitan Council
CD & MTS Finance and Administration
390 Robert Street North
Saint Paul, Minnesota 55101-1805
samuel.johnson@metc.state.mn.us

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

6.09. Non-Assignment. Minnesota Statutes section 473.254, subdivision 6 requires the Council to distribute the grant funds to eligible “municipalities” or “development authorities” for projects in municipalities participating in the Local Housing Incentives Account program. Accordingly, this Agreement is not assignable and shall not be assigned by the Grantee.

6.10. Authorization to Reproduce Images. The Grantee certifies that the Grantee: (a) is the owner of any renderings, images, perspectives, sections, diagrams, photographs, or other copyrightable materials (collectively, “copyrightable materials”) that are in the Grantee’s application or are submitted to the Council as part of the grant application review process or after grant award, or that the Grantee is fully authorized to grant permissions regarding the copyrightable materials; and (b) the copyrightable materials do not infringe upon the copyrights of others. The Grantee agrees the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish the copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet. The Grantee also agrees the Grantee will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties.

6.11. Warranty of Legal Capacity. The individuals signing this Agreement on behalf of the Grantee and on behalf of the Council represent and warrant on the Grantee’s and the Council’s behalf respectively that the individuals are duly authorized to execute this Agreement on the Grantee’s and the Council’s behalf respectively and that this Agreement constitutes the Grantee’s and the Council’s valid, binding, and enforceable agreements.

6.12. Counterparts. This Agreement may be executed in counterpart, each of which counterpart constitutes an original, but both of which together constitute one instrument.

6.13. Electronic Signatures. The electronic signatures of the Council’s and the Grantee’s authorized representatives shall be valid as an original signature of the authorized representatives and shall be effective to bind the Council and the Grantee under this Agreement. This Agreement containing, or to which there is affixed, an electronic signature shall be deemed to: (a) be “written” or “in writing”; (b) have been signed; and (c) constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. “Electronic signature” also means a manually signed original signature that is then transmitted by any electronic means, including without limitation a faxed version of an original signature or an electronically scanned and transmitted version (e.g., via PDF) of an original signature. The Council’s or the Grantee’s failure to produce the original signature of any electronically transmitted signature shall not affect the enforceability of this Agreement.

[Remainder of Page Intentionally Left Blank. Signature Page Follows.]

LOCAL HOUSING INCENTIVES ACCOUNT
AFFORDABLE HOMEOWNERSHIP GRANT PROGRAM

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

CITY OF CHASKA

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

By: _____
Assistant City Attorney

Date: _____

METROPOLITAN COUNCIL

By: _____

LisaBeth Barajas, Executive Director
Community Development Division

Date: _____

ATTACHMENT A

PROJECT SUMMARY

This attachment comprises this page and the succeeding page(s) which contain(s) a summary of the Project identified in the application for Local Housing Incentives Account Affordable Homeownership Pilot grant funds submitted in response to a Request for Proposals issued by the Council for the Funding Cycle identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows. If the application or any provision in the application conflicts with or is inconsistent with the Council Action, other provisions of this Agreement, or the Project summary contained in this Attachment A, the terms, descriptions, and dollar amounts reflected in the Council Action or contained in this Agreement and the Project summary shall prevail. For the purposes of resolving conflicts or inconsistencies, the order of precedence is: (1) the Council Action; (2) this Agreement; (3) the Project summary; and (4) the grant application.

Livable Communities Project Summary

Grant # SG-18357
Type: Local Housing Incentives Account Affordable Homeownership Pilot
Applicant: City of Chaska
Project Name: Ernst House CLT Project
Project Location: 211 & 217 Walnut Street N, Chaska MN, 55318
Council District: District 4 – Deb Barber

Project Detail	
Project Overview	The project consists of two parts, to be completed in one phase. The first is the restoration and rehabilitation of the Ernst House from a commercial office back to a 3-bedroom single-family house. The second is the construction of three new single-family homes on the vacant lot. These homes will be 3-bedroom split level homes and will have to meet historic guidelines given their location in the Downtown Chaska National Historic District. All homes will have their own private outdoor space, are also centered around a common outdoor space. This space incorporates private gardens and a small play area. Once built, the homes will be sold to qualifying homebuyers at or below 80% Area Median Income (AMI) as part of the Carver County CLT program. The CLT homes will remain permanently affordable for subsequent buyers.
Development Type	New Construction, Preservation
Total housing units	2 homes
Affordable units (AMI)	All homes $\leq$ 80% AMI
LHIA Pilot Funding	
LHIA	\$189,000
Providing LHIA Match	City of Chaska
Use of Funds	
General construction and rehabilitation	

**SUB-RECIPIENT FUNDING AGREEMENT BETWEEN
THE CITY OF CHASKA AND
THE CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
FOR THE METROPOLITAN COUNCIL
METROPOLITAN LIVABLE COMMUNITIES FUND LOCAL HOUSING
INCENTIVES GRANT PROGRAM**

(Ernst House)

THIS AGREEMENT is entered into this 26th day of June 2023, by and between the CITY OF CHASKA, a Minnesota municipal corporation (the "City"), and the Carver County Community Development Agency, a public body corporate and politic (the "Grantee").

WHEREAS, in cooperation with Grantee, the City applied to and received approval for funds in the amount of \$189,000 from the Metropolitan Council ("Council") under its Metropolitan Livable Communities Fund, Local Housing Incentives grant program (the "Housing Grant"); and

WHEREAS, the City desires to award matching proceeds of the Housing Grant in the amount of \$189,000 (the "Subgrant") to Grantee, to assist the Grantee with the overall goal of constructing a four unit community land trust homeownership project in Chaska (the "Housing Program").

NOW, THEREFORE, for good and valuable consideration evidenced by the benefits and burdens contained herein and deemed by the parties to be sufficient, the parties agree to the following terms:

1. **AWARD.** The City awards the Subgrant to Grantee for the Housing Program as described in Grant Agreement No. SG-18357 between the City and the Council attached to this Agreement as **Exhibit A** (the "Grant Agreement") which is incorporated into and made an integral part of this Agreement (the Subgrant, Housing Program, and Grant Agreement are collectively referred to as the "Project"). The Subgrant must be used exclusively to pay or reimburse only the expenses authorized under the Grant Agreement. Administration costs incurred by the Grantee are not eligible for reimbursement via this Agreement. Notwithstanding anything to the contrary, the Grantee understands and agrees that any reduction or termination of the Grant Agreement may result in a like reduction or termination of the Subgrant, and that any material change in the timeline or scope of the Project as it is described in the Grant Agreement must be approved in writing by the City and the Council, the approval of which may be withheld by either or both, respectively, in its sole and independent discretion. The City shall bear no responsibility for cost overruns which may be incurred by the Grantee or other in the implementation or performance of the Project activities. The Grantee agrees to comply with any "business subsidy" requirements of Minnesota Statutes section 116J.993 to 116J.995 that apply to the Grantee's expenditures or uses of the grant funds.
2. **PERFORMANCE.** The Grantee must comply with all requirements applicable to the City in the Grant Agreement and provide information and assistance to the City necessary to meet the City obligations under the Grant Agreement. Grantee shall make reasonable progress on the Project. Grantee shall comply with all governmental approvals related to the Project and shall construct and operate the Housing Program in the same manner as shown in Grantees application materials for the Project and in compliance with all Project approvals. Grantee shall comply with each and every provision of this Agreement. Grantee's failure to perform any part or parts of this Agreement shall constitute a default under this Agreement. If the City finds that there has been a default with the provisions of this Agreement, the City may take action to protect its interests, including refusal to disburse additional funds and/or requiring the return of all or part of the funds already disbursed. If action to correct the default is not taken by the Grantee within 60 calendar days (or such longer period specified by the City) after written Notice by the City, the City may terminate this Agreement. The Grantee shall pay any and all costs incurred by the City, including staff and attorneys, regarding any actions taken as a result of a default under this Agreement.
3. **TIME OF PERFORMANCE.** Grantee must start the Project upon execution of this Agreement and complete the Project on or before December 31, 2025. The City is not obligated to pay for any Project costs incurred prior to the effective date of this Agreement or after the expiration or any earlier termination, whichever occurs first.

4. **CONDITIONS PRECEDENT TO DISBURSEMENT.** The following requirements are conditions precedent to the City's disbursement of any of the Subgrant proceeds. The Grantee must:
- A. have provided evidence satisfactory to the City showing that Grantee has title in fee simple and site control of the property acquired.
 - B. have provided the City with evidence of compliance with the insurance requirements of Section 7(E) herein.
 - C. have provided to the City such evidence of compliance with all of the provisions of this Agreement as the City may reasonably request.
 - D. demonstrate compliance with Section 3.01 of the Grant Agreement to the City and Grantee shall maintain full compliance as required by the Grant Agreement.
 - E. demonstrate compliance with Section 3.02 of the Grant Agreement to the City and Grantee shall maintain full compliance as required by the Grant Agreement.
5. **DISBURSEMENT.** It is expressly agreed and understood that the total amount to be paid by the City under this Agreement will not exceed \$189,000. The City will make disbursements only upon receipt of a written disbursement request in the form provided by the Council (the "Disbursement Request") from Grantee acceptable to the City and the Council. Payment requests may be made no more than once per month and must be accompanied by supporting invoices that relate to Project costs as well as a description of the costs and activities for which the disbursement is sought. The City will, upon its approval of the Disbursement Request, forward the Disbursement Request to the Council for approval. Upon Council approval of the Disbursement Request and disbursement of the approved amounts of Housing Grant funds to the City, the City will disburse the approved amount of Housing Grant and Subgrant funds in accordance with the information provided in the Disbursement Request. Payment or Disbursement Requests must include the following documentation and Grantee shall ensure compliance with the same:

Consultant/contractor/subcontractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates, quantities, and a description of the goods or services provided. Subcontractor markups shall not exceed ten percent (10%).

6. **NOTICES.** All Notices must be delivered by certified mail, return receipt requested. Communication and details concerning this Agreement must be directed to the following representatives:

City: City of Chaska
Attn: Elise Durbin, Admin. Dept.
1 City Hall Plaza
Chaska, MN 55318
Phone: (952) 448-9200

Grantee: Carver County Community Development Agency
Attn: _____
705 N. Walnut Street
Chaska, MN 55318
Phone: (612) 448-7715

7. **GENERAL CONDITIONS.**

- A. **General Compliance.** The Grantee agrees to comply with all applicable federal, state, and local laws and regulations governing the Project and funds provided under this Agreement.
- B. **Contracts and Subcontracts.**
1. *Selection Process.* The Grantee must undertake to ensure that all contracts and subcontracts let in the performance of this Agreement are awarded on a fair and open competition basis. Executed copies of all contracts and subcontracts along with documentation concerning the selection process must be forwarded to the City upon request.
 2. *Monitoring.* The City may monitor contracted and subcontracted services on a regular basis to ensure contract compliance. Results of monitoring efforts may be summarized in written reports and provided to the Grantee. The Grantee must provide documented evidence of follow-up actions taken to correct areas of noncompliance noted in the monitoring reports.
 3. *OSHA.* Grantee must require that contractors performing work being paid with the Subgrant funds be in compliance with all applicable OSHA regulations and ensure the such compliance throughout the Project.
 4. *Workers' Compensation Insurance.* Grantee shall require that all contractors and subcontractors have, and at all times maintain, Workers' Compensation Insurance as required by Minnesota law.
- C. **Anti-discrimination.** The Grantee agrees during the life of this Agreement not to discriminate against any employee or applicant for employment because of race, color, creed, or national origin. The Grantee must include a similar provision in all contracts and subcontracts entered into for the performance of this Agreement and the Project. This Agreement may be terminated by the City, and all money due or to become due under the Agreement may be forfeited, for a second or subsequent violation of the terms or conditions of this paragraph.
- D. **Equal Opportunity.** The Grantee recognizes the City is an equal opportunity employer and agrees during the life of this Agreement to take affirmative action to provide equal employment opportunities without regard to race, color, sex, creed, national origin, religion, disability, age, marital status, sexual preference, or status with regard to public assistance.
- E. **Independent Contractor.** Nothing contained in this Agreement is intended to, or may be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Grantee will at all times remain an independent contractor with respect to the services to be performed under this Agreement. The Grantee represents that it has, or will secure at its own expense, all personnel required in performing services under this Agreement. Any and all claims that may or might arise under the Workers' Compensation Act of the State of Minnesota or other employment laws on behalf of Grantee's personnel, shall in no way be the responsibility of the City. The Grantee agrees to carry Workers' Compensation Insurance as required by Minnesota Statutes, Section 176.181, subd. 2; except that Grantee is excluded from the foregoing clause if Grantee is excluded by Minnesota Statutes, Section 176.041 from the requirement to provide workers' compensation insurance.
- F. **Environmental Site Assessment.** The Grantee represents that a Phase I Environmental Site Assessment or other environmental review has been or will be carried out, if such environmental assessment or review is appropriate for the scope and nature of the Project

activities funded by the Housing Grant, and that any environmental issues have been or will be adequately addressed by Grantee at Grantee's sole cost.

- G. Indemnification and Hold Harmless.** The Grantee must hold harmless, defend, and indemnify the City and the Council from any and all liability, claims, actions, suits, charges, damages, losses, costs, expenses, and judgments whatsoever, including reasonable attorney's fees and cost, and expert fees and costs, that arise directly or indirectly out of the Grantee's, its subgrantees' its contractors', or subcontractors' performance or nonperformance of any act or omission regarding the services or subject matter relating to the Project or called for in this Agreement. This clause may not be construed to bar any legal remedies Grantee may have for the City's or the Council's failure to fulfill its obligations pursuant to this Agreement.

Claims included in this indemnification include any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes, Chapter 115B, the Federal Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA) as amended, United States Code, title 42, Sections 9601 et. seq., and the Federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, title 42, Sections 6901 et. seq. This indemnification cannot be construed as a waiver on the part of either the City or the Council of any immunities or limits on liability provided by Minnesota Statutes Chapter 466 or other applicable state or federal law.

8. ADMINISTRATIVE REQUIREMENTS.

- A. Accounting Standards.** The Grantee agrees to maintain the necessary source documentation and enforce sufficient internal controls as dictated by generally accepted accounting practices to properly account for expenses incurred under this Agreement.
- B. Records.**
1. *Retention.* The Grantee must retain all records pertinent to expenditures incurred under this Agreement until conclusion of the latest of (a) six (6) years after the Grantee has completed the Project; (b) six (6) years after the Grantee has expended all proceeds of the Subgrant; (c) six (6) years after the resolution of all audit findings; or (d) six (6) years after the Grant Agreement termination or cancellation. Records for nonexpendable property acquired with funds under this Agreement must be retained for six (6) years after final disposition of such property.
 2. *Inspections.* All Grantee records with respect to any matters covered by this Agreement must be made available to the City, the Council or their designees at any time during normal business hours, as often as the City or the Council deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data.
 3. *Audits.* Grantee shall provide the City with the reports required by Section 4.03 of the Grant Agreement. If requested by the City, the Grantee must have an annual financial compliance audit conducted in accordance with the City's requirements. The Grantee must submit two copies of such audit report to the City. Any deficiencies noted in such an audit report or an audit/monitoring report issued by the City or its designees must be fully resolved by the Grantee within a reasonable time period after a written request from the City. Failure of the Grantee to comply with the provisions of this paragraph will constitute a violation of this Agreement and may result in the withholding of future payments or the requirement for Grantee to return all or part of the funds already disbursed. Grantee further agrees that Pursuant to Minn. Stat. § 16C.05, subd. 5, the Grantee agrees that the City or any of its duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and

procedures of the Grantee and involve transactions relating to this Agreement. Grantee agrees to maintain these records for a period of six years from the date of expiration nor earlier termination of this Agreement.

4. **Data Practices Act.** The Grantee must comply with the Minnesota Government Data Practices Act in Minnesota Statutes, Chapter 13.
 5. **Close-Outs.** The Grantee's obligation to the City does not end until all close-out requirements are completed. Activities during this close-out period include: making final payments, disposing of program assets (e.g. the return of all: unused materials, equipment, unspent cash advances, program income balances, and receivable accounts to the City), determining the custodianship of records, and resolving audit findings.
- C. **Payments.** The City will pay to the Grantee funds available under this Agreement based upon information submitted by the Grantee and consistent with any approved budget and City policy concerning payments. Payments may be adjusted at the option of the City in accordance with grant requirements, achievement of project milestones, advance funds, and program income balances available in Grantee accounts.
- D. **Procurement.** The Grantee must maintain an inventory record of all nonexpendable personal property procured with funds provided under this Agreement. All unexpended program income shall revert to the City with thirty (30) days of the expiration or earlier termination of this Agreement.

9. **MISCELLANEOUS.**

- A. **Assignability.** The Grantee may not assign or transfer any interest in this Agreement (whether by assignment or novation) without first providing Notice to the City and receiving prior written consent of the City and approval from the Council; provided, however, that claims for money due or to become due to the Grantee from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer must be furnished to the City not less than thirty (30) days before the assignment takes effect.
- B. **Religious Organization.** The Grantee agrees that funds provided under this Agreement will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization.
- C. **Exhibits and Recitals.** The exhibits attached to this Agreement and the provisions contained in such exhibits are incorporated by reference as terms of the Agreement. Further, the provisions contained in the introductory paragraph and any recitals of this Agreement are also incorporated as terms of the Agreement.
- D. **No Agency, Partnership or Joint Venture.** This Agreement does not create any partnership, joint venture, association, or principal and agent relationship between City and Grantee.
- E. **Entire Agreement, Survival.** All preliminary negotiations are merged into and incorporated in this Agreement. This Agreement can only be modified or amended by another written agreement signed by both parties. The terms of this Agreement shall survive its expiration or earlier termination.
- F. **Governing Law, Waiver, Construction.** This Agreement will be governed by, and construed in accordance with, the laws of the State of Minnesota and the Carver County District Court shall have jurisdiction to enforce this Agreement. No waiver of any default hereunder shall be implied from any omission by City to take any action on account of such default if such

default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and then only for the time and to the extent therein stated. Grantee and City have participated jointly in the negotiation and drafting of this Agreement and no presumption or burden of proof shall arise favoring or disfavoring any party. The words “include” and “including” shall mean include and including without limitation. The parties intend that each representation, warranty, and covenant contained in this Agreement to have independent significance. The captions used in this Agreement are for convenience only and do not constitute terms of the Agreement. Any portion of this Agreement that is found to be unlawful shall be severed from the Agreement and the remaining portions shall continue in full force.

- G. **Authority to Sign.** The persons signing this Agreement in their representative capacities represent and warrant that by signing this Agreement: It is their intent to bind their respective principals to the terms and conditions set forth herein; The persons signing in their representative capacity have been authorized to bind their respective principals to the terms stated herein; and It is the respective principals’ intent to be bound.
- H. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all of which taken together constitute one and the same agreement.

Counterpart signature pages to follow

This is a counterpart signature page executed by the City regarding the Agreement entered into between the City and Grantee on the date first printed above.

CITY OF CHASKA

By: _____
Mark Windschitl, Mayor

And: _____
Matt Podhradsky, City Administrator

This is a counterpart signature page executed by the Grantee regarding the Agreement entered into between the City and Grantee on the date first printed above.

Carver County Community Development Agency

By: _____

Sarah Carlson

Its: Board Chair

By: _____

Julie Frick

Its: Executive Director

Exhibit A

Metropolitan Livable Communities Grant Agreement

REQUEST FOR ACTION CHASKA CITY COUNCIL 06/26/2023

Subject: Crown Extrusions (4035 Norex Dr) – Preliminary Site & Building Plan

Applicant: Pat Vos (Greystone Construction)

Location: 4035 Norex Drive – Arbor Park Final Addition

Case No.: PC No. 2023-14

Synopsis: The applicant is requesting approval of a Preliminary Site & Building Plan to construct a 30,000 square foot warehouse addition at Crown Extrusions

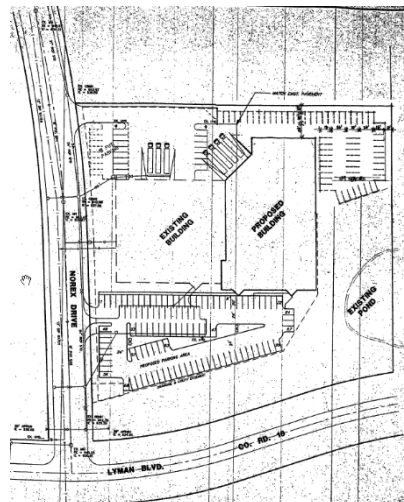
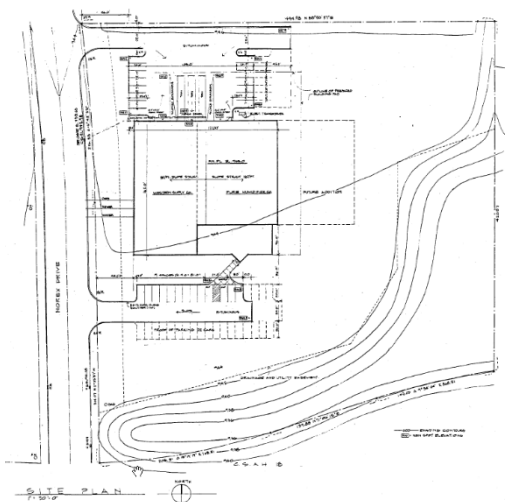
Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2023-55

BACKGROUND

On May 19, 1986 (Res. No. 86-42), the subject area (including 4035 Norex Drive) and Arbor Park development was rezoned to Planned Industrial District (PID-2). In August 2018, Arbor Park development was rezoned to PID-8 (Ord. 954). This rezoning to PID-8 did not change anything for the buildings in this district rather it made things more clear in terms of the standards that were already set forth in PID-2.

In March 1993, the site and building plan for 4035 Norex Drive was approved. At that time Pure Humidifier was the user. The approvals showed an approximately 28,000 square foot building area with a possible future expansion area of 11,600 square feet. In September 1999, a site and building plan for a 32,000 square foot building addition was approved for Pure Humidifier. This building addition was never built, however.



(Left: 1993 approvals; Right: 1999 approvals)

Existing Conditions

The subject property is located at 4035 Norex Drive, legally described as Lot 3, Block 2, Arbor Park Final Addition, and consists of 5.28 acres. The site currently has a one-story 27,000 square foot building on it with 30 stalls of parking both on the north and south sides of the building. The building currently consists of office (4,000 sf), manufacturing (11,000 sf) and warehouse (12,000 sf). There is a loading dock area on the north side. There are two access points into the property from Norex Drive. A wetland is present on the southeast portion of the property.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan approval for the construction of a one-story building addition (totaling 30,000 square feet). The parking lot and loading areas will also be revised with the planned addition. A total of 66 stalls will be constructed on site and the south parking access will move north approximately 20 feet. The main loading area will remain on the north side of the building and a new area added to the northeast side of the site with the building addition.

Adjacent properties

The site is bounded on the south by Lyman Boulevard (Co Rd 18) and additional industrial; the north by industrial; the west by industrial; and the east by Chanhassen industrial.

Use

The use of this site is consistent with the approved zoning for the property (Planned Industrial District - PID-8). The proposal to expand is also consistent with previous approvals completed on the site showing a future building addition.

Building Location/Design

The building addition is proposed on the east portion of the site. The addition will maintain the existing design of the principal building, which is composed of rockface block and glass. The building addition will be almost 3 feet taller than the existing building, but will generally fit in well with the building profile.

Parking/Access/Circulation

The site is proposing to incorporate 66 parking spaces. The following charts summarize the overall parking demand on the site, based on the approximated sizes of the uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Office	3,000 sf	1ps/250sf	12 parking spaces
Existing Manufacturing	11,000 sf	1ps/350sf	31 parking spaces
Existing Warehousing	12,000 sf	1ps/2,000sf	6 parking spaces
Proposed Warehousing	30,000 sf	1ps/2,000sf	15 parking spaces
		REQUIRED	64 parking spaces
		PROVIDED	66 parking spaces

Based on the table above the applicant is meeting the parking requirements for the site. The applicant states that they currently have 30 employees at the facility, and they envision approximately 3 additional jobs could be created with this building addition. In sum, 66 parking stalls are more than adequate to serve the current and future needs of the workers for Crown Extrusions.

The applicant has also put together a proof of parking exhibit should the warehouse uses be converted to a more intense use such as manufacturing. This proof of parking exhibit shows a total of 154 stalls being provided on site, which would include a parking expansion on the south side of the site. It should be noted that the proof of parking expansion areas on the south side and northwest side of the site have not been properly vetted out for stormwater. Because of this the applicant would have to go through the proper approval processes (i.e. stormwater review) in order to be able to construct additional stalls outside of their current plan. The plan shown today is at maximum impervious surface that can be accommodated by the stormwater ponding proposed on site. Additional surface added to the site would need to be carefully reviewed and approved by Engineering staff to ensure it meets stormwater requirements.

The south parking lot access will be relocated 20 feet north with the new proposal. This brings the parking lot closer to the building while also providing a larger separation from the Norex Drive roundabout.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
Norex Drive	30 feet
East Property Line	20 feet
Interior Property Lines	15 feet
Lyman Blvd	125 feet from centerline

PARKING SETBACKS	
Direction	Setback
Property Lines	10 feet

Landscaping & Screening

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

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	96 caliper inches (37 trees)	96 caliper inches (37 trees)
Understory Trees	9	9
Shrubs	102	102

According to the table above the applicant is sufficient in meeting the landscape ordinance for this size of a building addition.

The loading dock areas on the north side of the building will be screened with the positioning of the building and/or existing mature coniferous plantings. Staff believes the screening of these areas are adequately achieved as proposed.

Lighting

The parking lot on the south side will receive new parking lot pole lights. These light poles cannot exceed 35 feet in height. Wall packs will also be added to the building addition on its north side. These wall packs cannot exceed 18 feet in height.

Utilities

Water and sewer are available to serve this site.

Stormwater

Stormwater is required to meet all City and County requirements.

DEADLINE FOR AGENCY ACTION

The City of Chaska received the complete application for this request on Wednesday, May 31, 2023. Pursuant to Minnesota State Statutes the City was to act on this request by Sunday, July 30, 2023 (60 days), however the City provided the petitioner with a written letter for an additional 60-day review period for further review. This additional review period extended to **Thursday, September 28, 2023**. The City may with the petitioner's consent extend the review period beyond the Thursday, September 28, 2023 date. Lastly, if the City denies the petitioners request "... it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION TAKEN 06/14/2023:

Motion to recommend approval of the Final Site & Building Plan for a 30,000 square foot warehouse addition at 4035 Norex Drive (PC#2023-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Title Sheet (pg C0.0), submitted by Contour Civil Design, dated May 2, 2023
 - b. Certificate of Survey (pg V1.1), submitted by E.G. Rud & Sons, Inc., dated May 2, 2023
 - c. Existing Conditions & Removals Plan (pg C1.1), submitted by Contour Civil Design, dated May 2, 2023
 - d. Site Plan (pg C2.1), submitted by Contour Civil Design, dated May 2, 2023
 - e. Utility Plan (pg C3.1), submitted by Contour Civil Design, dated May 2, 2023
 - f. Grading and Drainage Plan (pg C4.1), submitted by Contour Civil Design, dated May 2, 2023
 - g. Erosion Control Plan Phase I (pg C5.1), submitted by Contour Civil Design, dated May 2, 2023
 - h. Erosion Control Plan Phase II (pg C5.2), submitted by Contour Civil Design, dated May 2, 2023
 - i. SWPPP Narrative (pg C5.3), submitted by Contour Civil Design, dated May 2, 2023
 - j. Details (pgs C6.1-6.4), submitted by Contour Civil Design, dated May 2, 2023
 - k. Overall Landscape & Tree Planting (pg L1.1), submitted by Contour Civil Design, dated May 2, 2023

- l. Shrub & Perennial Planting Plan (pg L1.2), submitted by Contour Civil Design, dated May 2, 2023
 - m. Tree Removal Plan (pg L1.3), submitted by Contour Civil Design, dated May 2, 2023
 - n. Overlay Plan, submitted by Contour Civil Design, dated May 2, 2023
 - o. Photometric Plan (pgs 1-2), submitted by Rouzer Group, dated May 2, 2023
 - p. Floor Plan (pg A2), submitted by Lampert Architects, dated May 1, 2023
 - q. Building Elevations (pg A3), submitted by Lampert Architects, dated May 1, 2023
- 2. Adherence with the Engineers Memo dated June 5, 2023.
 - 3. Provision that all mechanical equipment will be fully screened from view.
 - 4. Coordination with the City Engineer for the provision of public utilities to the site.
 - 5. Provision of a storm water management plan meeting City and Carver County WMO standards.
 - 6. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
 - 7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
 - 8. Provision that the building will be fire sprinkled.
 - 9. Provision to coordinate with the Electric Department on the service needs for the site and building.
 - 10. Provision that wall pack lighting cannot exceed 18 feet in height.
 - 11. Provision that pole mount lighting in eastern parking lot cannot exceed 35 feet in height.
 - 12. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
 - 13. Provision that proof of parking beyond 66 stalls, or any pavement expansions beyond what is shown, is not approved with this site plan, and shall be reviewed for stormwater compliance and approved by City Engineering prior to its installation.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2023-55 approving the Preliminary Site & Building Plan for Crown Extrusions (4035 Norex Drive) (PC# 2023-14).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 06/26/2023 **RESOLUTION NO.** 2023-55

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

**Resolution approving the Preliminary Site & Building Plan for Crown Extrusions at
4035 Norex Drive/Pat Vos – Greystone Construction/PC #2023-14**

WHEREAS, the request this evening is for Preliminary Site & Building Plan approval for the construction of a one-story building addition (totaling 30,000 square feet); and

WHEREAS, a total of 66 stalls will be constructed on site and the south parking access will move north approximately 20 feet; and

WHEREAS, the applicant states that they currently have 30 employees at the facility, and they envision approximately 3 additional jobs could be created with this building addition; and

WHEREAS, the applicant has also put together a proof of parking exhibit should the warehouse uses be converted to a more intense use such as manufacturing; and

WHEREAS, this proof of parking exhibit shows a total of 154 stalls being provided on site, which would include a parking expansion on the south side of the site; and

WHEREAS, it should be noted that the proof of parking expansion areas on the south side and northwest side of the site have not been properly vetted out for stormwater; and

WHEREAS, because of this the applicant would have to go through the proper approval processes (i.e. stormwater review) in order to be able to construct additional stalls outside of their current plan; and

WHEREAS, the plan being approved is at maximum impervious surface that can be accommodated by the stormwater ponding proposed on site; and

WHEREAS, additional surface added to the site would need to be carefully reviewed and approved by Engineering staff to ensure it meets stormwater requirements; and

WHEREAS, the building setbacks for the site are 30 feet from the property line abutting Norex Drive, 20 feet from the east property line, 15 feet from other interior property lines, and 125 feet from the centerline of Lyman Boulevard; and

WHEREAS, the parking setback from property lines is 10 feet; and

WHEREAS, the light poles for the site cannot exceed 35 feet in height, and the wall packs cannot exceed 18 feet in height; and

WHEREAS, on June 14, 2023 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan for Crown Extrusions at 4035 Norex Drive (PC #2023-14); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan for Crown Extrusions at 4035 Norex Drive (PC #2023-14), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Title Sheet (pg C0.0), submitted by Contour Civil Design, dated May 2, 2023
 - b. Certificate of Survey (pg V1.1), submitted by E.G. Rud & Sons, Inc., dated May 2, 2023
 - c. Existing Conditions & Removals Plan (pg C1.1), submitted by Contour Civil Design, dated May 2, 2023
 - d. Site Plan (pg C2.1), submitted by Contour Civil Design, dated May 2, 2023
 - e. Utility Plan (pg C3.1), submitted by Contour Civil Design, dated May 2, 2023
 - f. Grading and Drainage Plan (pg C4.1), submitted by Contour Civil Design, dated May 2, 2023
 - g. Erosion Control Plan Phase I (pg C5.1), submitted by Contour Civil Design, dated May 2, 2023
 - h. Erosion Control Plan Phase II (pg C5.2), submitted by Contour Civil Design, dated May 2, 2023
 - i. SWPPP Narrative (pg C5.3), submitted by Contour Civil Design, dated May 2, 2023
 - j. Details (pgs C6.1-6.4), submitted by Contour Civil Design, dated May 2, 2023
 - k. Overall Landscape & Tree Planting (pg L1.1), submitted by Contour Civil Design, dated May 2, 2023
 - l. Shrub & Perennial Planting Plan (pg L1.2), submitted by Contour Civil Design, dated May 2, 2023
 - m. Tree Removal Plan (pg L1.3), submitted by Contour Civil Design, dated May 2, 2023
 - n. Overlay Plan, submitted by Contour Civil Design, dated May 2, 2023
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 - p. Floor Plan (pg A2), submitted by Lampert Architects, dated May 1, 2023
 - q. Building Elevations (pg A3), submitted by Lampert Architects, dated May 1, 2023
2. Adherence with the Engineers Memo dated June 5, 2023.
3. Provision that all mechanical equipment will be fully screened from view.
4. Coordination with the City Engineer for the provision of public utilities to the site.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Compliance with applicable zoning requirements, in particular Chapter 15.28 (Special Regulations).
7. Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
8. Provision that the building will be fire sprinkled.
9. Provision to coordinate with the Electric Department on the service needs for the site and building.
10. Provision that wall pack lighting cannot exceed 18 feet in height.
11. Provision that pole mount lighting in eastern parking lot cannot exceed 35 feet in height.
12. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
13. Provision that proof of parking beyond 66 stalls, or any pavement expansions beyond what is shown in this preliminary site & building plan, is not approved with this site plan, and shall be reviewed for stormwater compliance and approved by City Engineering prior to its installation.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 26th day of June, 2023.

Mark Windschitl, Mayor

Attest: _____

Chaska Deputy Clerk



City of Chaska Memorandum

To: Planning Commission
From: Alex Mollenkamp, Assistant City Engineer
Date: June 5, 2023
Subject: Crown Extrusions – Preliminary Site & Building Plan

The Crown Extrusions site is an existing building located at the northeast intersection of Norex Drive and Lyman Boulevard. The proposed expansion of the building will result in private watermain, grading, and storm sewer changes. Existing sewer and water utilities are already being utilized to serve the site.

The stormwater design for the site expansion will need to meet applicable city and Carver County requirements. An existing wetland within the site provides stormwater management for the existing land use. The proposed development includes additional private stormwater systems to manage the increased runoff. The final design of the proposed private storm systems will need to be coordinated with the city and Carver County.



May 16, 2023

City of Chaska
1 City Hall Plaza
Chaska, MN 55318

RE: Crown Extrusions Addition

To Whom It May Concern:

Crown Extrusions is a metal fabrication facility that specializes in CNC machining, re-sawing, and deburring metal parts. Crown Extrusions is proposing an approximately 30,000 s.f. addition to their existing 27,000 s.f. headquarters facility for the purpose of expanding their capacity. The current employee count at this facility is 30 and may increase by 10% with this addition.. In addition, Crown has a 135,000 production facility located at 122 Columbia Court. The total employee count of 150 may increase 5-10% due to this addition. It is the goal of Crown Extrusions to provide a facility that the city, employees, and ownership can be proud of. Crown Extrusions has been a member of the Chaska business community for the past 39 years.

The addition will enhance Chaska's quality of life by providing employment opportunities created by the company's expansion. The addition will increase the value of the property creating additional tax revenue for the city of Chaska. The additional tax revenue will help the city maintain its low tax base for its residents.

It is important to Crown Extrusions that the addition appear cohesive with the existing building and its neighborhood. For this reason, the addition is designed with the same building materials as the existing building and with similar entry styles and window groupings. The addition also incorporates durable, long-lasting materials in colors that match the existing building to ensure that the facility will continue to serve Crown Extrusions and the city well into the future.

The completed building will have multiple entrances for maximum flexibility should the use or ownership of the building change. The site plan also proves that additional parking is possible if the use of the space requires a higher number of employees for a future user. The amount of parking shown on the plan far exceeds Crown's current need as well as into the foreseeable future. Covid has permanently changed how companies utilize office space and on-site employees and the related parking counts have decreased significantly as a result. In addition, advancing technologies in the manufacturing sector will continue to automate processes and have a similar impact on decreasing parking requirements. If, in the unlikely case a future use should require more parking, the proof of parking shown in the storm retention pond area would provide a significant number of additional stalls. The storm water retention would move underground at that point. The current estimate to accommodate that situation would be approximately \$300,000.

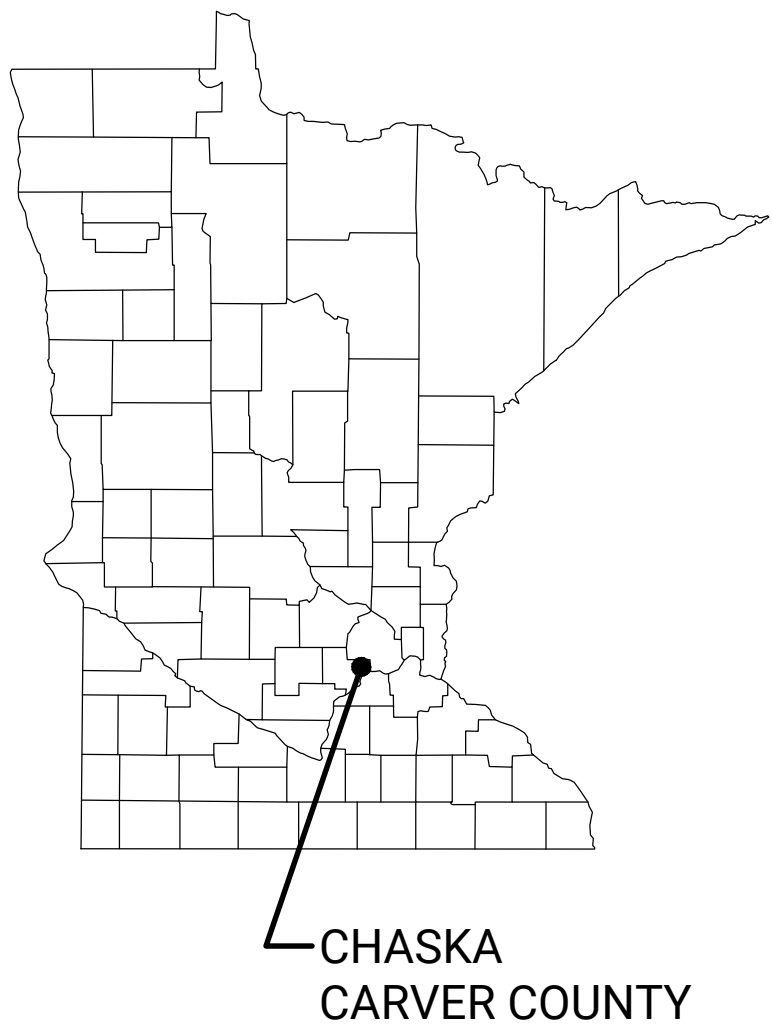
Design goals to improve the quality of the workplace for the employees includes natural daylighting and incorporation of an outdoor patio space. It is also a project goal to meet or exceed the Minnesota energy code, avoid wetland disturbance, and contain site lighting within the property limits.

Please feel free to contact the design team if you have any questions regarding this narrative

Sincerely,



James Berthiaume – Project Designer
Lampert Architects



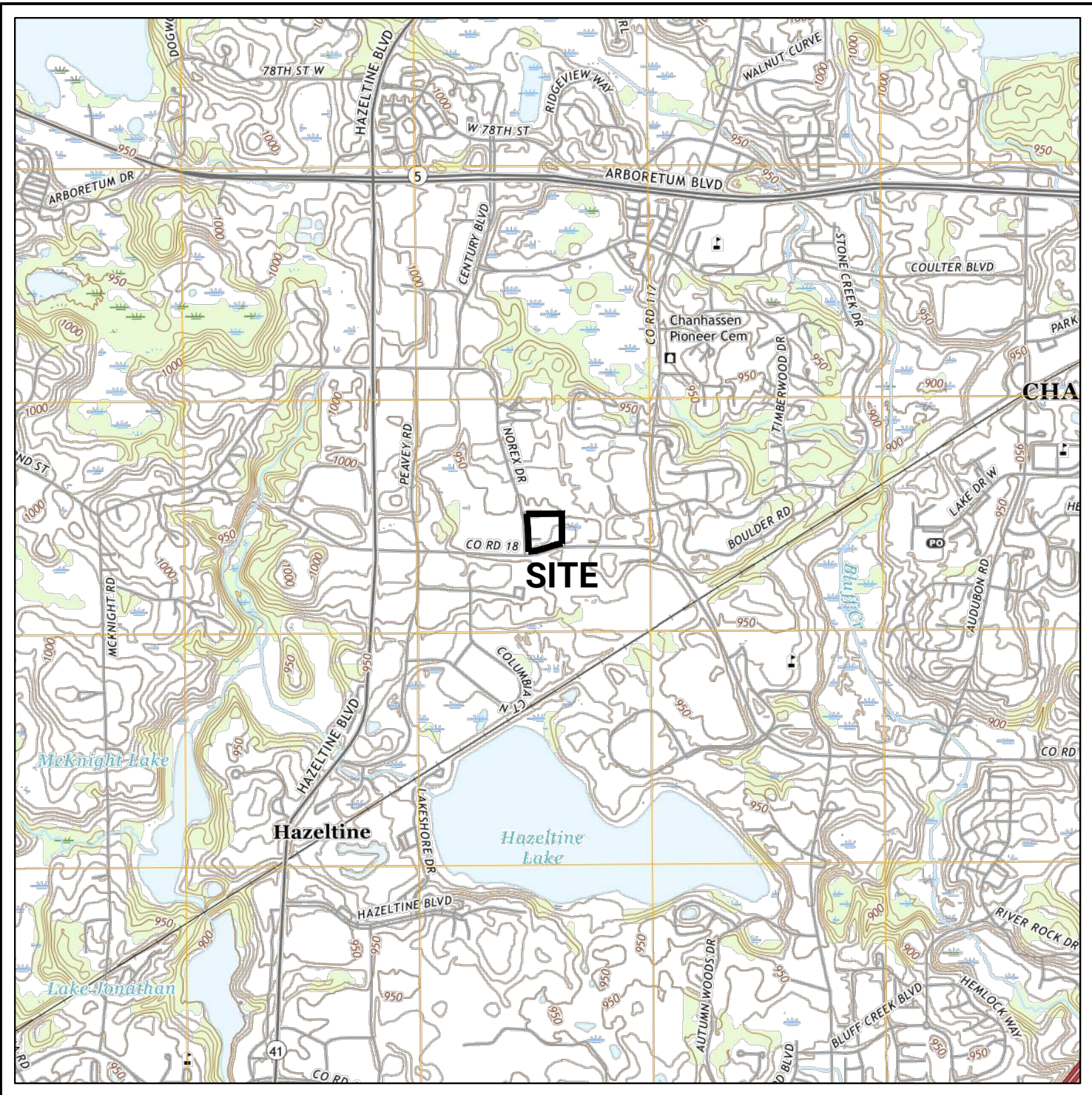
SITE CONSTRUCTION PLANS

FOR

PROPOSED ADDITION FOR CROWN EXTRUSIONS

CHASKA, MN

SITE LOCATION MAP

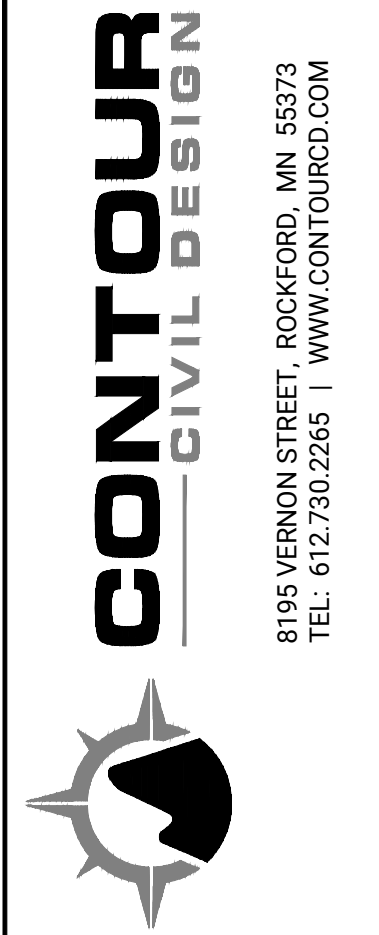


AERIAL MAP



SHEET INDEX

- C0.0 TITLE SHEET
- V1.1 CERTIFICATE OF SURVEY
- C1.1 EXISTING CONDITIONS & REMOVALS PLAN
- C2.1 SITE PLAN
- C3.1 UTILITY PLAN
- C4.1 GRADING AND DRAINAGE PLAN
- C5.1 EROSION CONTROL PLAN, PHASE I
- C5.2 EROSION CONTROL PLAN, PHASE II
- C5.3 SWPPP NARRATIVE
- C6.1 DETAILS
- C6.2 DETAILS
- C6.3 DETAILS
- C6.4 DETAILS
- L1.1 OVERALL LANDSCAPE & TREE PLANTING
- L1.2 SHRUB & PERENNIAL PLANTING PLAN
- L1.3 TREE REMOVAL PLAN
- PHOTOMETRIC 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

NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
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TITLE SHEET

PROPOSED ADDITION FOR CROWN EXTRUSIONS

4035 Norex Drive
Chaska, Minnesota

OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

SHEET NUMBER

C0.0

CERTIFICATE OF SURVEY

~for~ CROWN EXTRUSIONS, INC.
~of~ 4035 NOREX DRIVE,
CHASKA, MINNESOTA

PARCEL DESCRIPTION

Lot 3, Block 2, ARBOR PARK FINAL ADDITION, according to the recorded plat thereof, Carver County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/05/22.
- Bearings shown are on Carver County Coordinate System.
- Parcel ID Number: 300570050.
- Curb shots shown hereon are at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2022.
- Underground utilities shown hereon were field marked by others pursuant to Gopher State One Call Ticket No. 222661769 or were taken from utility plans provided by the City of Chaska. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation

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

Kevin C. McCain

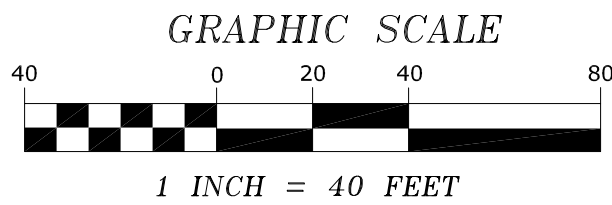
Kevin C. McCain

Date: 10/12/2022 License No. 58542

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 58542
- △ DENOTES SET PKNAIL
- DENOTES CATCH BASIN
- AC DENOTES AIR CONDITIONING UNIT
- CD DENOTES CABLE PEDESTAL
- ED DENOTES ELECTRICAL BOX
- ES DENOTES EXISTING SPOT ELEVATION
- FB DENOTES FIBER OPTIC BOX
- GM DENOTES GAS METER
- HY DENOTES HYDRANT
- LP DENOTES LIGHT POLE
- MS DENOTES MISCELLANEOUS MANHOLE
- SS DENOTES SANITARY SEWER MANHOLE
- SA DENOTES STORM SEWER APRON
- SM DENOTES STORM SEWER MANHOLE
- TP DENOTES TELEPHONE PEDESTAL
- WV DENOTES WATER VALVE
- EC DENOTES EXISTING CONTOURS
- SSW DENOTES EXISTING SANITARY SEWER
- SSS DENOTES EXISTING STORM SEWER
- WM DENOTES EXISTING WATER MAIN
- UEL DENOTES UNDERGROUND ELECTRIC LINE
- UGL DENOTES UNDERGROUND GAS LINE
- UTL DENOTES UNDERGROUND TELEPHONE LINE
- UFL DENOTES UNDERGROUND FIBER OPTIC LINE
- BS DENOTES BITUMINOUS SURFACE

- CS DENOTES CONCRETE SURFACE
- WET DENOTES WETLANDS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY IN 2022



BENCHMARK

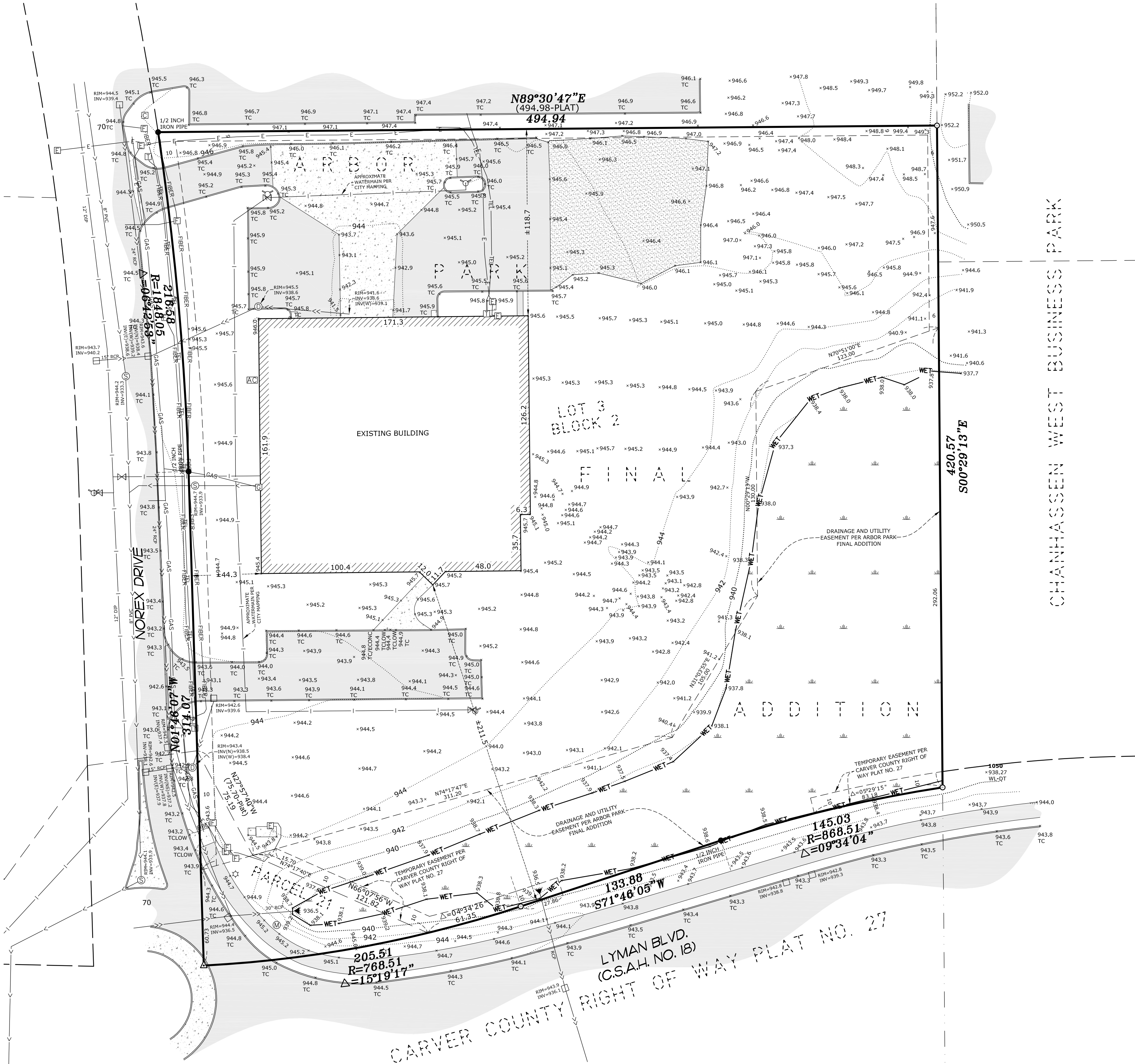
MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #3716 (NAME: JON MNDD)
ELEVATION = 1027.53 (NAVD 88)



www.egrud.com

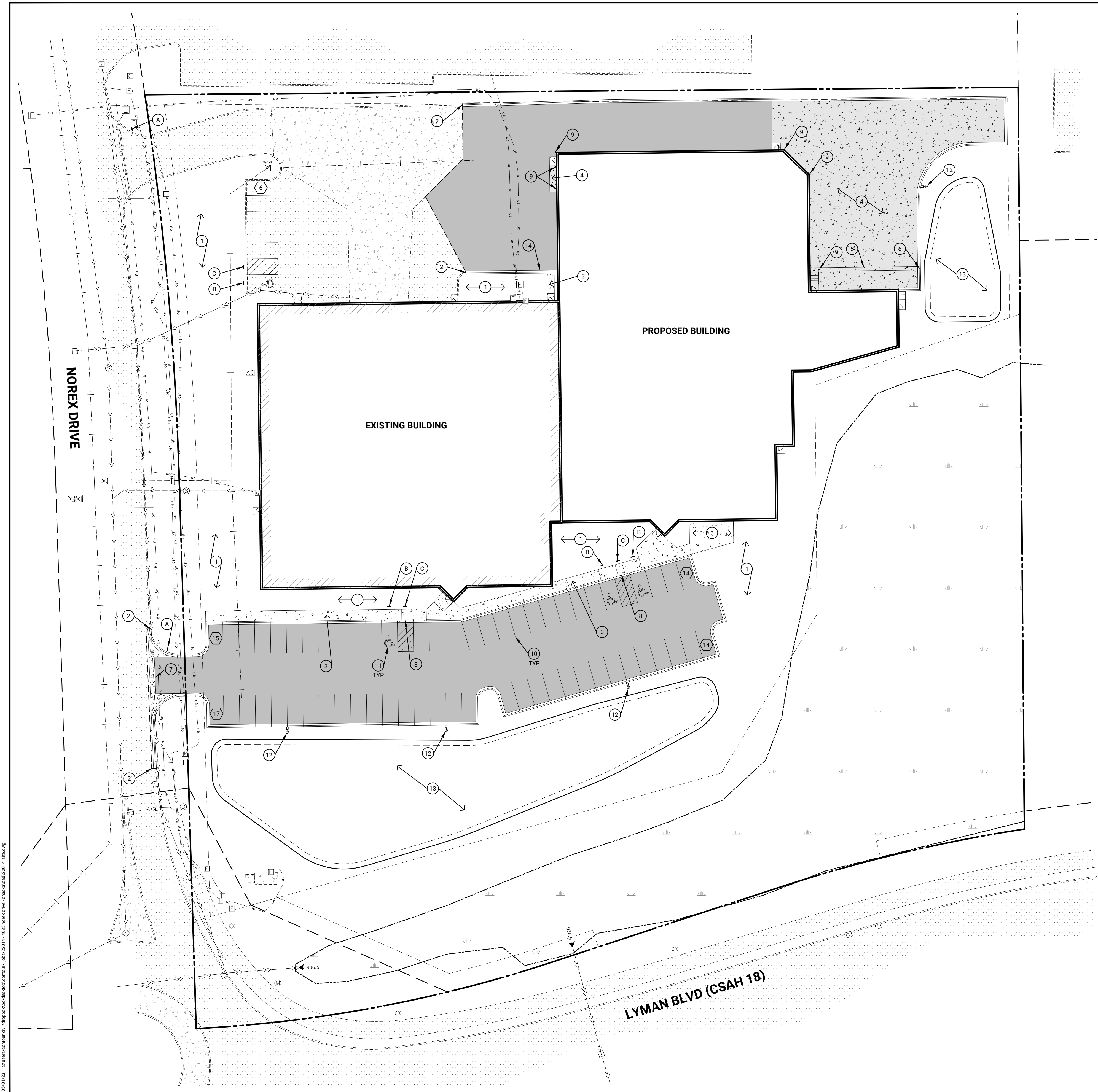
E.G. RUD & SONS, INC.

Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



DRAWN BY:	KCM	JOB NO:	221054BT	DATE:	10/12/2022
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SITE DATA	
LAND USE DESIGNATION:	INDUSTRIAL
EXISTING ZONING:	PLANNED INDUSTRIAL DEVELOPMENT
PROPOSED ZONING:	PLANNED INDUSTRIAL DEVELOPMENT
PARCEL AREA:	229,978 SF
IMPERVIOUS AREA:	27,604 SF 12%
EXISTING BUILDING:	30,581 SF 13%
PROPOSED BUILDING:	54,930 SF 24%
PAVEMENTS:	113,115 SF 49%
TOTAL:	
PERVIOUS AREA:	116,863 SF 51%

PARKING SUMMARY	
SEE ARCHITECTURAL SITE PLAN FOR REQUIRED PARKING CALCULATIONS AND PROOF OF PARKING LOCATIONS	
TOTAL PROPOSED STALLS:	66
STANDARD STALLS:	62
HANDICAP STALLS:	4

SIGN SCHEDULE	
A STOP SIGN:	R1-1 (24" X 24")
B HANDICAP PARKING SIGN:	R7-8m W/R7-8b (12" X 18")
C NO PARKING SIGN:	R8-3a (12" X 18")

SIGNAGE AND PAVEMENT MARKING NOTES	
1.	ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
2.	SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
3.	PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
4.	ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	EASEMENT LINE
BITUMINOUS PAVEMENT	CONCRETE WALK/STOOP
CONCRETE APRON	CURB LINE
STORM SEWER	WATER MAIN
SANITARY SEWER	UNDERGROUND ELECTRIC
UNDERGROUND GAS	UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE	STORM CATCH BASIN
STORM MANHOLE	STORM FLARED END SECTION
HYDRANT	GATE VALVE
LIGHT POLE	OTHER SYMBOLS
WETLAND	

BENCHMARK	
MINNESOTA DEPARTMENT OF TRANSPORTATION GSD STATION #3716 (NAME: JON MNDT) ELEVATION: 1027.53 (NAVD 88)	

SITE PLAN NOTES	
1.	SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS AND SNOW STORAGE AREAS.
2.	ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3.	ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
4.	UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS: CONTROL JOINTS: WALKS @ 8' SPACING OTHERS @ 10' SPACING SAWCUT CONTROL JOINTS MINIMUM 1/4 CONCRETE THICKNESS. EXPANSION JOINTS: WALKS @ 24' SPACING OTHERS @ 40' SPACING PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT. DOWEL ALL EXPANSION JOINTS AT 24" SPACING MAX.

KEYNOTES	
* SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.	
1	LANDSCAPE AREA. SEE LANDSCAPE PLAN.
2.	MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
3.	CONCRETE WALK/PATIO.
4.	CONCRETE PAVEMENT/APRON.
5.	24-INCH CONCRETE VALLEY GUTTER.
6.	24-INCH CURB CUT.
7.	COMMERCIAL DRIVEWAY ENTRANCE PER CITY PLATE STR.3.
8.	PEDESTRIAN CURB RAMP.
9.	6" CONCRETE FILLED PIPE BOLLARD.
10.	4" SOLID WHITE LINE.
11.	SOLID WHITE PAVEMENT MARKING.
12.	LIGHT POLE AND BASE.
13.	FILTRATION BASIN.
14.	TAPER OUT CURB.

0 15 30 60
< SCALE IN FEET >

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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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
NAME: JOSEPH T RADACH PE
SIGNATURE:
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
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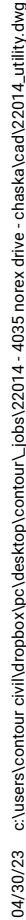
OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

SITE PLAN

PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C2.1



MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #3716 (NAME: JON MNDT)
ELEVATION: 1027.53 (NAVD 88)

BY: JTR

REVISIONS
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STRUCTURE NO.	SIZE	NEENAH CASTING OR EQUAL
CBMH 101	48" DIAMETER	R-3067-VB
CBMH 102	48" DIAMETER	R-3067-V
CBMH 103	48" DIAMETER	R-3067-VB
CBMH 104	48" DIAMETER	R-4342
CBMH 105	48" DIAMETER	R-4342



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

NAME: JOSEPH T RADACH PE

DATE: 05/02/23 LIC #: 45889

CROWN EXTRUSIONS, INC.

4035 Norex Drive
Chaska, MN 55318

OWNER

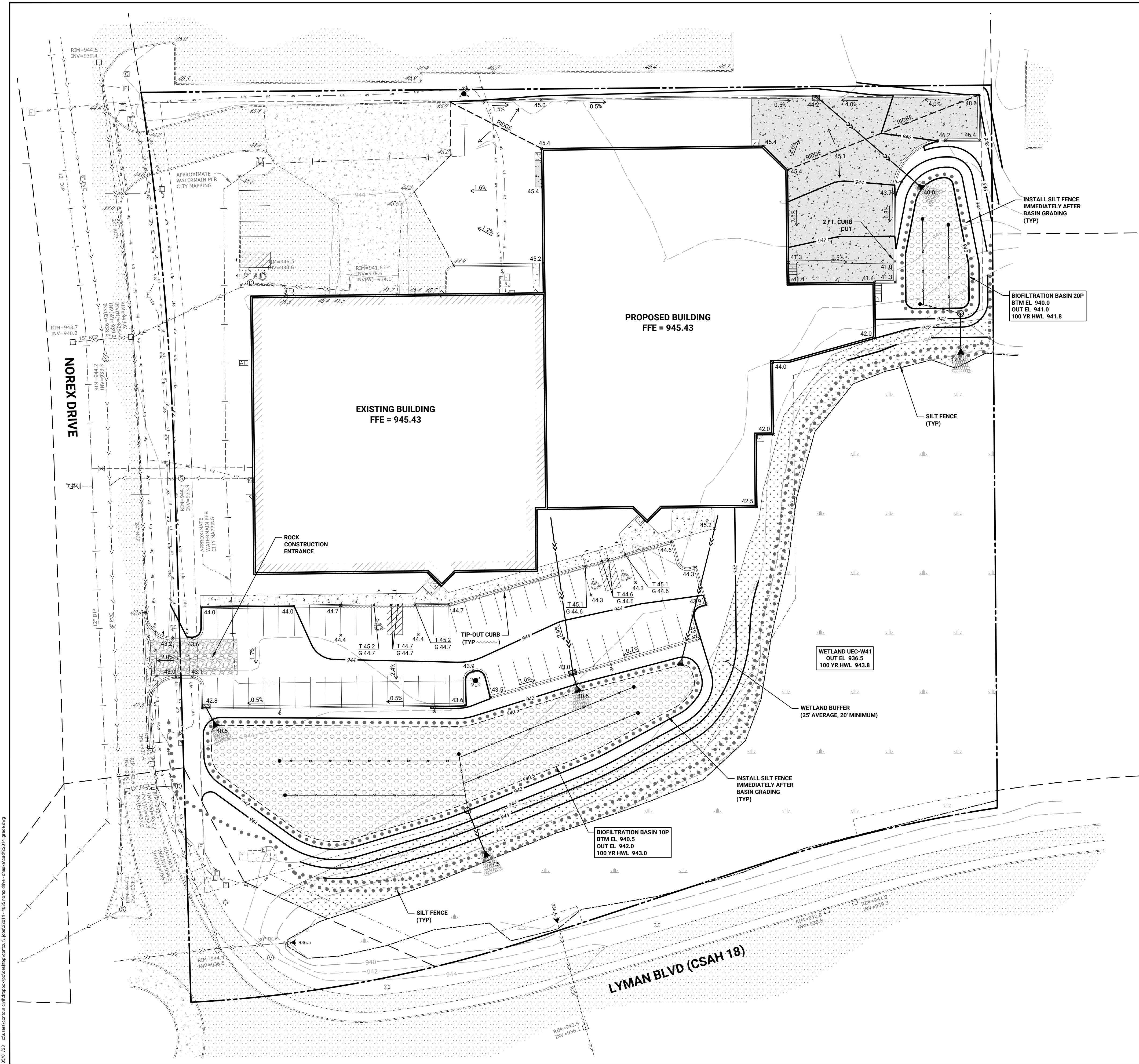
UTILITY PLAN

PROPOSED ADDITION FOR CROWN EXTRUSIONS

4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C3.1

05/07/23 c:\users\contour\appdata\local\temp\contour\c4\c4.dwg 4555 norex drive - chaska.mn\05/07/23 c:\users\contour\appdata\local\temp\contour\c4\c4.dwg



LEGEND

EXISTING	PROPOSED	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	BITUMINOUS PAVEMENT
[Symbol]	[Symbol]	CONCRETE WALK/STOOP
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	CURB LINE
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	RETAINING WALL
[Symbol]	[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	[Symbol]	UNDERGROUND GAS
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	[Symbol]	STORM CATCH BASIN
[Symbol]	[Symbol]	STORM MANHOLE
[Symbol]	[Symbol]	STORM FLARED END SECTION
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	OTHER SYMBOLS
[Symbol]	[Symbol]	WETLAND
[Symbol]	[Symbol]	10' CONTOUR
[Symbol]	[Symbol]	2' CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	(CURB ELEVATIONS ARE TO GUTTER LINE)
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	ROCK ENTRANCE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #3716 (NAME: JON MNDT)
ELEVATION: 1027.53 (NAVD 88)

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF CHASKA SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDING OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
 - STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.
 - ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

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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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T. RADACH PE
SIGNATURE: [Signature]
DATE: 05/02/23 LIC #: 45889

REVISIONS

NO.	DATE	DESCRIPTION
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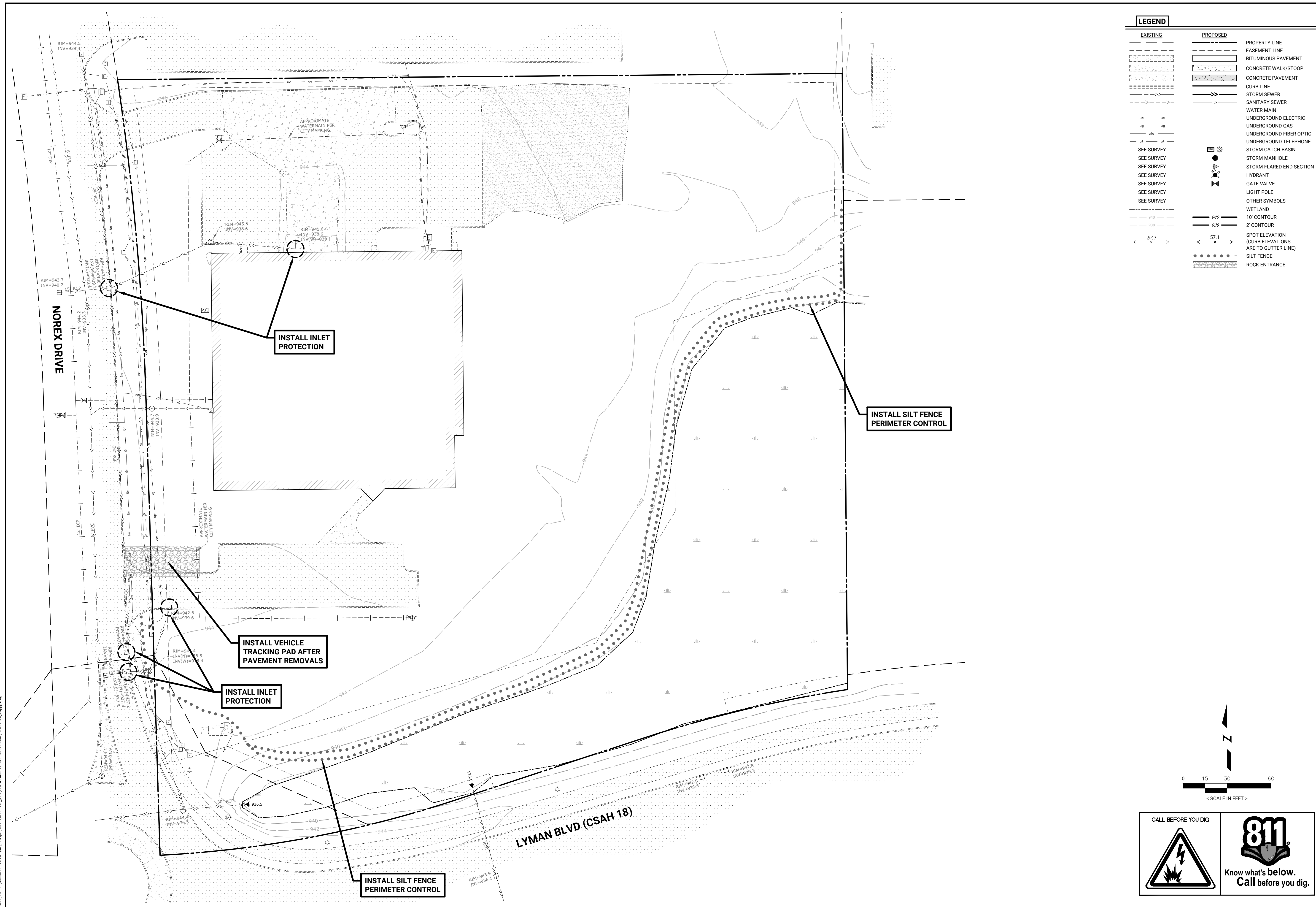
OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

GRADING AND DRAINAGE PLAN

PROPOSED ADDITION FOR CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C4.1

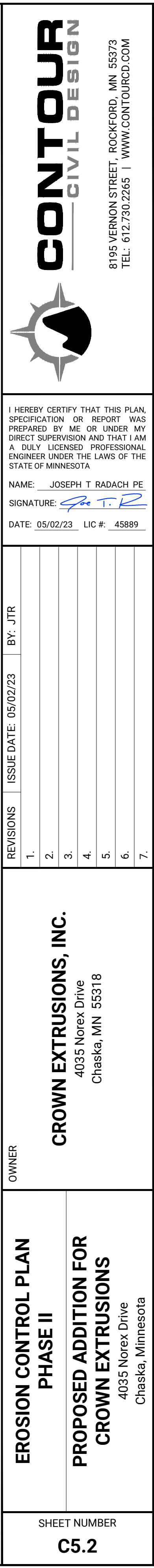


REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
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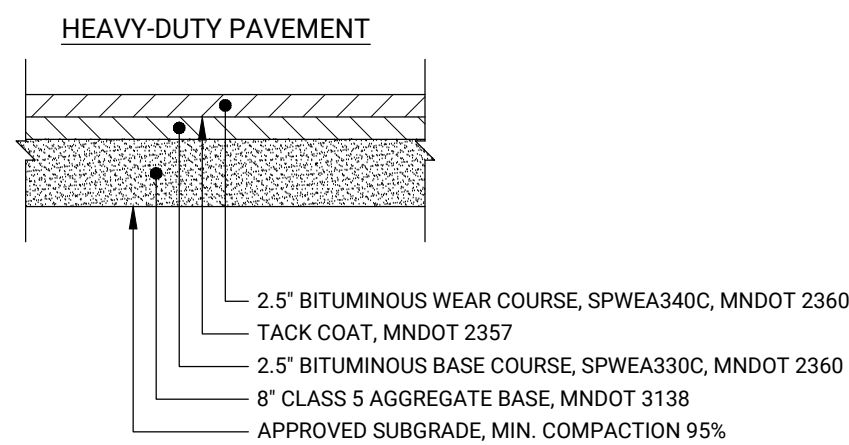
**EROSION CONTROL PLAN
PHASE I**

**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**

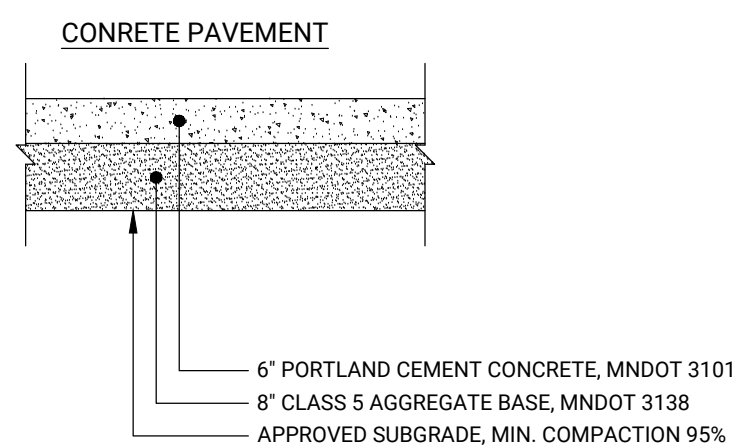
4035 Norex Drive
Chaska, Minnesota



PROJECT INFORMATION PROPOSED ADDITION FOR CROWN EXTRUSIONS PROJECT NAME: 4035 NOREX DRIVE STREET ADDRESS: CHASKA CITY: CARVER STATE: MINNESOTA ZIP CODE: 55318 LAT/LONG: 44.8500, -93.5878 BOUNDARY AREA: 5.280 ACRES DRAINAGE BOUNDARY: 4.063 ACRES EXISTING IMPERVIOUS: 1.510 ACRES PROPOSED IMPERVIOUS: 2.547 ACRES NET NEW IMPERVIOUS: 1.037 ACRES NEW/RECONSTRUCTED IMP.: 1.589 ACRES DISTURBED AREA: 2.80 ACRES OWNER: CROWN FAB LLC RESPONSIBLE PARTIES SWPPP DESIGN: JOSEPH RADACH PE TRAINING: DESIGN OF CONSTRUCTION SWPPP, U OF MN (5/26 EXPIRATION) SITE MANAGER: TRAINING: LONG TERM O&M: CROWN FAB LLC		PERMIT REQUIREMENTS & SWPPP IMPLEMENTATION THE FOLLOWING SECTIONS WERE TAKEN FROM THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO FOLLOW ALL REQUIREMENTS OF THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. 3.1 APPLICATION AND COVERAGE EFFECTIVE DATE. [MINN. R. 7090] 3.2 THE OWNER AND OPERATOR MUST SUBMIT A COMPLETE AND ACCURATE ON-LINE APPLICATION WITH THE APPROPRIATE FEE TO THE MPCA FOR EACH PROJECT THAT DISTURBS ONE (1) OR MORE ACRES OF LAND OR FOR A COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL ULTIMATELY DISTURB ONE (1) OR MORE ACRES. [MINN. R. 7090] 3.3 FOR PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE THAT DISTURB LESS THAN 50 ACRES OR DO NOT DISCHARGE STORMWATER WITHIN 1 MILE (AERIAL RADIUS MEASUREMENT) OF A SPECIAL OR IMPAIRED WATER, PERMITTEES DO NOT NEED TO SUBMIT THE SWPPP WITH THE APPLICATION. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON APPLICATION AND COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090] 3.4 FOR CERTAIN PROJECTS OR COMMON PLANS OF DEVELOPMENT OR SALE DISTURBING 50 ACRES OR MORE, THE COMPLETE SWPPP MUST BE INCLUDED WITH THE APPLICATION AND SUBMITTED AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION ACTIVITY. THIS APPLIES IF THERE IS A DISCHARGE POINT ON THE PROJECT WITHIN ONE MILE (AERIAL RADIUS MEASUREMENT) OF, AND FLOWS TO, A SPECIAL WATER LISTED IN ITEM 23.3 THROUGH 23.6 OR AN IMPAIRED WATER AS DESCRIBED IN ITEM 23.7. PERMIT COVERAGE FOR THESE PROJECTS IS EFFECTIVE UPON SUBMITTING THE APPLICATION AND COMPLETE SWPPP. COMPLETING THE PAYMENT PROCESS AND RECEIVING A DETERMINATION FROM THE MPCA THAT THE REVIEW OF THE SWPPP IS COMPLETE. THE DETERMINATION MAY TAKE LONGER THAN 30 DAYS IF THE SWPPP IS INCOMPLETE. IF THE MPCA FAILS TO CONTACT THE PERMITTEES WITHIN 30 DAYS OF APPLICATION RECEIPT, COVERAGE IS EFFECTIVE 30 DAYS AFTER COMPLETING THE PAYMENT PROCESS. [MINN. R. 7090] 3.5 THE APPLICATION REQUIRES LISTING ALL PERSONS MEETING THE DEFINITION OF OWNER AND OPERATOR AS PERMITTEES. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THIS PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23. [MINN. R. 7090] 3.6 PERMITTEES WILL RECEIVE COVERAGE NOTIFICATION IN A MANNER DETERMINED BY THE MPCA. [MINN. R. 7090] 3.7 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS HOMEBUILDERS OR SELLS THE ENTIRE SITE TO A NEW OWNER), THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT A COMPLETE PERMIT MODIFICATION FORM PROVIDED BY THE MPCA. THE CURRENT OWNER AND THE NEW OWNER OR OPERATOR MUST SUBMIT THE FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY OR NO LATER THAN 30 DAYS AFTER TAKING OWNERSHIP OF THE PROPERTY. [MINN. R. 7090] 3.8 FOR CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, THE CURRENT OWNER MUST PROVIDE A SWPPP TO THE NEW OWNER AND OPERATOR THAT SPECIFICALLY ADDRESSES THE REMAINING CONSTRUCTION ACTIVITY. THE NEW OWNER OR OPERATOR CAN IMPLEMENT THE ORIGINAL SWPPP, MODIFY THE SWPPP, OR DEVELOP A NEW SWPPP. PERMITTEES MUST ENSURE THEIR ACTIVITIES DO NOT RENDER ANOTHER PARTY'S EROSION PREVENTION AND SEDIMENT CONTROL BMPS INEFFECTIVE. [MINN. R. 7090] 4.1 TERMINATION OF COVERAGE. [MINN. R. 7090] 4.2 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE. [MINN. R. 7090] 4.3 PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT. [MINN. R. 7090] 4.4 PERMITTEES MAY TERMINATE PERMIT COVERAGE PRIOR TO COMPLETION OF ALL CONSTRUCTION ACTIVITY IF THEY MEET ALL OF THE FOLLOWING CONDITIONS: a. CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 90 DAYS; AND b. AT LEAST 90 PERCENT (BY AREA) OF ALL ORIGINALLY PROPOSED CONSTRUCTION ACTIVITY HAS BEEN COMPLETED AND PERMANENT COVER HAS BEEN ESTABLISHED ON THOSE AREAS; AND c. ON AREAS WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND d. THE SITE COMPLIES WITH ITEM 13.3 THROUGH 13.7. AFTER PERMIT COVERAGE IS TERMINATED UNDER THIS ITEM, ANY SUBSEQUENT DEVELOPMENT ON THE REMAINING PORTIONS OF THE SITE WILL REQUIRE PERMIT COVERAGE IF THE SUBSEQUENT DEVELOPMENT ITSELF OR AS PART OF THE REMAINING COMMON PLAN OF DEVELOPMENT OR SALE WILL RESULT IN LAND DISTURBING ACTIVITIES OF ONE (1) OR MORE ACRES IN SIZE. [MINN. R. 7090] 4.5 PERMITTEES MAY TERMINATE COVERAGE UPON MPCA APPROVAL AFTER SUBMITTING INFORMATION DOCUMENTING THE OWNER CANCELLED THE PROJECT. [MINN. R. 7090] 6.1 SWPPP AMENDMENTS. [MINN. R. 7090] 6.2 ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS. [MINN. R. 7090] 6.3 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER. [MINN. R. 7090] 6.4 PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL. [MINN. R. 7050.0210] 7.1 BMP SELECTION AND INSTALLATION. [MINN. R. 7090] 7.2 PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES. [MINN. R. 7090] 8.1 EROSION PREVENTION PRACTICES. [MINN. R. 7090] 8.2 BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED. [MINN. R. 7090] 8.3 PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE GRADING AND TERRACING). [MINN. R. 7090] 8.4 PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE. [MINN. R. 7090] 8.5 FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATERS EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD. [MINN. R. 7090] 8.6 PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS FROM THE SITE WITHIN 24 HOURS OF A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES. [MINN. R. 7090] 8.7 TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES. [MINN. R. 7090] 8.8 PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT. [MINN. R. 7090] 8.9 PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM. [MINN. R. 7090] 8.10 PERMITTEES MUST NOT DISTURB MORE LAND (E.G., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11. [MINN. R. 7090] 9.1 SEDIMENT CONTROL PRACTICES. [MINN. R. 7090] 9.2 PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER. [MINN. R. 7090] 9.3 IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FLOODING OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3. [MINN. R. 7090] 9.4 TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. [MINN. R. 7090] 9.5 A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER. [MINN. R. 7090] 9.6 PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE. [MINN. R. 7090] 9.7 PERMITTEES MUST PRO	
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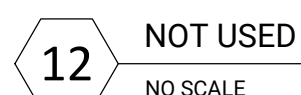
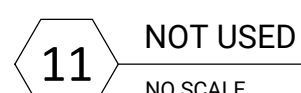
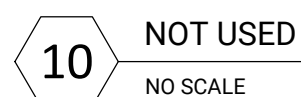
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- ## 2 RIGID PAVEMENT SECTIONS



9 TURF ESTABLISHMENT
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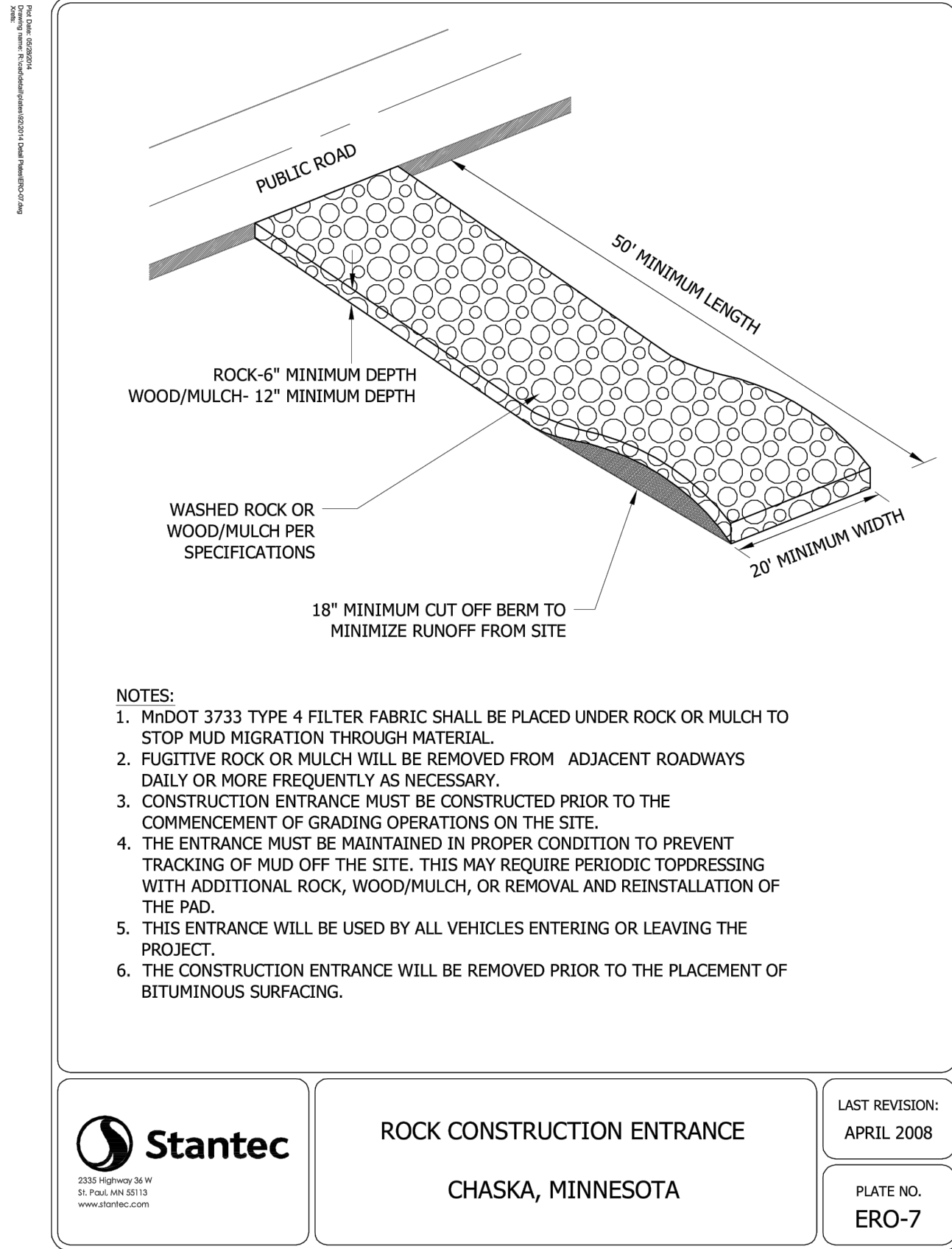
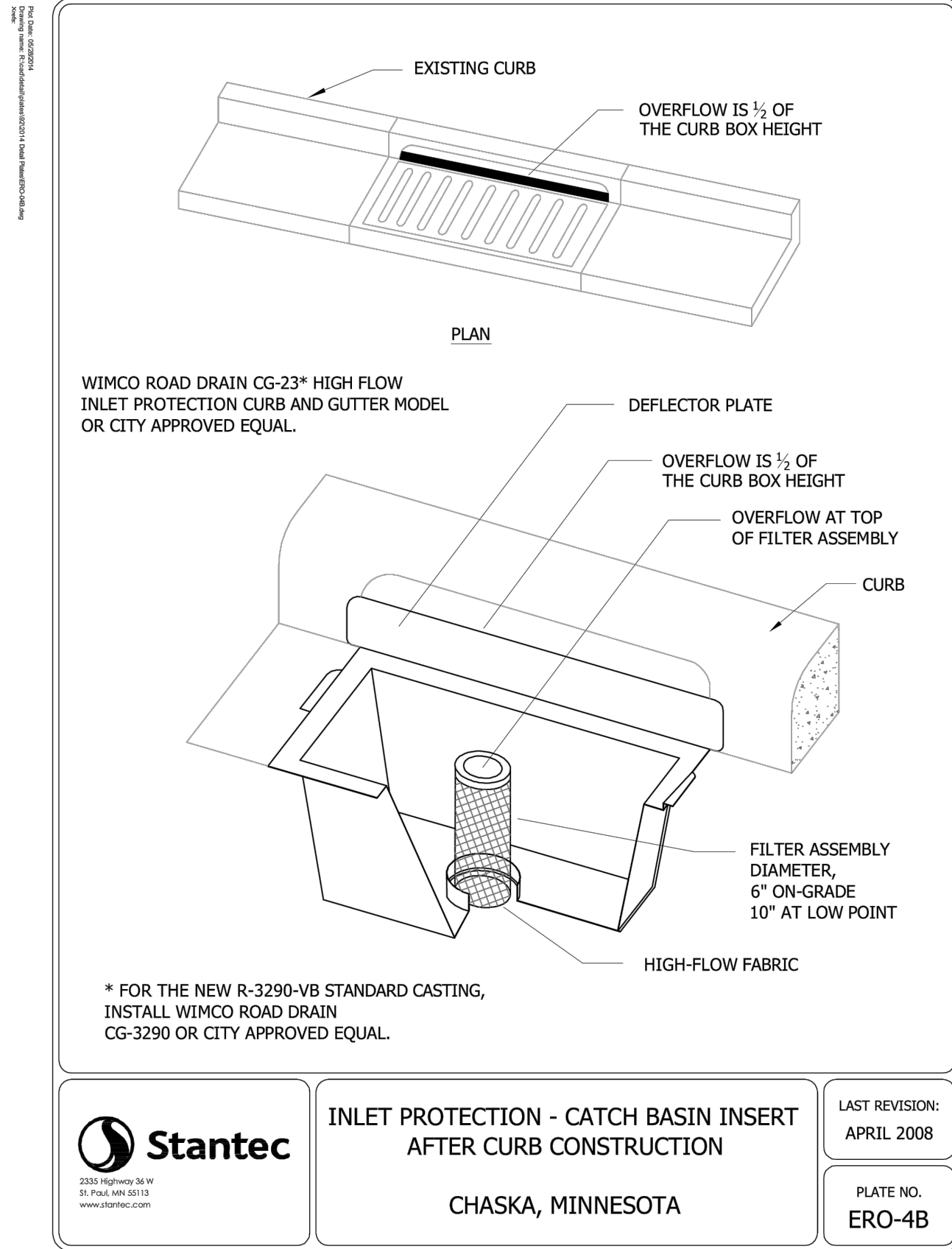
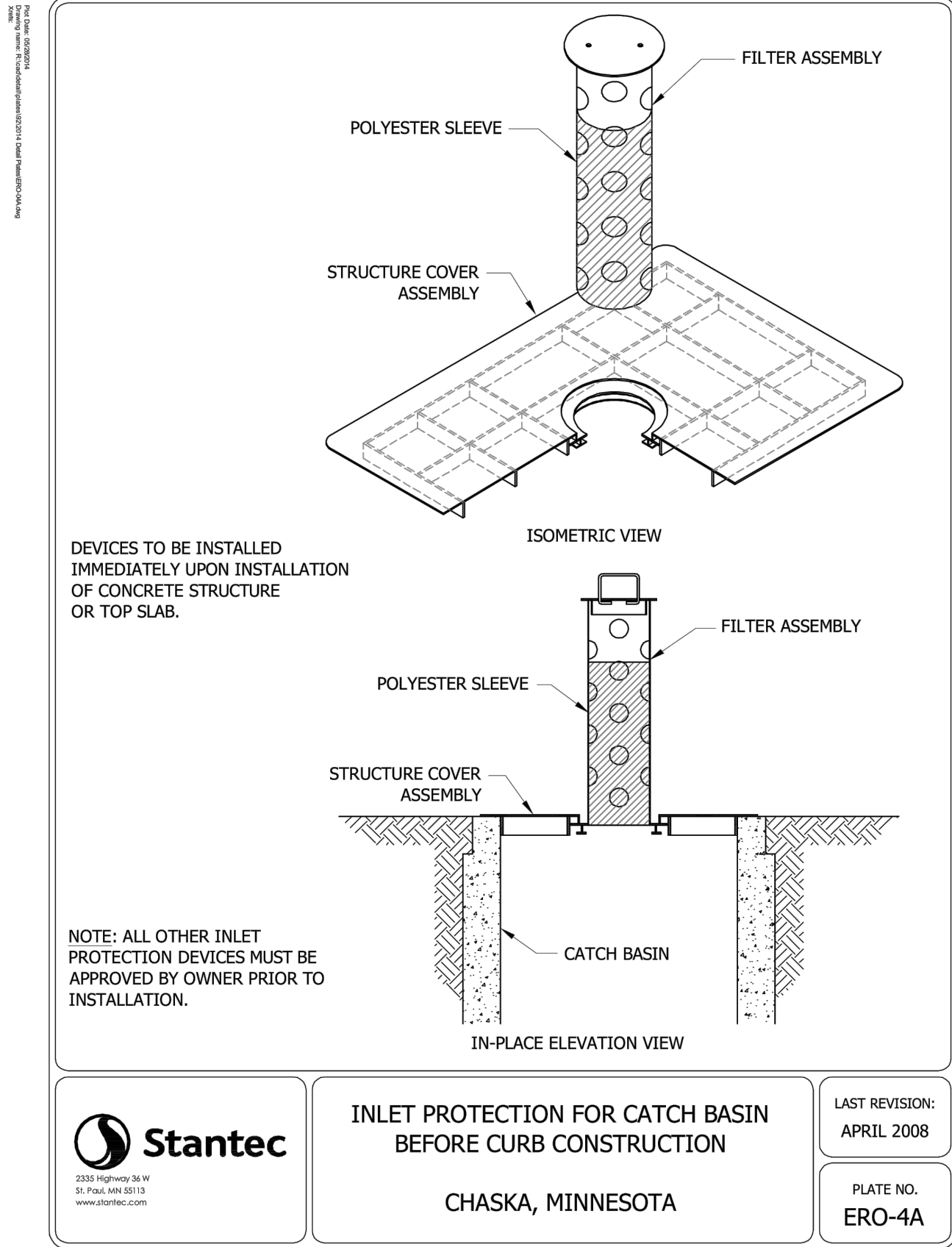
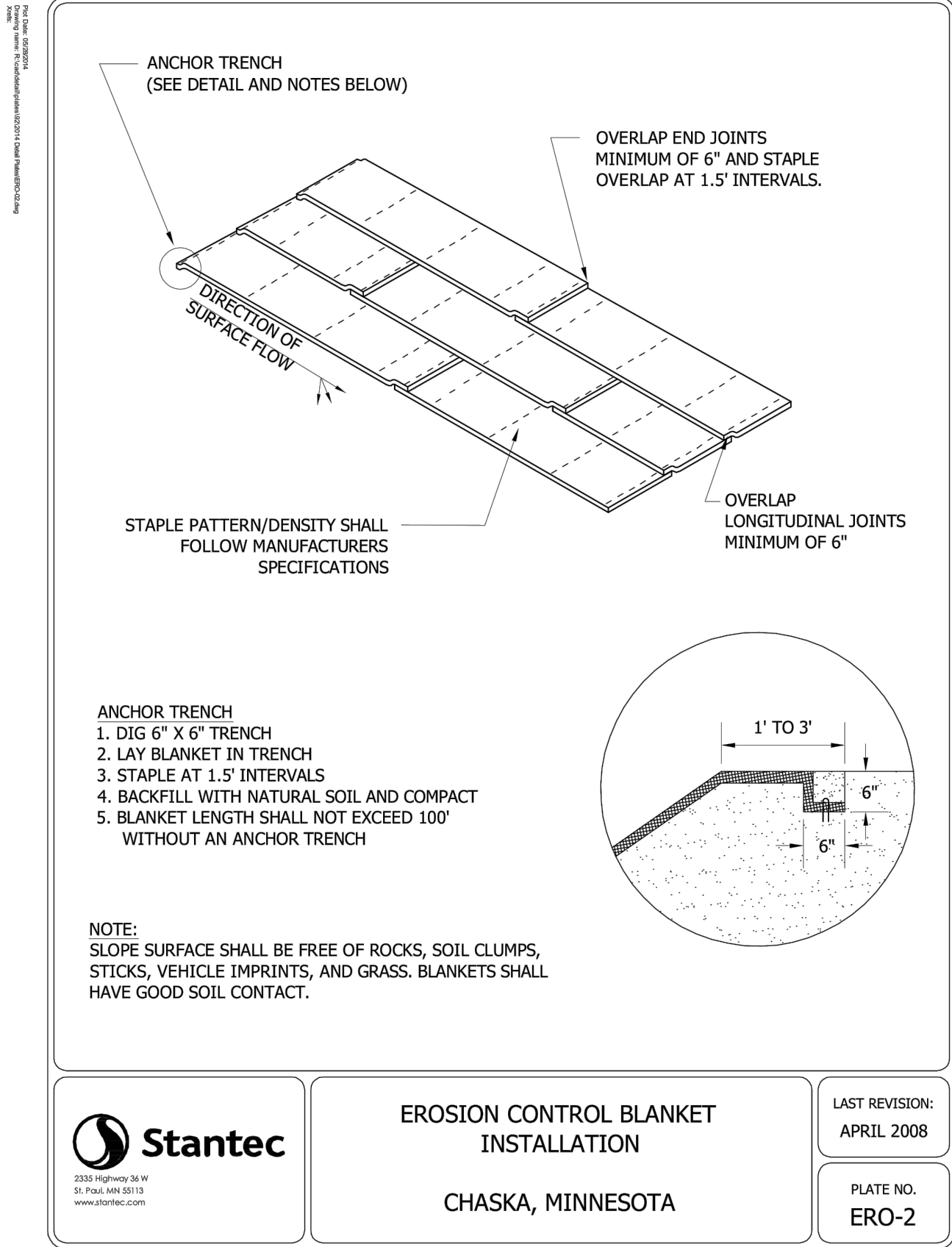
NAME: JOSEPH T RADACH PE
SIGNATURE: *Joe T. R.*
DATE: 05/02/23 LIC #: 45889

REVISIONS	ISSUE DATE: 05/02/23	BY: JTR
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7.		

OWNER

DETAILS

SHEET NUMBER
C6.1



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

NAME: JOSEPH T RADACH PE
SIGNATURE: *Joseph T. Radach*
DATE: 05/02/23 LIC #: 45889

REVISIONS	BY: JTR	ISSUE DATE: 05/02/23
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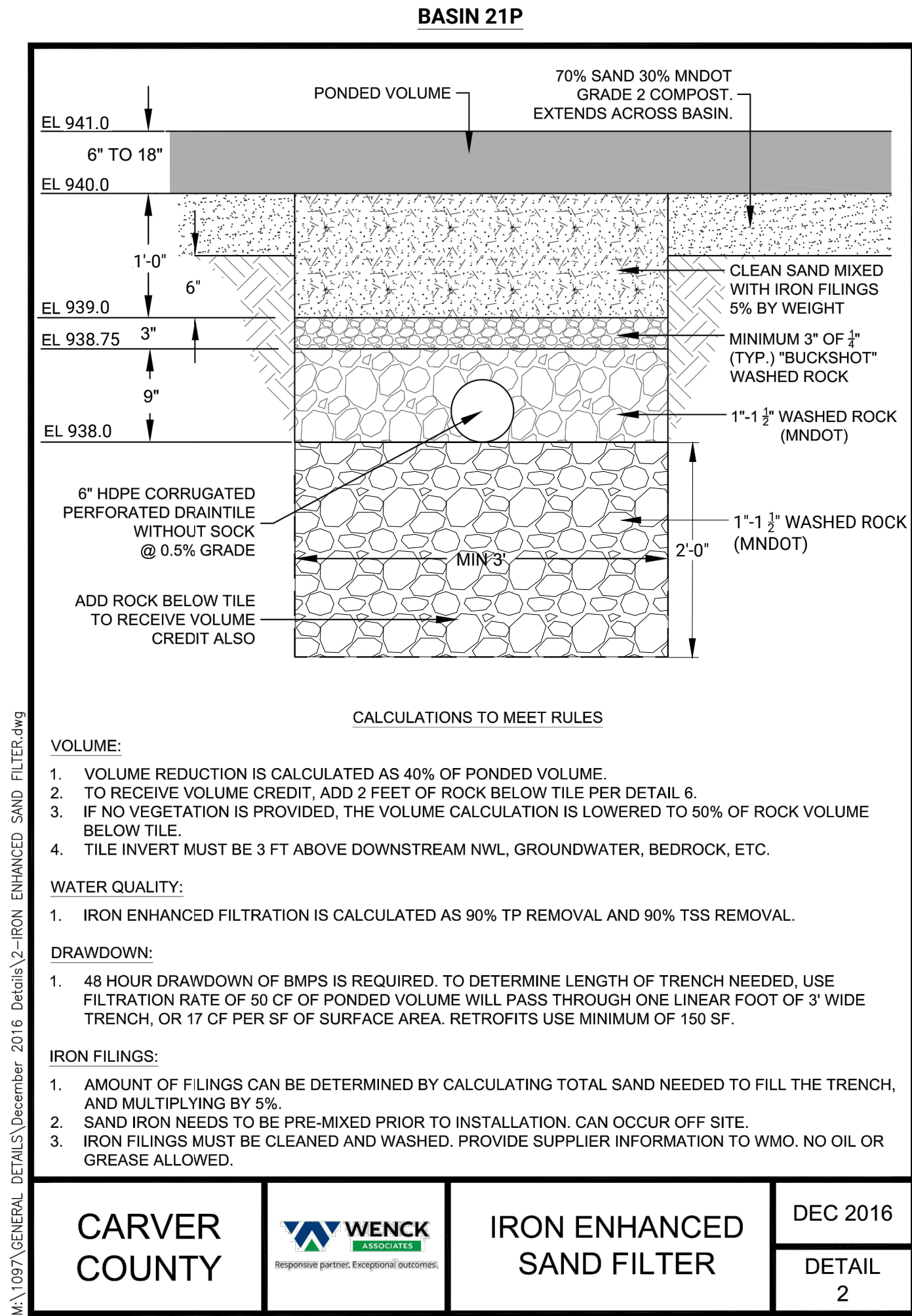
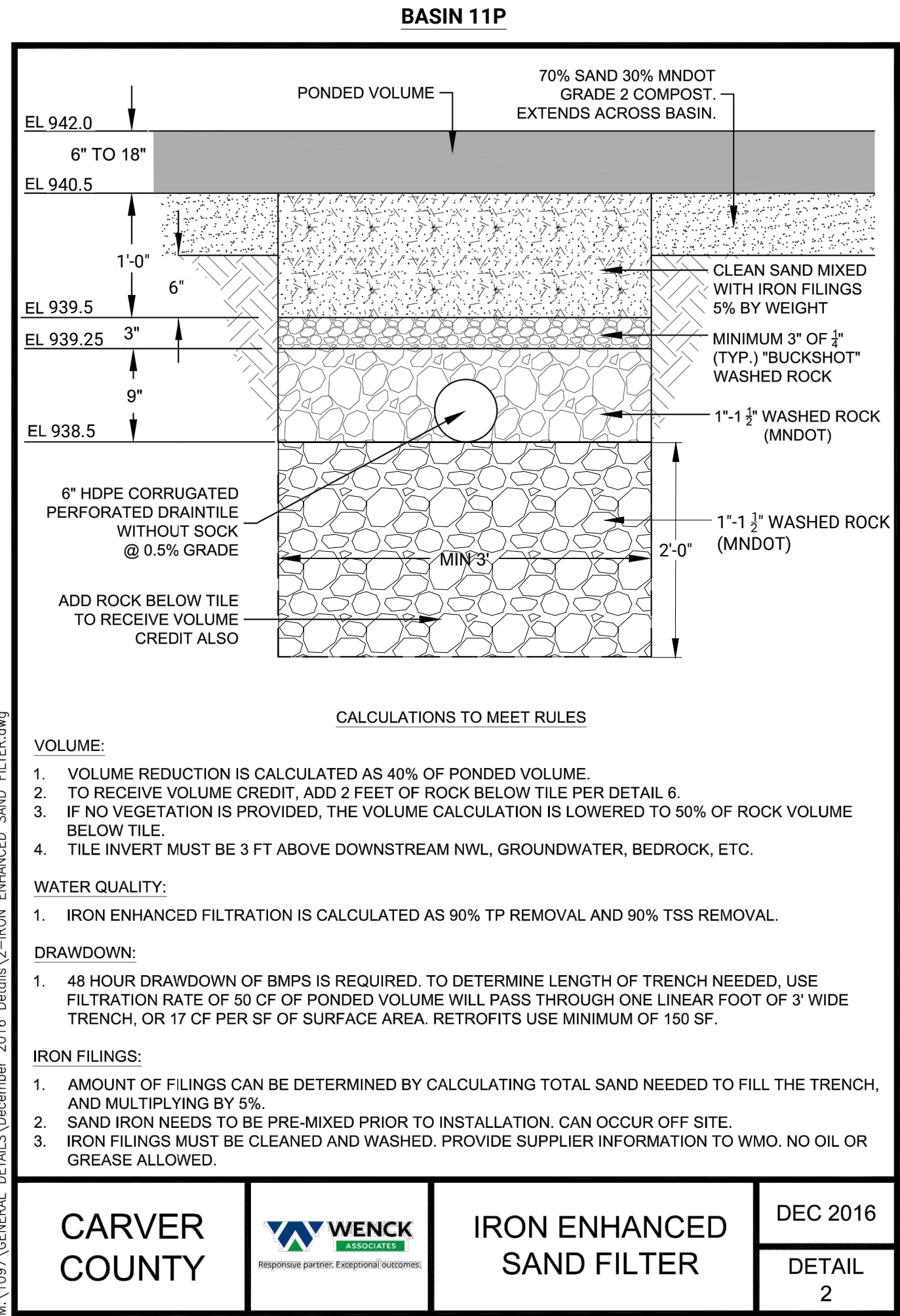
CROWN EXTRUSIONS, INC.
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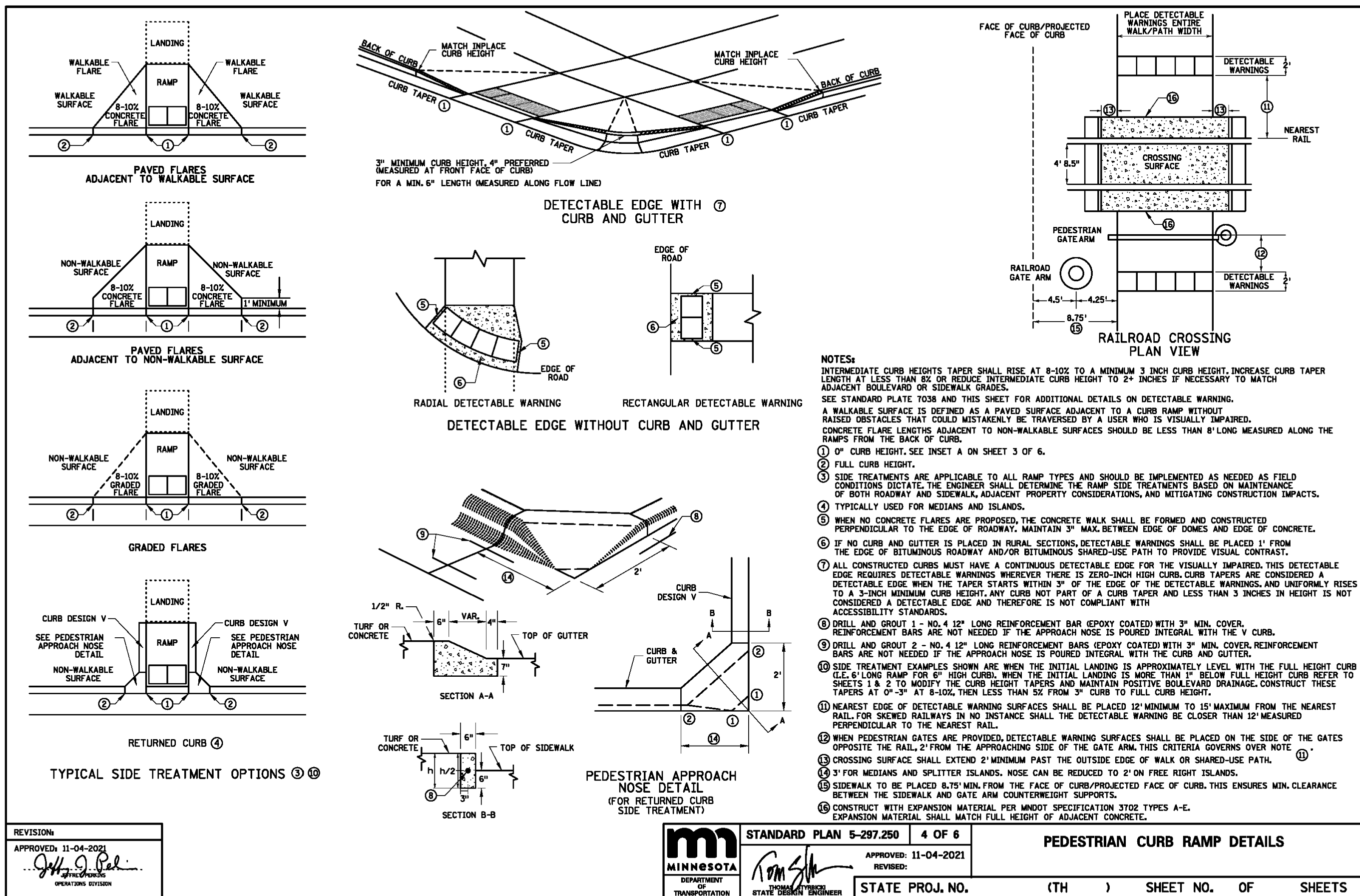
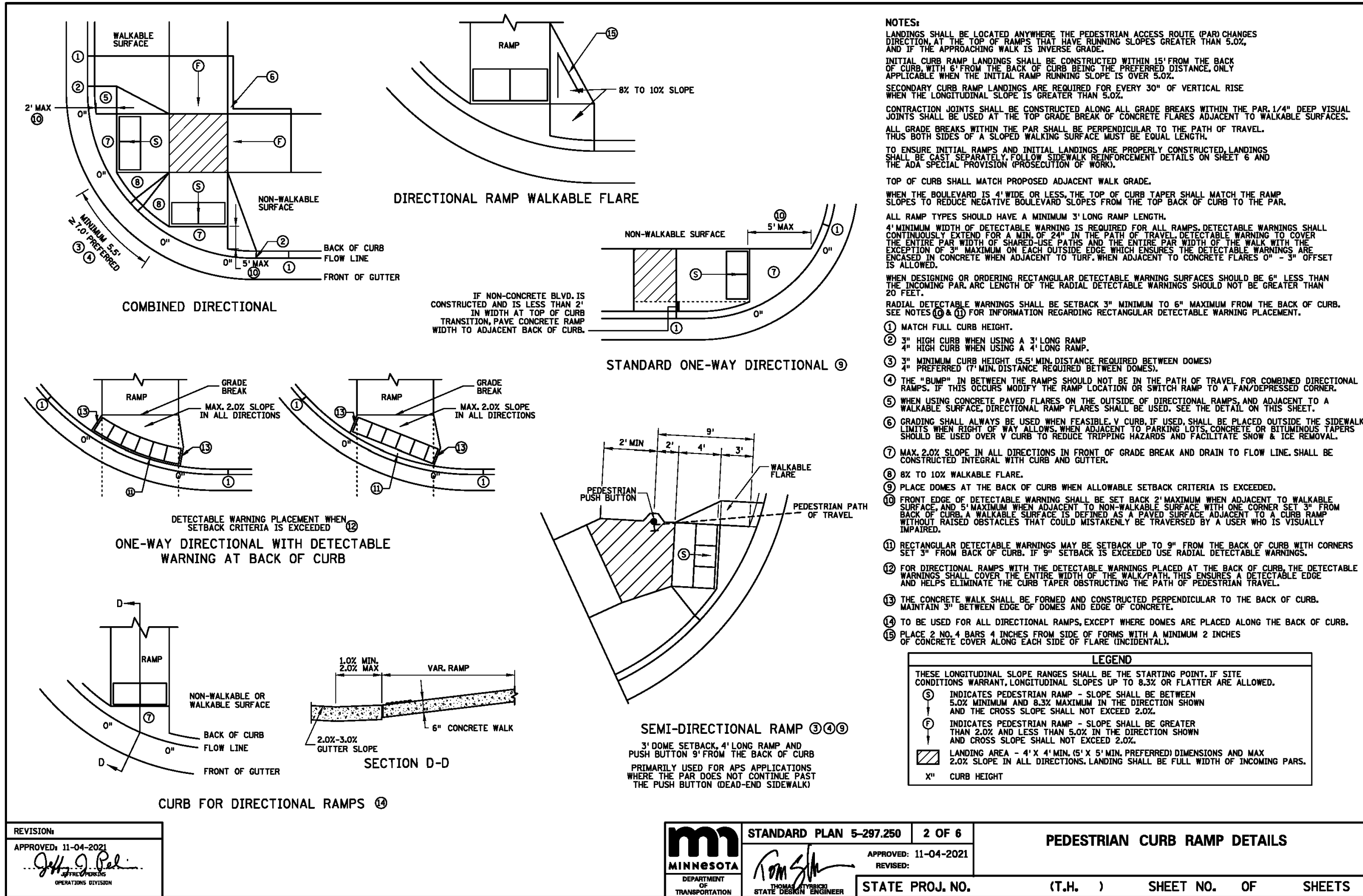
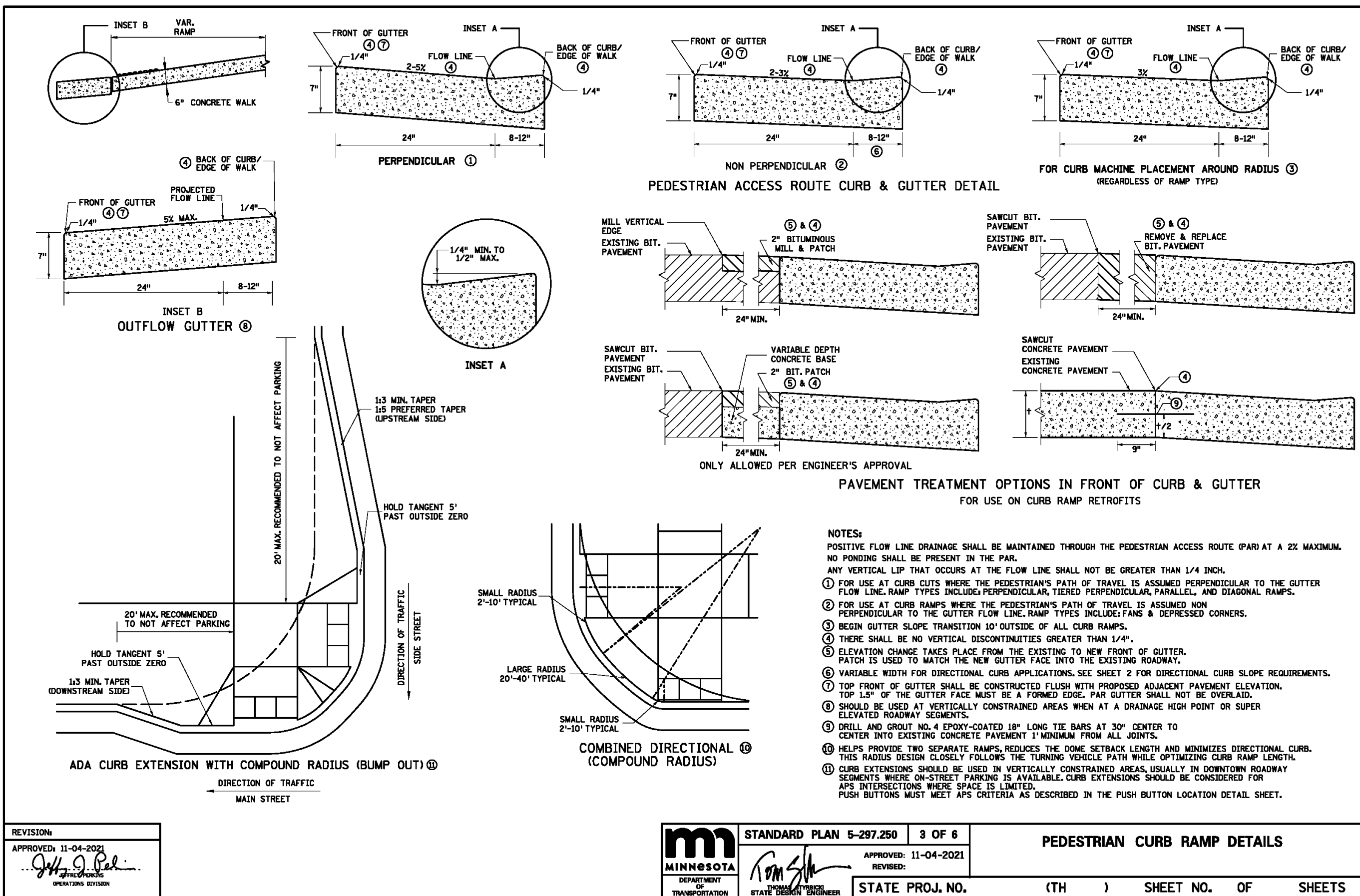
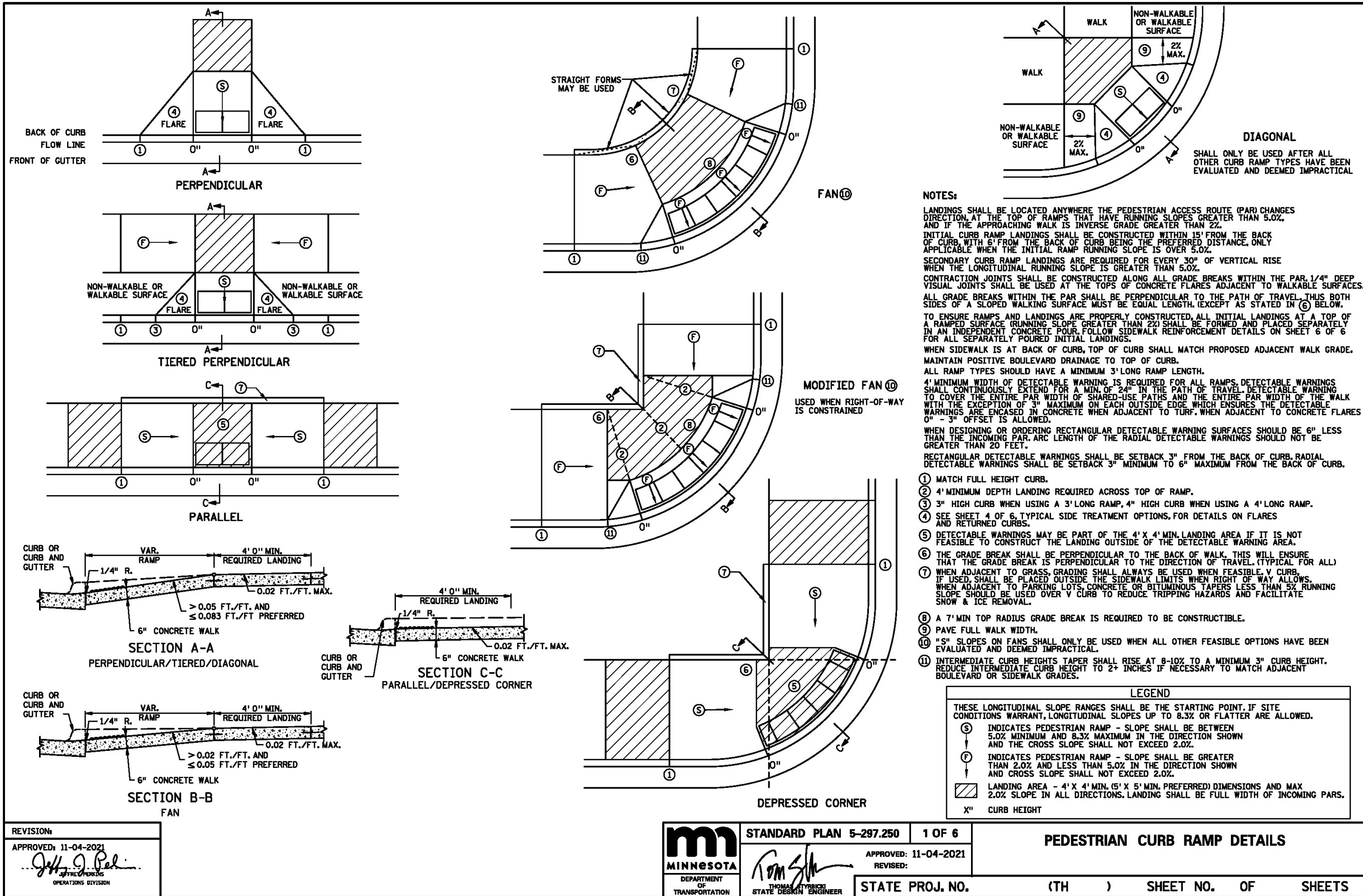
OWNER

DETAILS

PROPOSED ADDITION FOR CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

SHEET NUMBER
C6.3



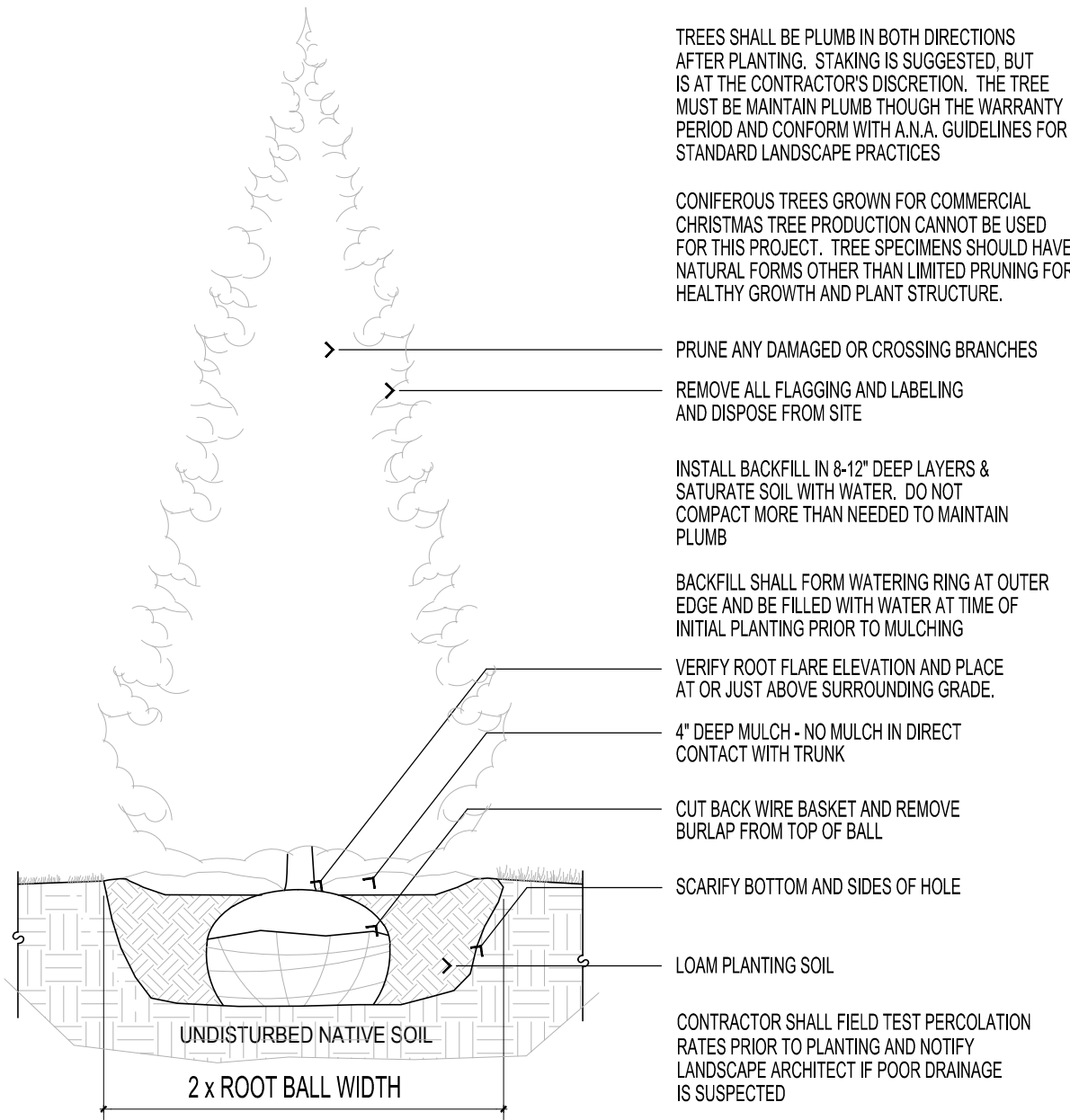


DECIDUOUS TREES					
ABM	3	AUTUMN BLAZE MAPLE	Ulmus americana 'Princeton'	4.0" CAL	B&B SINGLE STEM
LIN	3	REDMOND LINDEN	Tilia americana 'Redmond'	3.5" CAL	B&B SINGLE STEM
PRE	7	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B SINGLE STEM
RIV	6	RIVER BIRCH	Betula nigra	2.5" CAL	B&B SINGLE STEM
RPM	6	REDPOINT MAPLE	Acer rubrum 'Redpoint'	2.5" CAL	B&B SINGLE STEM
SWO	3	SWAMP WHITE OAK	Quercus bicolor	3.0" CAL	B&B SINGLE STEM

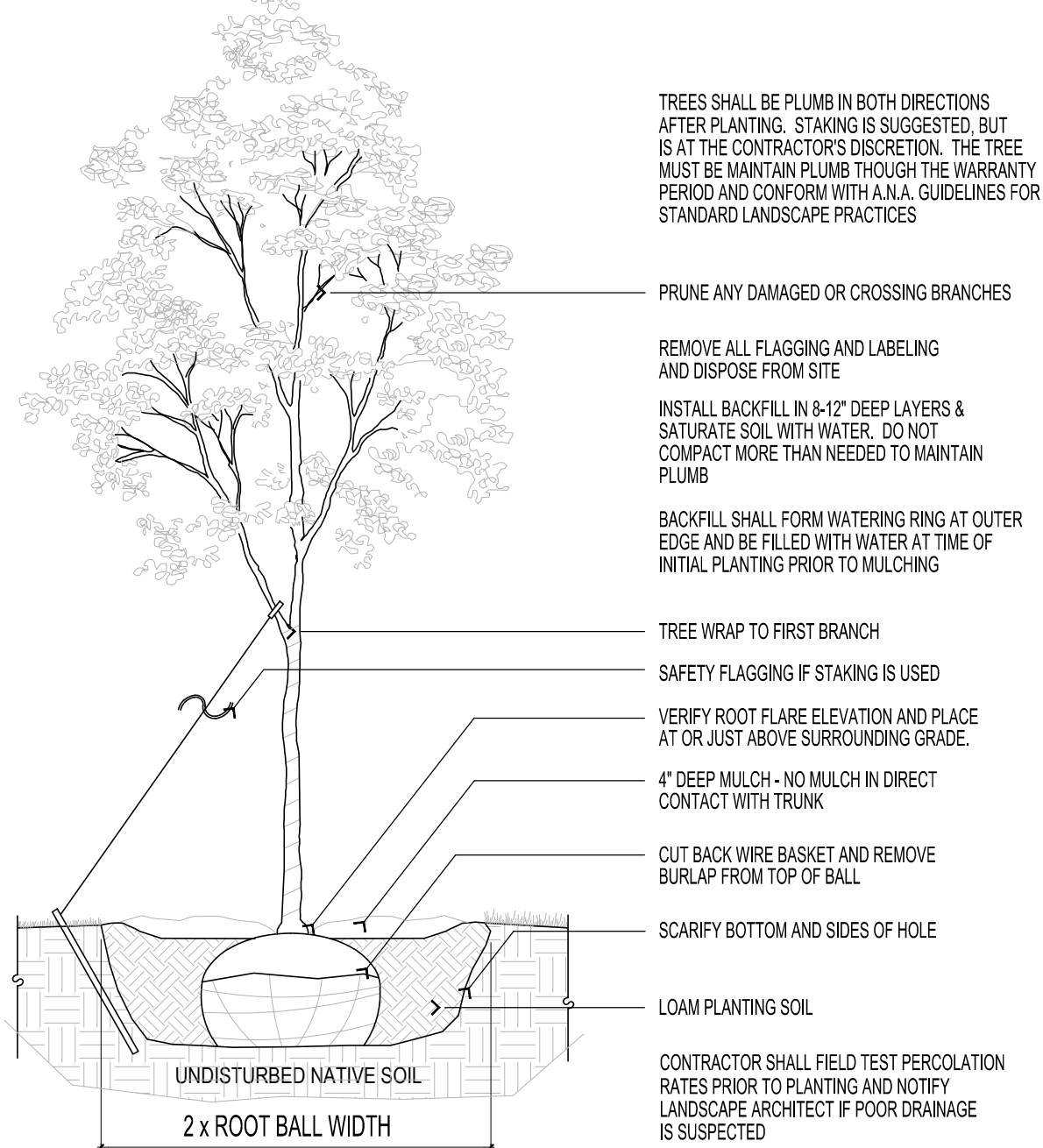
ORNAMENTAL TREES					
ABS	2	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	B&B SINGLE STEM
JTL	4	JAPANESE TREE-LILAC	Syringa reticulata 'Ivory Silk'	1.5" CAL	B&B SINGLE STEM
PFC	-	PRAIRIEFIRE CRABAPPLE	Malus x 'Prairiefire'	1.5" CAL	B&B SINGLE STEM
RSC	-	RED SPLENDOR CRABAPPLE	Malus x 'Red Splendor'	1.5" CAL	B&B SINGLE STEM
SSC	3	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5" CAL	B&B SINGLE STEM

EVERGREEN TREES					
BH	6	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B FULL FORM
PP	5	PONDEROSA PINE	Pinus ponderosa	6' HGT	B&B FULL FORM

TREE PLANTING SCHEDULE:

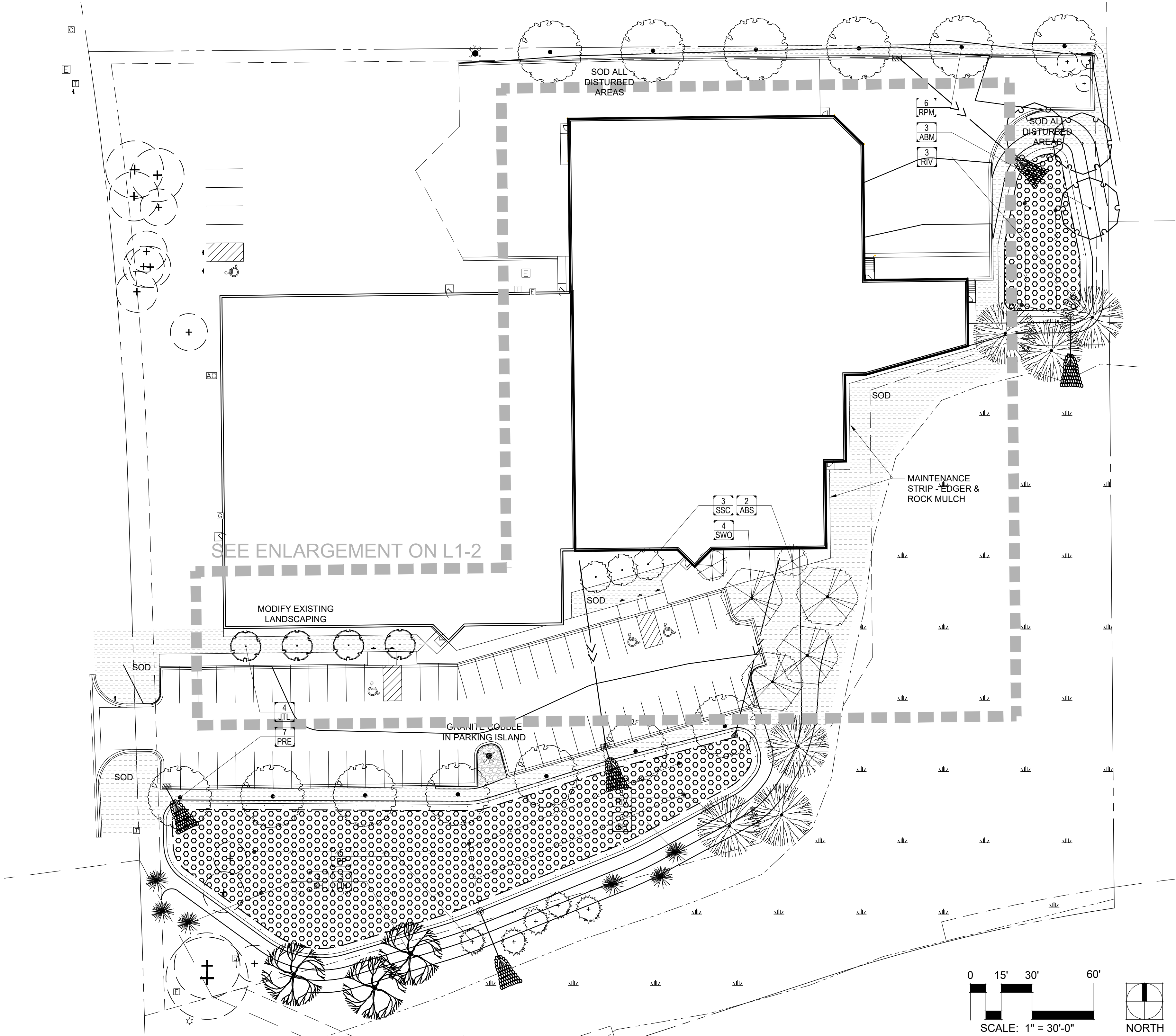


1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

PLANTING DETAILS:



OVERALL TREE PLANTING & LANDSCAPE PLAN:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:

PER THE CITY OF CHASKA LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE CALCULATED AS FOLLOWS:

- TREE PLANTINGS USING THE GREATER OF THE FOLLOWING:
 - ONE CALIPER INCH OF TREE PER 320 SF OF GROSS BUILDING AREA
 - 30,581 SF/320 = 96 CALIPER INCHES OF TREES
 - 70% (67.2) SHALL BE 2.5" TREES = 27
 - 10% (9.6) SHALL BE 3.0" TREES = 4
 - 10% (9.6) SHALL BE 3.5" TREES = 3
 - 10% (9.6) SHALL BE 4.0" TREES = 3
- CITY ORDINANCE ALSO REQUIRES ONE ORNAMENTAL TREE PER EVERY FOUR OVERSTORY TREES = 37 X 25% = 9 ORNAMENTAL TREES
- CITY ORDINANCE ALSO REQUIRES ONE ORNAMETAL SHRUB FOR EVERY 300 sf OF BUILDING AREA = 30,581 SF/300 = 102 SHRUBS

4. LANDSCAPING PROVIDED AS FOLLOWS:
- DECIDUOUS OVERSTORY TREES = 26 TREES
 - CONIFEROUS TREES = 11 TREES (COUNTED AS OVERSTORY)
 - ORNAMENTAL TREES = 9 TREES
 - SHRUBS = 102

4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:
- 2.5" CAL. FOR DECIDUOUS TREES
 - 6' HEIGHT FOR CONIFEROUS TREES
 - 1.5" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR CONIFEROUS SHRUBS
 - 24" HEIGHT FOR DECIDUOUS SHRUBS

LANDSCAPE CALCULATIONS:

Project #:	23-005
Date:	5-2-2023
Revision:	--
Drawn By:	PK
Checked By:	PK

THE CONTRACTOR SHALL:
VISIT SITE PRIOR TO SUBMITTING BID TO INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE SCOPE OF WORK.

VERIFY THE LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN OR INTENT OF THE PROJECT LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

PROTECT ALL EXISTING FEATURES FROM DAMAGE DURING PLANTING OPERATIONS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

CALL GOPHER-ONE TO VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.

ESTABLISH TO THEIR SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

UTILITIES, BACKGROUND INFORMATION, AND LAYOUT:
ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN. ADEQUATELY COMPACT ANY EXCAVATED AREAS TO AVOID FUTURE SETTLEMENT.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES THAT WOULD COMPROMISE THE DESIGN INTENT PRIOR TO BEGINNING CONSTRUCTION.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION AND PHASING:
COORDINATE THE LANDSCAPING AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTINGS SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE PLANTING AREAS.

PLANT MATERIALS:
ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

PLANTS SHALL NOT BE STOCKPILED ON SITE ANY LONGER THAN NECESSARY AND SHALL HAVE ADEQUATE WATERING AT ALL TIMES PRIOR TO PLANTING. PLANTS THAT SHOW OBVIOUS SIGNS OF DISTRESS FROM HEAT, OR LACK OF WATER, SHALL NOT BE INSTALLED. ROOT BALLS FOR ALL TREES SHALL BE COVERED WITH MULCH WHILE AWAITING PLANTING.

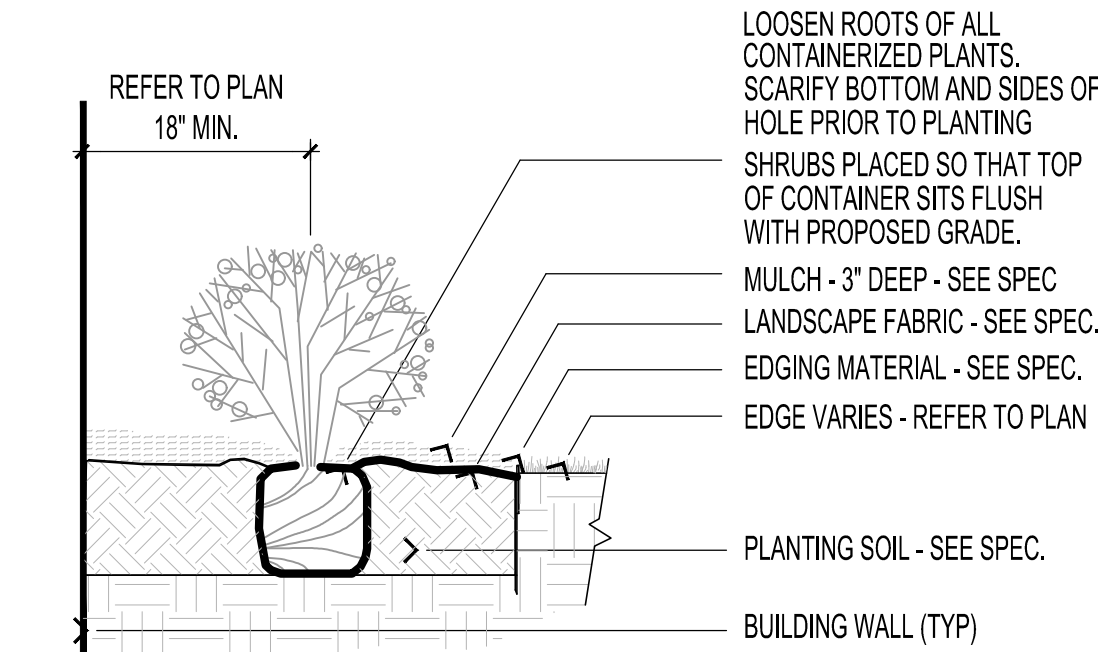
UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO Y CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

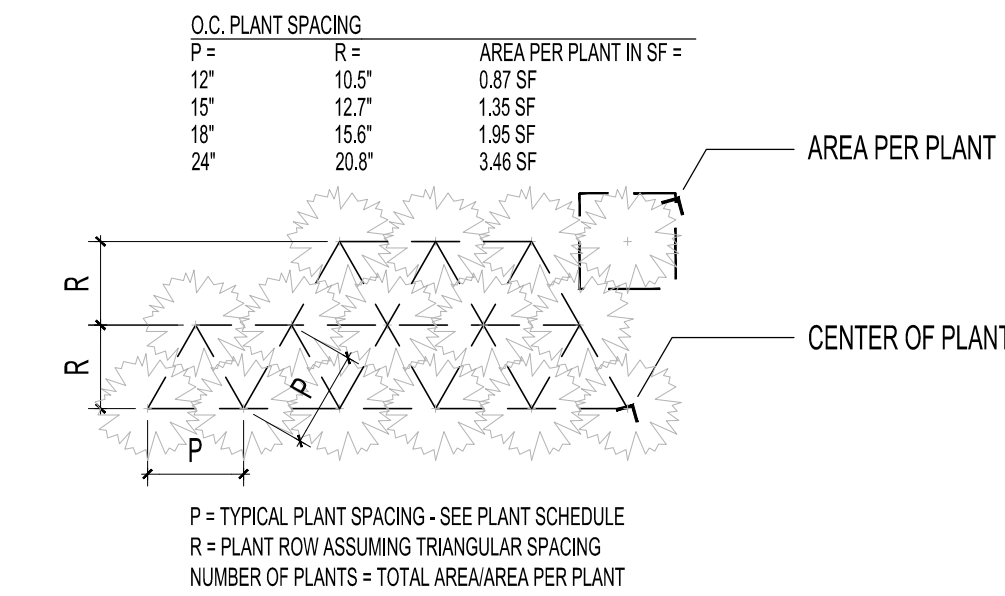
THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING PRIOR TO ANY DIGGING.

PLANTING NOTES:



1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



2 PERENNIAL SPACING GUIDELINES
SCALE: 3/4" = 1'-0"

PLANTING DETAILS:

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS ARE OCCASIONALLY NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE REQUIRED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IN ADVANCE TO DISCUSS AN ACCEPTABLE MODIFICATION.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5' CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEACOMPOST AND 10 PARTS SAND.

ALL PLANTS SHALL BE INSTALLED PER THE PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THEIR PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

EDGING AND MAINTENANCE STRIPS:
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:
ROCK MULCH OR COBBLE SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL SHRUB BED MASSES SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

ALL PERENNIAL PLANTING BEDS SHALL RECEIVE 3" COMPACTED DEPTH LAYER OF BROWN SHREDDED WOOD MULCH WITH A UNIFORM TREATMENT OF PRE-EMERGENT HERBICIDE (PREEN OR EQUAL) APPLIED PRIOR TO MULCHING.

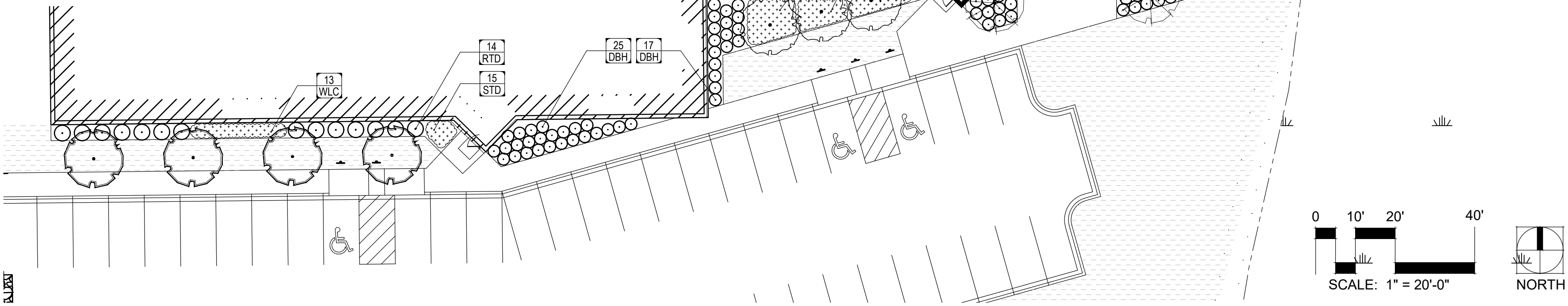
ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDED RATES UNDER ALL MULCHED AREAS INCLUDING TREE MULCH RINGS.

IRRIGATION:
VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

UNLESS SPECIFICALLY NOTED OTHERWISE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SHOP DRAWING AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THE IRRIGATION SHOP DRAWINGS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIALS OR INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.



SHRUB & PERENNIAL PLANTING PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH	4	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4' O.C.
AWS	22	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4' O.C.
DBH	42	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4' O.C.
MKL		MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5' O.C.
RTD	14	RED TWIGGED DOGWOOD	Cornus sericea 'Bailadeline'	24" HGT	POT	4' O.C.
CONIFEROUS SHRUBS						
ARJ	5	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	3 GAL	POT	5' O.C.
DFJ	11	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	3 GAL	POT	5' O.C.
TYE	4	TAUNTON YEW	Taunton x media 'Taunton'	3 GAL	POT	5' O.C.
PERENNIALS AND GRASSES						
AJS	-	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
BES	-	BLACK EYED SUSAN	Rudbeckia goldsturm	1 GAL	POT	24" O.C.
HAM	-	HOSTA - VARIEGATED	Hosta x 'Alba Marginata'	1 GAL	POT	24" O.C.
HGS	-	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	-	HOSTA - SUN POWER	Hosta x 'Sun Power'	1 GAL	POT	30" O.C.
KFG	-	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	24" O.C.
PUC	30	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL	POT	24" O.C.
STD	35	STELLA d' ORO DAYLILY	Hemerocallis x 'Stella d' Oro'	1 GAL	POT	18" O.C.
WLC	26	WALKER'S LOW CATMINT	Nepeta faassenii 'Walker's Low'	1 GAL	POT	30" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH OVER FILTER FABRIC	3" DEPTH
	GRANITE COBBLE	4-8" DIAMETER GRANITE COBBLE OVER FILTER FABRIC	6-8" DEPTH
	SOD	BLUEGRASS PEAT SOD ON AT LEAST 4" TOPSOIL	N/A

GROUNDCOVER SCHEDULE:

Inside
Outside
Architecture
Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:

CROWN
EXTRUSIONS

Chaska, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a Registered Landscape Architect under the laws of the State of Minnesota.

Paul Kangas
Landscape Architect
No. 26017

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Signature:

Project #:

23-005

Date:

5-2-2023

Revision:

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Drawn By:

PK

Checked By:

PK

Sheet Title:

SHRUB & PERENNIAL
PLANTING PLAN

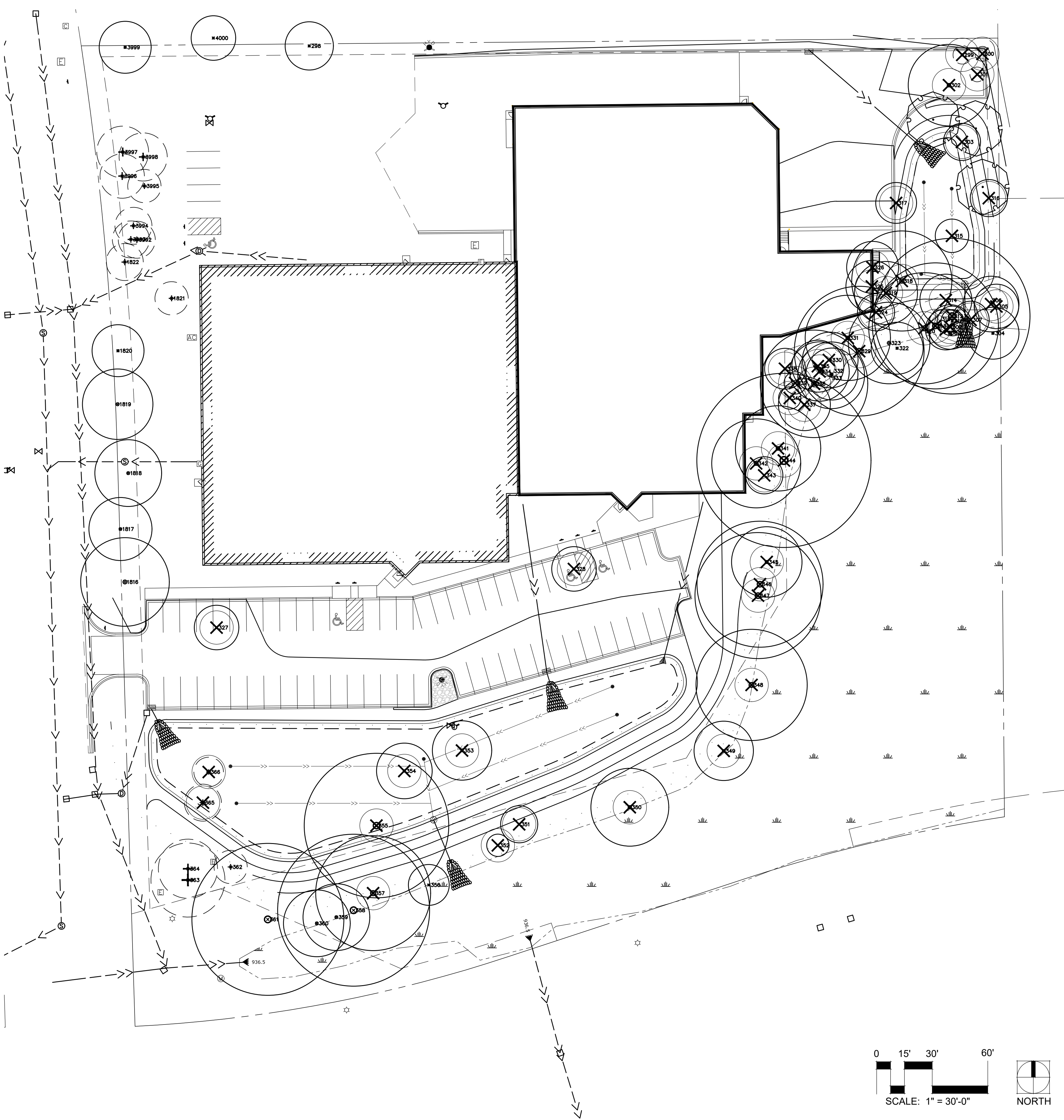
Sheet Number:

L1-2

Page 335 of 403

Tree Tag	DBH (inch)	Species	Condition	Stems	Status
1816	24	Green Ash	Good	1	Saved
1817	17	Green Ash	Good	1	Saved
1818	18	Green Ash	Good	1	Saved
1819	19	Green Ash	Good	1	Saved
1820	14	Green Ash	Good	1	Saved
1821	9	White Spruce	Good	1	Saved
1822	10	White Spruce	Good	1	Saved
3992	10	White Spruce	Good	1	Saved
3993	8	White Spruce	Good	1	Saved
3994	10	White Spruce	Good	1	Saved
3995	9	White Spruce	Good	1	Saved
3996	12	White Spruce	Good	1	Saved
3997	14	White Spruce	Good	1	Saved
3998	13	White Spruce	Good	1	Saved
3999	14	Hackberry	Good	1	Saved
4000	12	Hackberry	Good	1	Saved
298	13	Hackberry	Good	1	Saved
299	5	White Spruce	Good	1	Removed
300	4	White Spruce	Good	1	Removed
301	4	White Spruce	Fair	1	Removed
302	22	Boxelder	Good	3	Removed
303	10	Red Maple	Good	1	Removed
304	14	Boxelder	Good	2	Saved
305	12	Boxelder	Fair	1	Removed
306	15	Boxelder	Fair	2	Removed
307	10	Black Willow	Good	2	Removed
308	11	Black Willow	Good	1	Removed
309	12	Black Willow	Good	1	Removed
310	6	Black Willow	Good	1	Removed
311	8	Cottonwood	Good	1	Removed
312	42	Cottonwood	Good	2	Removed
313	34	Cottonwood	Good	2	Removed
314	14	Cottonwood	Good	1	Removed
315	9	Red Maple	Good	1	Removed
316	10	Red Maple	Fair	1	Removed
317	11	Honeylocust	Good	1	Removed
318	27	Cottonwood	Good	2	Removed
319	17	Black Willow	Good	2	Removed
320	30	Cottonwood	Good	2	Removed
322	18	Cottonwood	Good	2	Saved
323	22	Cottonwood	Good	1	Saved
324	10	Cottonwood	Good	1	Removed
325	14	Cottonwood	Good	1	Removed
326	14	Boxelder	Good	3	Removed
327	11	Basswood	Good	1	Removed
328	12	River Birch	Good	1	Removed
329	35	Cottonwood	Good	3	Removed
330	15	Cottonwood	Good	1	Removed
331	23	Cottonwood	Good	1	Removed
332	14	Cottonwood	Good	1	Removed
333	18	Cottonwood	Good	2	Removed
334	16	Cottonwood	Good	1	Removed
335	14	Black Willow	Good	1	Removed
336	29	Black Willow	Good	2	Removed
337	14	Cottonwood	Good	1	Removed
338	11	Boxelder	Good	2	Removed
339	6	Boxelder	Fair	2	Removed
340	6	Boxelder	Good	2	Removed
341	23	Cottonwood	Good	1	Removed
342	24	Cottonwood	Good	1	Removed
343	10	Black Willow	Good	1	Removed
344	47	Cottonwood	Good	2	Removed
345	19	Cottonwood	Good	1	Removed
346	34	Black Willow	Good	3	Removed
347	34	Black Willow	Good	3	Removed
348	30	Cottonwood	Good	2	Saved
349	16	Cottonwood	Good	1	Saved
350	21	Cottonwood	Good	1	Saved
351	10	Boxelder	Good	1	Removed
352	6	Boxelder	Good	1	Removed
353	16	White Ash	Good	1	Removed
354	15	Green Ash	Good	1	Removed
355	39	White Ash	Good	3	Removed
356	11	Boxelder	Good	1	Saved
357	31	Cottonwood	Good	1	Removed
358	41	Cottonwood	Good	3	Saved
359	18	Black Willow	Good	1	Saved
360	18	Cottonwood	Good	1	Saved
361	41	Cottonwood	Good	2	Saved
362	9	Arborvitae	Good	4	Saved
363	20	Arborvitae	Good	20	Saved
364	16	Arborvitae	Good	7	Saved
365	10	Blue Spruce	Good	1	Removed
366	8	White Spruce	Fair	1	Removed

TREE INVENTORY AND STATUS:



TREE REMOVAL PLAN:



14165 James Road - Suite 200A
Rogers, MN 55374
Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
**CROWN
EXTRUSIONS**

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me or under my direct supervision and that I am
a Registered Landscape Architect under the laws
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Name: Paul Mangas
License #: 26017
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Signature: [Signature]
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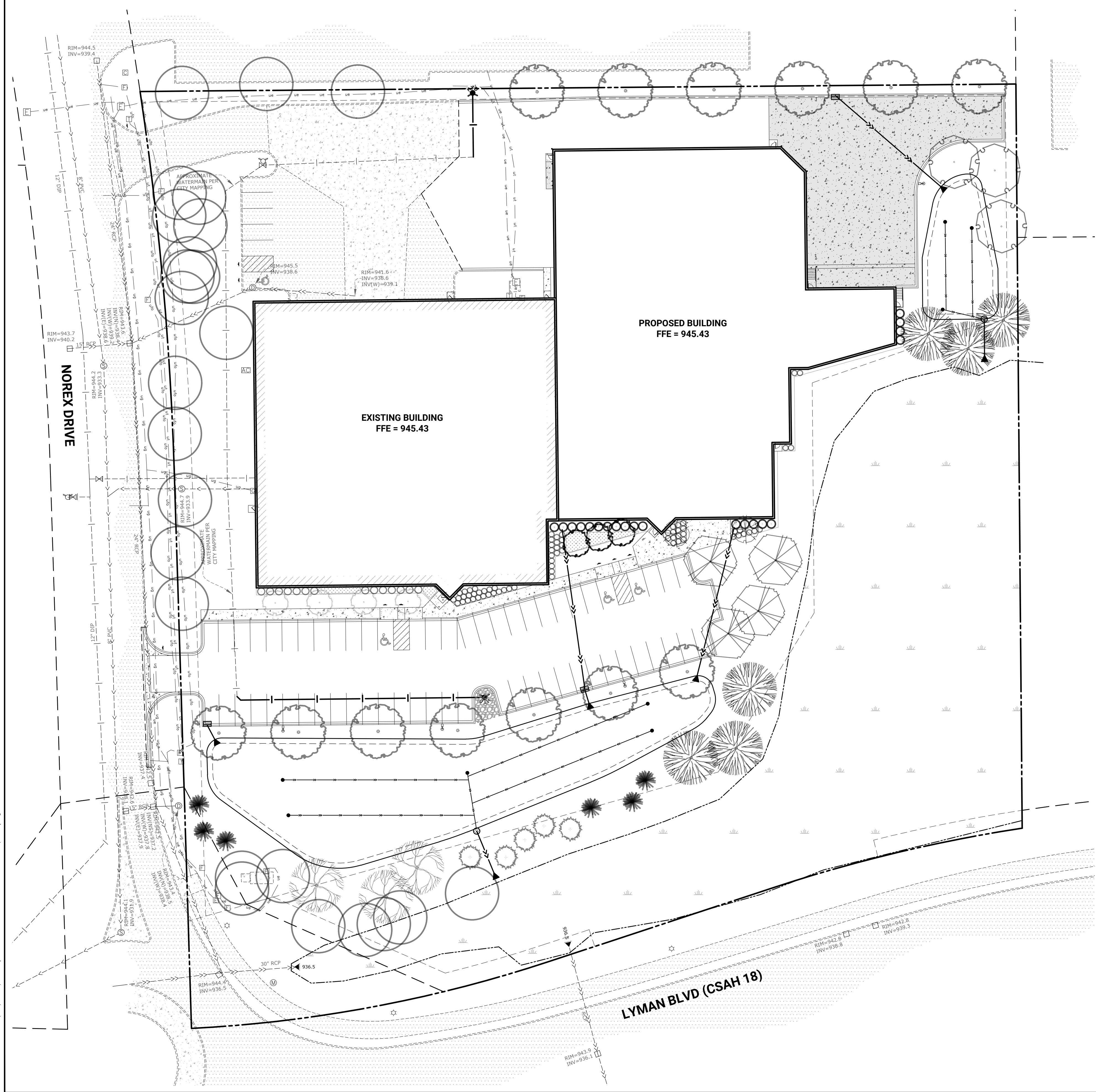
Project #:	23-005
Date:	5-2-2023
Revision:	--
Drawn By:	PK
Checked By:	PK

Sheet Title:
**TREE REMOVAL
PLAN**

Sheet Number:

L1-3

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LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	BITUMINOUS PAVEMENT
---	---	CONCRETE WALK/STOOP
---	---	CONCRETE PAVEMENT
---	---	CURB LINE
---	---	STORM SEWER
---	---	SANITARY SEWER
---	---	WATER MAIN
---	---	UNDERGROUND ELECTRIC
---	---	UNDERGROUND GAS
---	---	UNDERGROUND FIBER OPTIC
---	---	UNDERGROUND TELEPHONE
---	---	STORM CATCH BASIN
---	---	STORM MANHOLE
---	---	STORM FLARED END SECTION
---	---	HYDRANT
---	---	GATE VALVE
---	---	LIGHT POLE
---	---	OTHER SYMBOLS
---	---	WETLAND

CALL BEFORE YOU DIG

811

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0 15 30 60
SCALE IN FEET

N

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NAME: JOSEPH T. RADACH PE
SIGNATURE: *Joseph T. Radach*
DATE: 05/02/23 LIC #: 45889

REVISIONS

NO.	DESCRIPTION	DATE	BY
1.			JTR
2.			
3.			
4.			
5.			
6.			
7.			

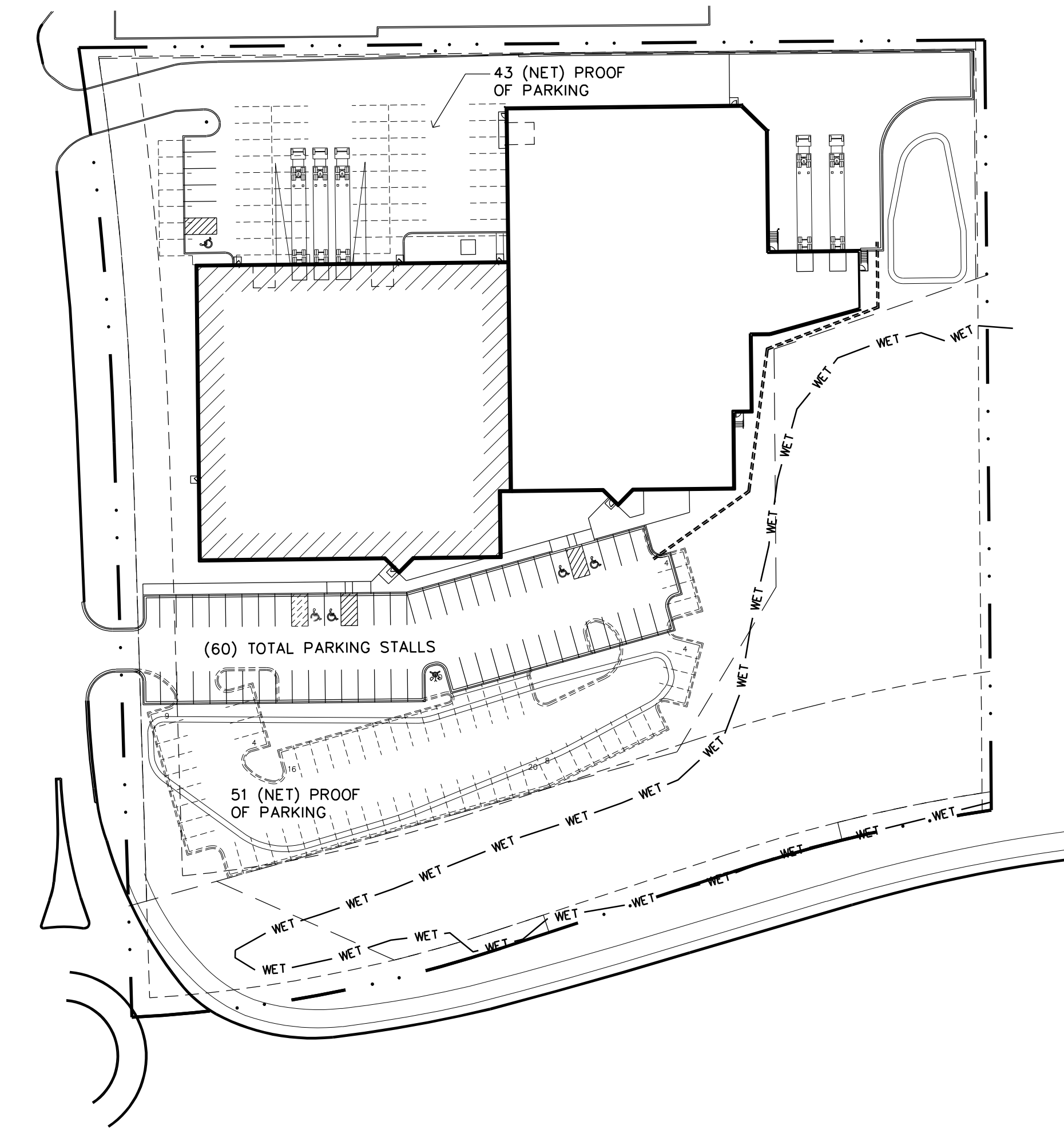
OWNER

CROWN EXTRUSIONS, INC.
4035 Norex Drive
Chaska, MN 55318

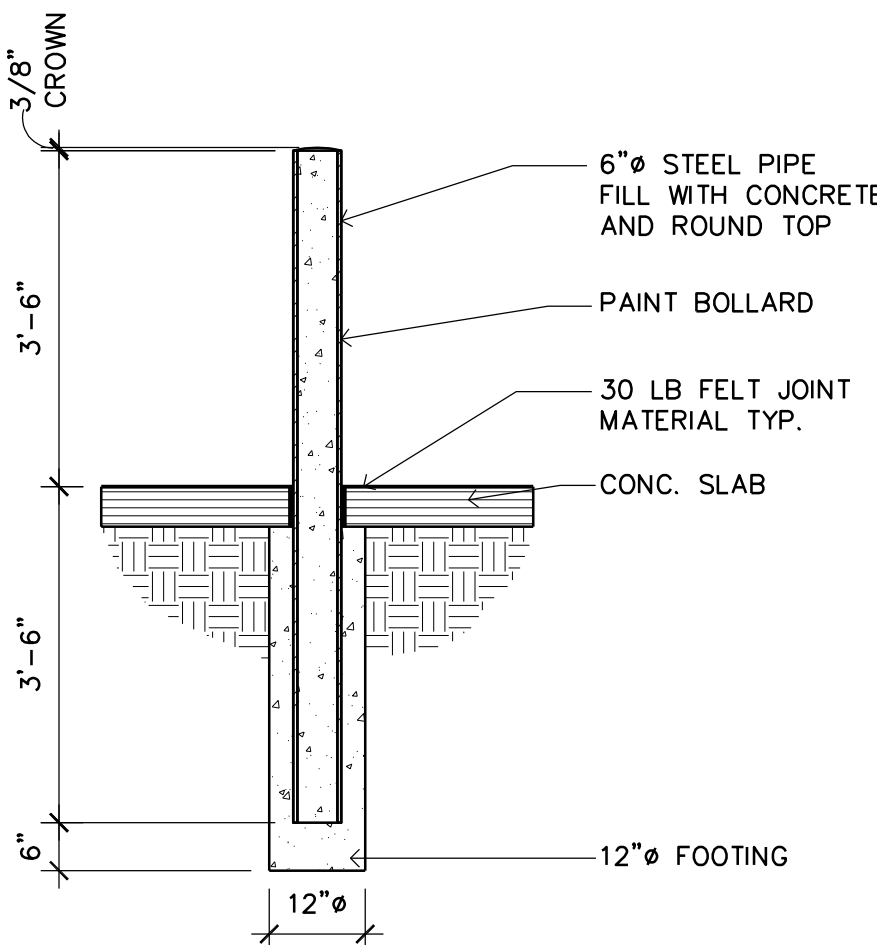
SITE / UTILITY / LANDSCAPE OVERLAY PLAN

PROPOSED ADDITION FOR CROWN EXTRUSIONS
4035 Norex Drive
Chaska, Minnesota

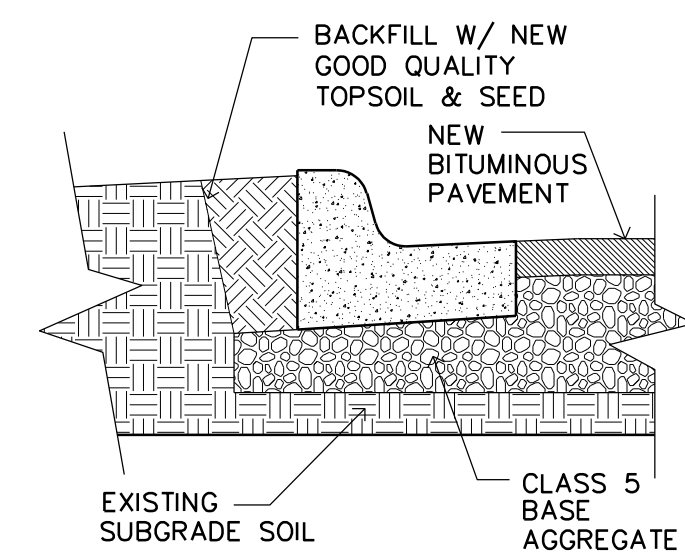
SHEET NUMBER
EXHIBIT 1



4 PROOF OF PARKING PLAN
A1 SCALE: 1" = 60'-0"

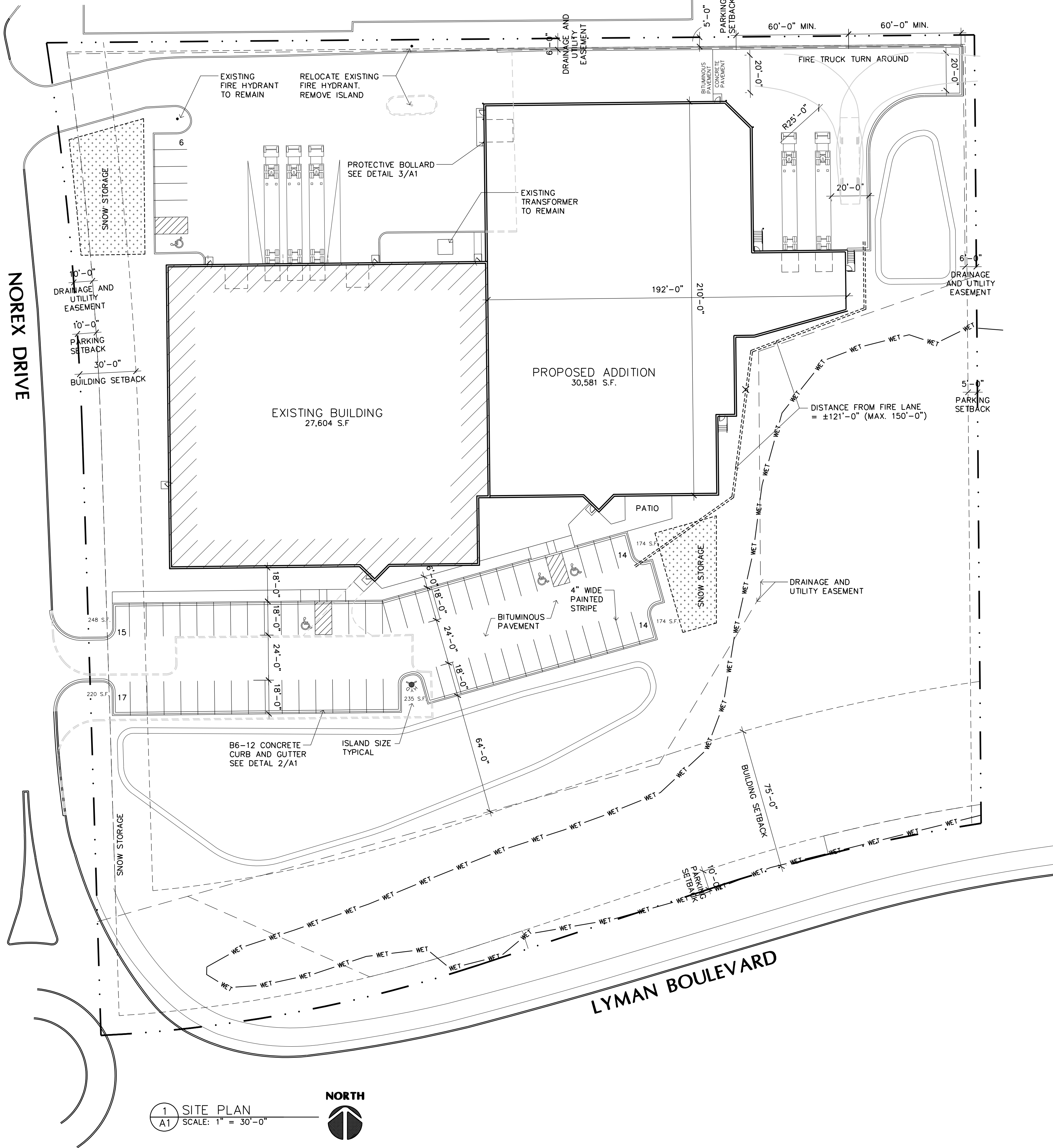


3 PROTECTIVE BOLLARD
A1 SCALE: 1/2" = 1'-0"

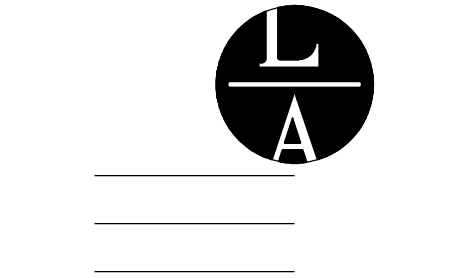


2 B6-12 CONCRETE CURB
A1 SCALE: 1/2" = 1'-0"

SITE DATA	
LOT SIZE	= 230,271 S.F. = 5.29 ACRES
ZONING	= PID = PLANNED INDUSTRIAL DISTRICT
BUILDING	= 27,604 S.F. EXISTING OFFICE/MANUFACTURING
	= 30,581 S.F. PROPOSED MANUF./WAREHOUSE ADDITION
BLDG COVERAGE	= 58,185/230,271 = 25.2% < 40% MAX
GREEN SPACE	= 98,376/230,271 = 42.7%
PARKING ISLAND AREA CALCULATION	
NORTH LOT	= NORTH LOT CONTAINS LESS THAN 25 STALLS NO PLANTING ISLANDS ARE REQUIRED
PARKING AREA - 60 STALLS X 162 S.F. = 9,720 S.F.	
SOUTH LOT	= 1,051/9,720 = 10.8% > 10% MIN.
PARKING DATA	
OFFICE (3,347 S.F. GROSS)	
3,347 LESS 10% = 3,012 NET S.F.	
3,012 S.F. @ 1/250	= 12 STALLS
MANUFACTURING (12,112 GROSS)	
12,112 LESS 10% = 10,901 NET S.F.	
10,901 S.F. @ 1/350	= 31 STALLS
WAREHOUSE (42,726 GROSS)	
42,726 LESS 10% = 38,453 NET S.F.	
38,453 S.F. @ 1/2,000	= 19 STALLS
STALLS REQUIRED	= 62 STALLS
STALLS PROVIDED	= 66 STALLS
PROOF OF PARKING	
* PER CITY CODE, WAREHOUSE AREAS MUST PROVIDE PROOF OF PARKING AT 1/350 S.F. IN THE EVENT THE USE IS CHANGED IN THE FUTURE	
OFFICE (SEE ABOVE)	= 12 STALLS
MANUFACTURING (SEE ABOVE)	= 31 STALLS
WAREHOUSE	
42,726 LESS 10% = 38,453 NET S.F.	
38,453 S.F. @ 1/350	= 110 STALLS
	= 153 STALLS REQUIRED
STALLS PROVIDED	= 66 STALLS
	= 88 PROOF STALLS
	= 154 STALLS PROVIDED



1 SITE PLAN
A1 SCALE: 1" = 30'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN,
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LICENSED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

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PROPOSED ADDITION FOR CROWN EXTRUSIONS

4035 Norex Drive, Chaska, Minnesota

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Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: ALE
Checked By: LL

Revisions	
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

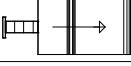
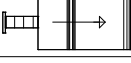
SITE PLAN

Sheet Number

A1

Project No. 220620-3

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts_1	Illuminance	Fc	0.68	10.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	10	10	Horizontal
Main Parking Area	Illuminance	Fc	1.19	3.3	0.3	3.97	11.00				
Upper Area	Illuminance	Fc	1.85	5.6	0.3	6.17	18.67				

Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	3	A	A17-4T100	SINGLE	13696	13696	1.000	A17-4T100	97.56	97.56	292.68	a17-4t100.ies	
	1	B	A17-4T150	SINGLE	21117	21117	1.000	A17-4T150	149.17	149.17	149.17	a17-4t150.ies	
	6	D	SLIM17FA15ADJ	SINGLE	1761	1761	1.000	SLIM17FA15ADJ_5K	14.21	14.21	85.26	SLIM17FA15ADJ_5K.ies	
	5	S	SLIM17FAFC40	SINGLE	4595	4595	1.000	SLIM17FAFC40_5K	38.15	38.15	190.75	SLIM17FAFC40_5K.ies	

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	135.97	198.52	28	90	10
2	A	222.47	198.52	28	90	10
3	A	332.858	225.583	28	107.604	10
4	B	496.69	507.64	28	180	0
5	D	289.27	519.81	8	180	0
6	D	413.03	522.94	8	90	0
7	D	432.91	443.58	8	90	0
8	D	482.5	433.99	8	0	0
9	D	418.055	356.77	8	270	0
10	D	346.075	309.09	8	221.798	0
11	S	289.1	509.24	21	180	0
12	S	385.7	523.05	21	90	0
13	S	321.04	523.05	21	90	0
14	S	423.86	516.775	21	46.918	0
15	S	461.96	444.32	21	90	0
Total Quantity: 15						

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

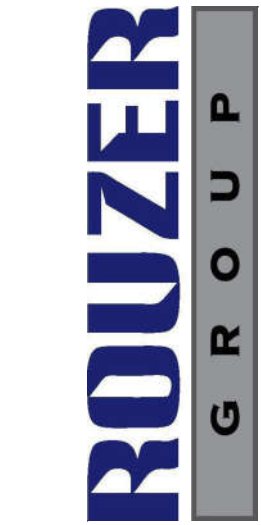
LAYOUT AND BOM ARE SUBJECT TO APPROVAL

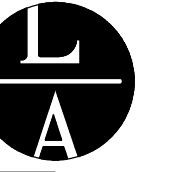
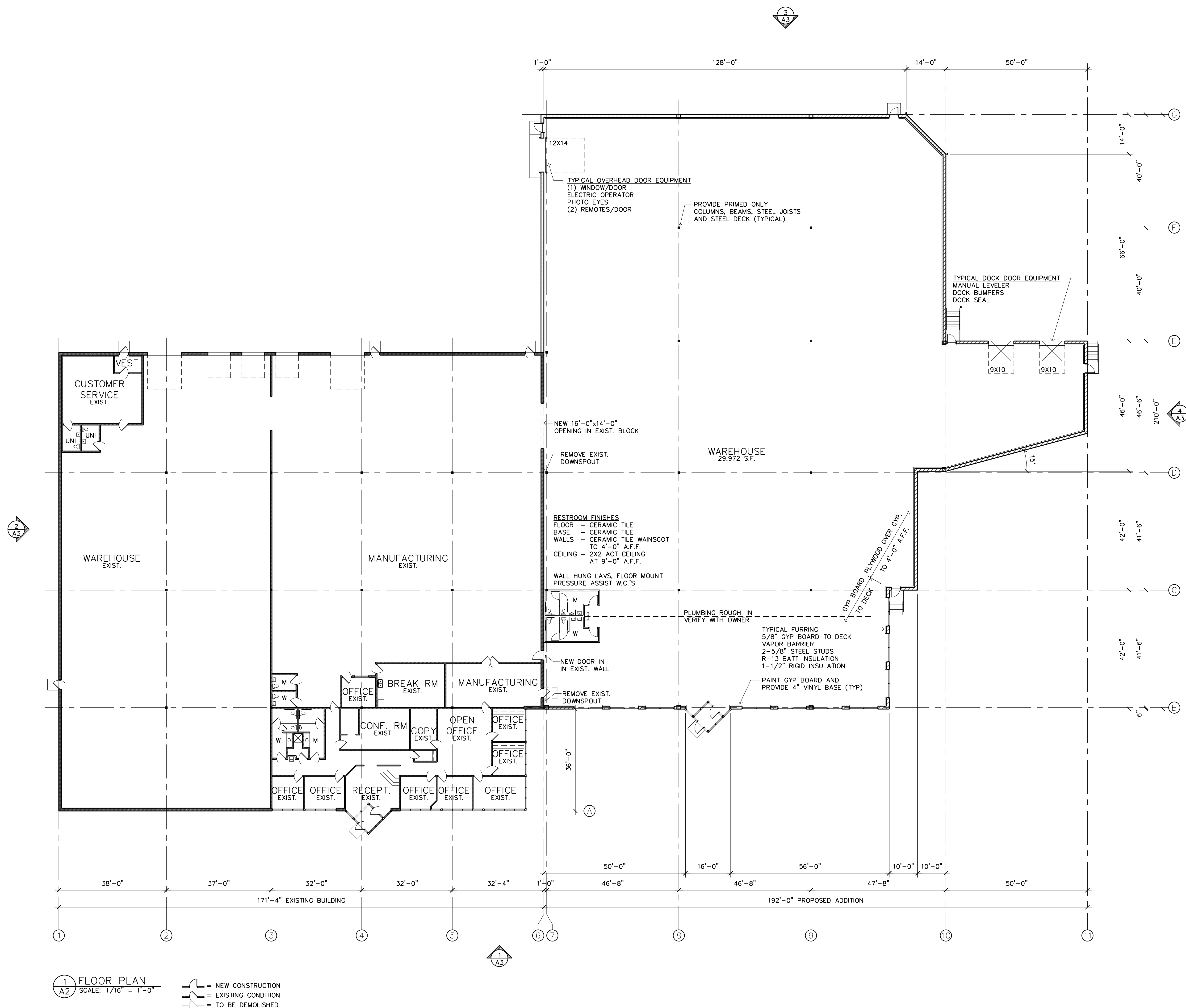
The Lighting Analysis, estimator, Energy Analysis and/or Visual Simulation, (Lighting Design) provided by ROUZER ("ROUZER") represents an anticipated prediction of lighting performance based upon design information and assumptions provided by others. These design parameters and assumptions may vary from actual field conditions. ROUZER recommends that design parameters and other information be verified prior to construction. ROUZER does not warrant, represent or guarantee the accuracy, reliability, completeness or availability of the Lighting Design. The Lighting Design is provided as a reference only. The Lighting Design is provided in part, as advisory documents for information purposes and is not intended to be used as a part of a project's construction documentation package.

Scale: as noted	Job Name: Crown Extrusions III Lighting Layout Version A	Prepared For: EPS
Date:4/28/2023		
Filename: Crown Extrusions3.AGI		
Drawn By: Eric Nephew		

Job Name: Crown Extrusions III Lighting Layout Version A	
Prepared For: EPS	

Job Name: Crown Extrusions III Lighting Layout Version A	
Prepared For: EPS	





L A M P E R T
A R C H I T E C T S

20 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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.

RECEIVED
NOT FOR
CONSTRUCTION

**PROPOSED ADDITION FOR
CROWN EXTRUSIONS**
4035 Norex Drive, Chaska, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

4/3/23 | PRELIMINARY

5/1/23	CITY SUBMITTAL
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1

FLOOR PLAN

Sheet Number

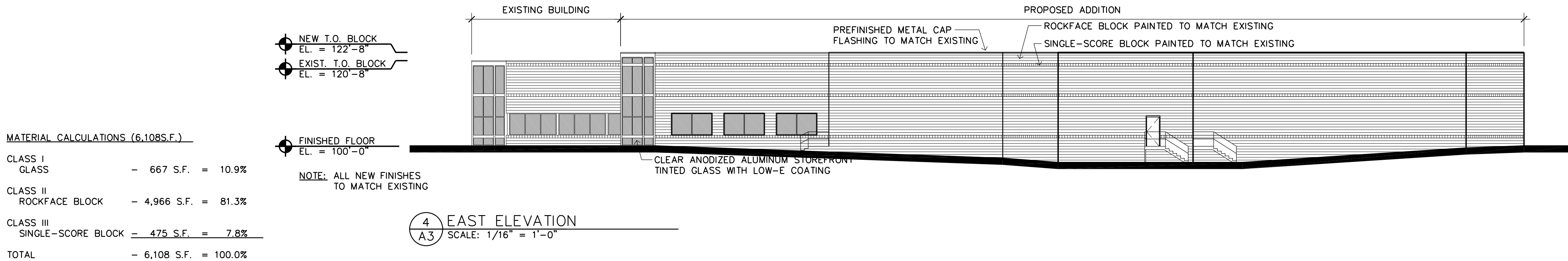
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A



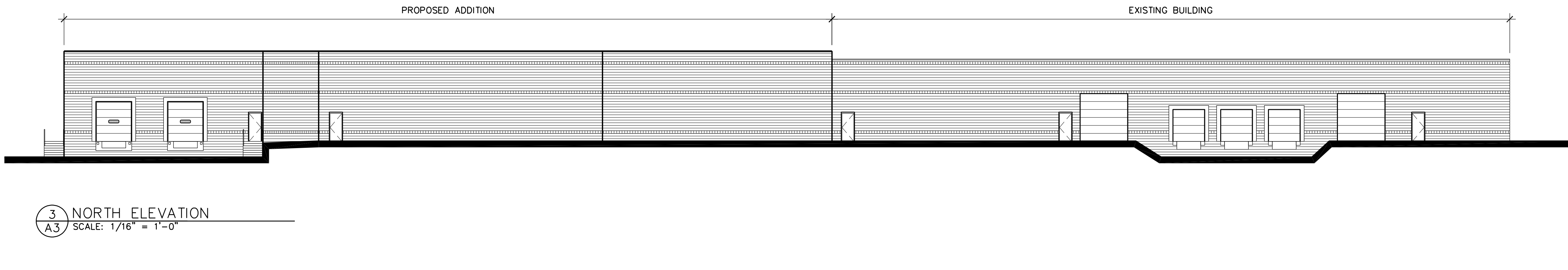
Project No. 220620-3

[illegible]



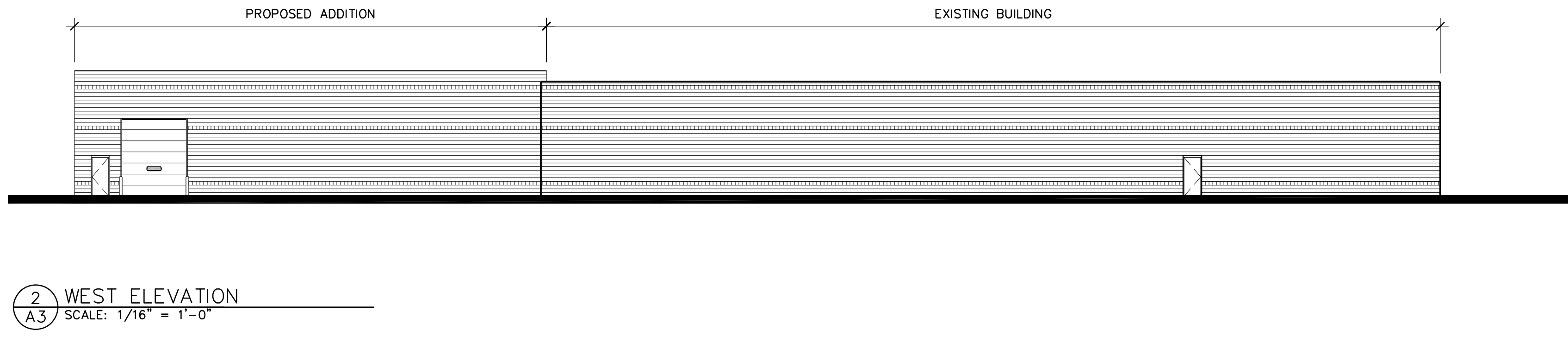
MATERIAL CALCULATIONS (6,108 S.F.)

CLASS I GLASS	-	667 S.F.	=	10.9%
CLASS II ROCKFACE BLOCK	-	4,966 S.F.	=	81.3%
CLASS III SINGLE-SCORE BLOCK	-	475 S.F.	=	7.8%
TOTAL	-	6,108 S.F.	=	100.0%



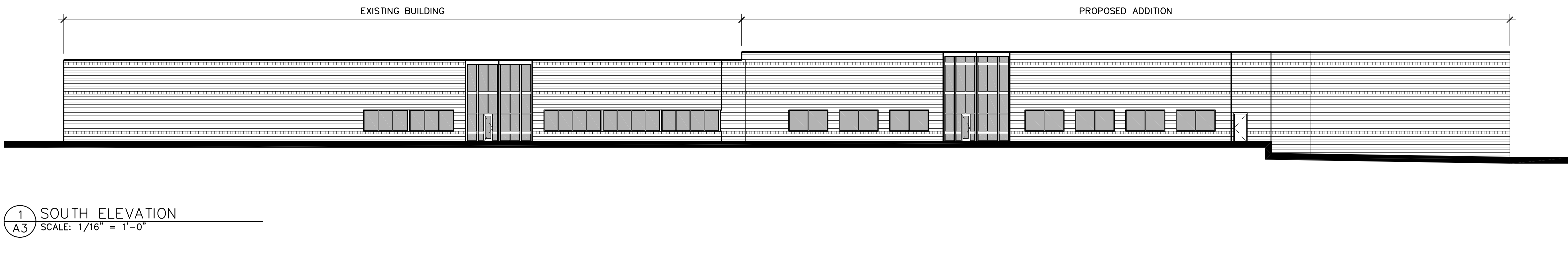
MATERIAL CALCULATIONS (8,271 S.F.)

CLASS I GLASS	-	0 S.F.	=	0.0%
CLASS II ROCKFACE BLOCK	-	7,545 S.F.	=	91.2%
CLASS III SINGLE-SCORE BLOCK	-	726 S.F.	=	8.8%
TOTAL	-	8,271 S.F.	=	100.0%



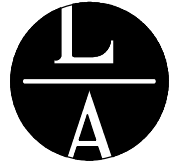
MATERIAL CALCULATIONS (5,254 S.F.)

CLASS I GLASS	-	0 S.F.	=	0.0%
CLASS II ROCKFACE BLOCK	-	4,762 S.F.	=	90.6%
CLASS III SINGLE-SCORE BLOCK	-	492 S.F.	=	9.4%
TOTAL	-	5,254 S.F.	=	100.0%



MATERIAL CALCULATIONS (8,104 S.F.)

CLASS I GLASS	-	1,448 S.F.	=	17.9%
CLASS II ROCKFACE BLOCK	-	5,996 S.F.	=	74.0%
CLASS III SINGLE-SCORE BLOCK	-	660 S.F.	=	8.1%
TOTAL	-	8,104 S.F.	=	100.0%



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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.

PRELIMINARY
NOT FOR
CONSTRUCTION

PROPOSED ADDITION FOR
CROWN EXTRUSIONS
4035 Norex Drive, Chaska, Minnesota

Copyright 2022
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

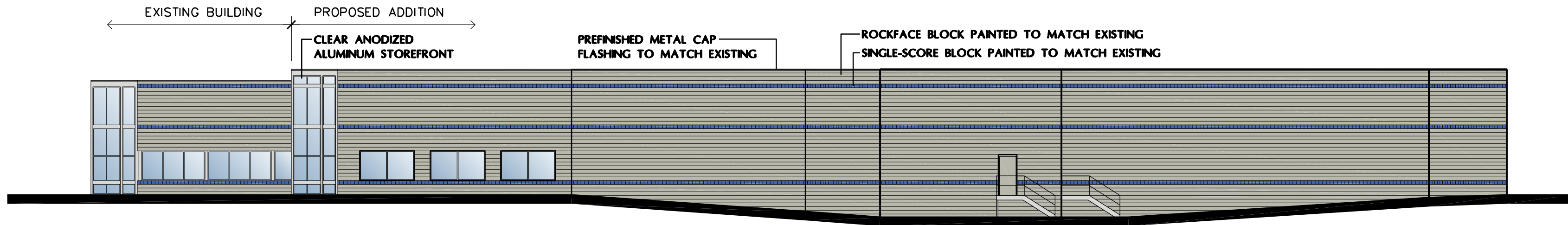
4/3/23	PRELIMINARY
5/1/23	CITY SUBMITTAL

BUILDING ELEVATIONS

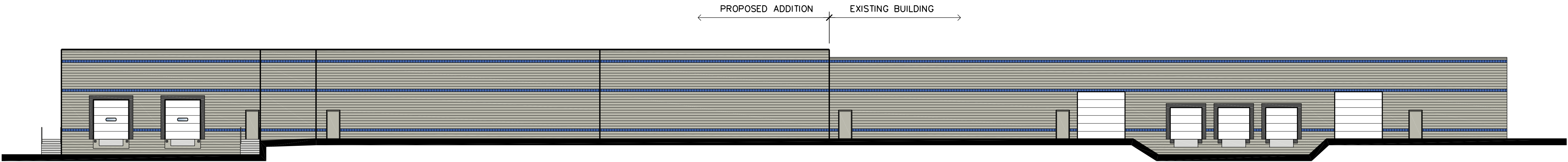
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A3

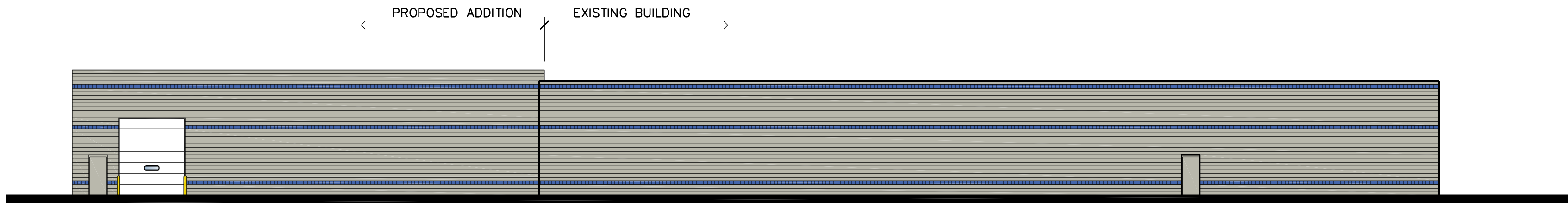
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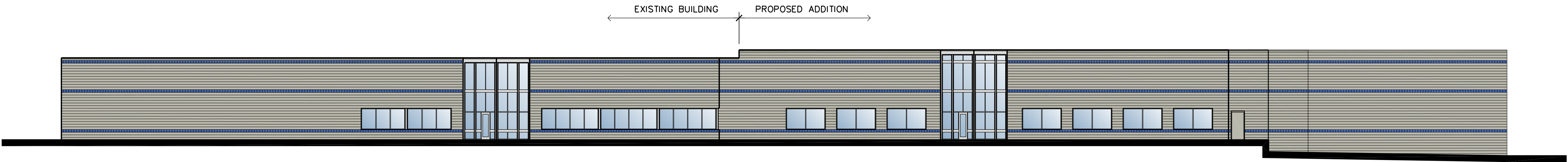
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CROWN EXTRUSIONS ADDITION

Chaska, Minnesota

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

June 26, 2023

Paid and Unpaid Invoices:

Check #'s 347116-347442

\$2,572,777.86

Paid Electronic Invoices:

Wire #'s 3731-3758

\$4,247,062.49

Amount for Approval-Council Meeting:

June 26, 2023

\$6,819,840.35

THE HISTORY OF THE

REIGN OF KING CHARLES THE FIRST

IN WHICH ARE CONTAINED THE

CAUSES, THE CONDUCT, AND THE ISSUES OF THE

WARRE BETWEEN HIM AND HIS PARLIAMENTS

City of Chaska

VENDOR INVOICE LIST

Checks

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107858	ABDO EICK AND MEYERS LLP										
472267	CHECK DATE: 06/27/2023	05/31/2023	062723	347200	3,379.25	3,379.25		07/02/2023	INV	PD	MAY FINANCE TEMP-THORS
472821	CHECK DATE: 06/27/2023	05/31/2023	062723	347200	534.00	534.00		07/09/2023	INV	PD	BENEFIT TAX REVIEW
					3,913.25						
106208	ATHLACTON HOLDINGS LLC										
CB2023April_0003	CHECK DATE: 06/15/2023	05/25/2023	061523	347137	348.75	348.75		06/24/2023	INV	PD	Apr ActiveNet Chargeba
CB2023FEB_0004	CHECK DATE: 06/15/2023	04/24/2023	061523	347137	183.14	183.14		05/24/2023	INV	PD	Feb ActiveNet Chargeba
CB2023MAR_0005	CHECK DATE: 06/15/2023	04/24/2023	061523	347137	229.44	229.44		05/24/2023	INV	PD	Mar ActiveNet Chargeba
					761.33						
103825	ACUSHNET COMPANY										
915860250	CHECK DATE: 06/27/2023	06/01/2023	062723	347201	79.88	79.88		07/01/2023	INV	PD	RESALE
915871582	CHECK DATE: 06/27/2023	06/02/2023	062723	347201	92.17	92.17		08/01/2023	INV	PD	RESALE
915882779	CHECK DATE: 06/27/2023	06/05/2023	062723	347201	119.72	119.72		08/04/2023	INV	PD	RESALE
915935497	CHECK DATE: 06/27/2023	06/12/2023	062723	347201	329.57	329.57		08/11/2023	INV	PD	RESALE
915956690	CHECK DATE: 06/27/2023	06/14/2023	062723	347201	176.89	176.89		07/14/2023	INV	PD	RESALE
915966126	CHECK DATE: 06/27/2023	06/15/2023	062723	347201	238.19	238.19		07/15/2023	INV	PD	RESALE
915966368	CHECK DATE: 06/27/2023	06/15/2023	062723	347201	5,676.57	5,676.57		10/13/2023	INV	PD	RESALE
915973388	CHECK DATE: 06/27/2023	06/16/2023	062723	347201	453.16	453.16		08/15/2023	INV	PD	RESALE
915978793	CHECK DATE: 06/27/2023	06/19/2023	062723	347201	470.40	470.40		07/19/2023	INV	PD	RESALE
915989720	CHECK DATE: 06/27/2023	06/20/2023	062723	347201	1,591.50	1,591.50		08/19/2023	INV	PD	RESALE

Report generated: 06/22/2023 14:12
 User: 8482mrob
 Program ID: apinvlst

Page 1

VENDOR INVOICE LIST

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915990171 CHECK DATE: 06/27/2023		06/20/2023	062723	347201	94.32	94.32	07/20/2023	INV	PD	RESALE
111385 ADLAM, COURTNEY					9,322.37					
37272 CHECK DATE: 06/27/2023		06/14/2023	062723	347202	49.04	49.04	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC										
551930601 CHECK DATE: 06/27/2023		05/31/2023	062723	347203	378.45	378.45	07/05/2023	INV	PD	May Collection Commiss
100843 AH HERMEL CANDY & TOBACCO CO										
977796 CHECK DATE: 06/27/2023		06/02/2023	062723	347204	177.00	177.00	07/02/2023	INV	PD	WATER FOR FD
977883 CHECK DATE: 06/27/2023		06/07/2023	062723	347204	2,090.48	2,090.48	07/07/2023	INV	PD	Concession Stand Resal
978633 CHECK DATE: 06/27/2023		06/09/2023	062723	347204	296.04	296.04	07/09/2023	INV	PD	Concession Stand Resal
979263 CHECK DATE: 06/27/2023		06/14/2023	062723	347204	200.47	200.47	07/14/2023	INV	PD	Concession Stand Resal
100049 AIR COMPRESSORS PLUS					2,763.99					
221329 CHECK DATE: 06/27/2023		06/01/2023	062723	347205	11,051.93	11,051.93	07/01/2023	INV	PD	NEW AIR COMPRESSOR FOR
100073 AMARIL UNIFORM CO										
IV245229 CHECK DATE: 06/20/2023		05/24/2023	062023	347144	762.00	762.00	06/24/2023	INV	PD	C. HARTWIG FR CLOTHING
IV245233 CHECK DATE: 06/20/2023		05/25/2023	062023	347144	231.00	231.00	06/25/2023	INV	PD	C. HARTWIG FR CLOTHING
IV245570 CHECK DATE: 06/27/2023		06/02/2023	062723	347206	167.69	167.69	07/02/2023	INV	PD	C. HARTWIG FR CLOTHING
100103 ANCOM TECHNICAL CENTER					1,160.69					

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 Program ID: apinvlst

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City of Chaska

VENDOR INVOICE LIST

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115420		06/13/2023	062723	347207	234.00	234.00	07/13/2023	INV	PD		HEADSET REPAIR
CHECK DATE: 06/27/2023											
115506		06/19/2023	062723	347207	7,088.00	7,088.00	07/19/2023	INV	PD		SPEAKER SYSTEM-FD
CHECK DATE: 06/27/2023											
115508		06/19/2023	062723	347207	2,488.00	2,488.00	07/19/2023	INV	PD		SPEAKER SYSTEM-FD
CHECK DATE: 06/27/2023											
100119 SHAKOPEE VALLEY FORD					9,810.00						
356104FOW		06/08/2023	062723	347208	435.28	435.28	07/08/2023	INV	PD		#1231/1232 LOCK CYLIND
CHECK DATE: 06/27/2023											
356310FOW		06/08/2023	062723	347208	198.07	198.07	07/08/2023	INV	PD		#1226 SKIDPLATE DEFLEC
CHECK DATE: 06/27/2023											
100122 ARAMARK REFRESHMENT SERVICES					633.35						
05007351		05/25/2023	062723	347209	158.28	158.28	07/06/2023	INV	PD		COFFEE FOR FD
CHECK DATE: 06/27/2023											
6288025		05/30/2023	062723	347209	81.14	81.14	06/30/2023	INV	PD		Coffee for the breakro
CHECK DATE: 06/27/2023											
111393 ARCH TELECOM					239.42						
37864		06/14/2023	062723	347210	443.39	443.39	07/14/2023	INV	PD		METER DEPOSIT REFUND-1
CHECK DATE: 06/27/2023											
109198 ARCHER MECHANICAL											
29878		06/02/2023	062723	347211	95,019.00	95,019.00	07/02/2023	INV	PD		Remove/replace RTU 3&4
CHECK DATE: 06/27/2023											
29898		06/14/2023	062723	347211	2,211.89	2,211.89	07/14/2023	INV	PD		CP Exhaust Fan Replace
CHECK DATE: 06/27/2023											
106918 ARTHUR CLESEN INC					97,230.89						
7469-00		06/15/2023	062723	347212	1,113.00	1,113.00	07/15/2023	INV	PD		IRRIGATION SUPPLIES
CHECK DATE: 06/27/2023											
100146 ASPEN MILLS INC											

Report generated: 06/22/2023 14:12
 User: 8482mrob
 Program ID: apinvlst

Page 3

VENDOR INVOICE LIST

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314368		05/26/2023	062023	347145	8,050.15	8,050.15	06/25/2023	INV	PD	CLASS A UNIFORMS
CHECK DATE: 06/20/2023										
314879		06/07/2023	062723	347213	59.99	59.99	07/07/2023	INV	PD	DUTY UNIFORM-KATZNER
CHECK DATE: 06/27/2023										
314880		06/07/2023	062723	347213	113.90	113.90	07/07/2023	INV	PD	DUTY UNIFORM-LOVEJOY
CHECK DATE: 06/27/2023										
314881		06/07/2023	062723	347213	227.42	227.42	07/07/2023	INV	PD	DUTY UNIFORM-GAREIS
CHECK DATE: 06/27/2023										
111118 WILLIAM VANDIVER					8,451.46					
111130-Balance		06/02/2023	062723	347214	7,950.00	7,950.00	07/15/2023	INV	PD	F&I Band Fee 7/15, & L
CHECK DATE: 06/27/2023										
101930 AXON ENTERPRISE INC										
INUS162674		06/01/2023	062723	347215	43,800.00	43,800.00	07/01/2023	INV	PD	Officer Safety Plan/Li
CHECK DATE: 06/27/2023										
105236 B & B TRANSFORMER INC										
28210	230114	06/09/2023	062723	347216	22,122.00	22,122.00	07/09/2023	INV	PD	(6) TRN UG 37.5
CHECK DATE: 06/27/2023										
28211	230115	06/09/2023	062723	347216	22,922.00	22,922.00	07/09/2023	INV	PD	(4) TRN UG 37.5KVA, (2
CHECK DATE: 06/27/2023										
28212	230116	06/09/2023	062723	347216	24,522.00	24,522.00	07/09/2023	INV	PD	(6) TRN UG 50KVA
CHECK DATE: 06/27/2023										
28213	230113	06/09/2023	062723	347216	15,081.00	15,081.00	07/09/2023	INV	PD	TRN UG 167KVA (1) & 50
CHECK DATE: 06/27/2023										
111395 BASAURE, NOEMMY					84,647.00					
38187		06/14/2023	062723	347217	66.03	66.03	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 06/27/2023										
100174 BAUER BUILT TIRE AND BATTERY										
180291514		06/06/2023	062723	347218	917.08	917.08	07/15/2023	INV	PD	#255 TWEELS
CHECK DATE: 06/27/2023										
100182 BECKER ARENA PRODUCTS INC										

Report generated: 06/22/2023 14:12
 User: 8482mrob
 Program ID: apinvlst

Page 4

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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CHECK DATE: 06/27/2023										
103754 BECKMAN COULTER INC										
183503101-2023-2		05/25/2023	062723	347222	10,270.00	10,270.00	07/07/2023	INV	PD	MAY REBATE-BUSINESS LI
CHECK DATE: 06/27/2023										
183503101-2023-3		06/05/2023	062723	347221	650.00	650.00	07/07/2023	INV	PD	MAY REBATE-BUSINESS CO
CHECK DATE: 06/27/2023										
183503101-2023-4		06/05/2023	062723	347221	1,000.00	1,000.00	07/07/2023	INV	PD	MAY REBATE-VARIABLE FR
CHECK DATE: 06/27/2023										
183503101-2023-5		06/05/2023	062723	347220	2,750.00	2,750.00	07/07/2023	INV	PD	MAY REBATE-VARIABLE FR
CHECK DATE: 06/27/2023										
105387 BENJAMIN BUS INC										
114573		06/13/2023	062723	347223	250.88	250.88	07/13/2023	INV	PD	Treks & Trails-Gale Wo
CHECK DATE: 06/27/2023										
100201 BCBSM INC										
230602326813		06/06/2023	061313	347133	183,560.47	183,560.47	06/20/2023	INV	PD	JUL EMP INS PREM-MEDIC
CHECK DATE: 06/13/2023										
105644 BOARDTRONICS INC										
8952083		06/06/2023	062723	347224	1,639.50	1,639.50	07/06/2023	INV	PD	IRRIGATION CLOCKS
CHECK DATE: 06/27/2023										
102279 BOLTON & MENK INC										
0313102		05/30/2023	062723	347225	1,471.50	1,471.50	07/02/2023	INV	PD	CITY SQUARE PARK REHAB
CHECK DATE: 06/27/2023										
0313150		05/31/2023	062723	347225	120,280.92	120,280.92	07/02/2023	INV	PD	TH 41 & CSAH 61 IMPROV
CHECK DATE: 06/27/2023										
100214 BORDER STATES INDUSTRIES INC										
926417645	230102	06/06/2023	062723	347226	1,042.50	1,042.50	07/25/2023	INV	PD	HOT LINE CLAMP STIRRUP
CHECK DATE: 06/27/2023										
926452650		06/12/2023	062723	347226	291.84	291.84	07/25/2023	INV	PD	PVC GLUE

Report generated: 06/22/2023 14:12
 User: 8482mrob
 Program ID: apinvlist

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/27/2023										
100226 BRAUN INTERTEC CORPORATION					1,334.34					
B344147		06/02/2023	062723	347227	9,787.50	9,787.50	07/02/2023	INV	PD	CREEK RD UTILITY, STRE
CHECK DATE: 06/27/2023										
100254 BRYAN ROCK PRODUCTS INC										
58755		05/31/2023	062723	347228	781.73	781.73	06/30/2023	INV	PD	W/S STOCKPILE
CHECK DATE: 06/27/2023										
107909 VISTA OUTDOOR SALES LLC										
930196		05/31/2023	062723	347229	240.77	240.77	06/30/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
100275 CALLAWAY GOLF										
936594335		05/31/2023	062723	347230	118.32	118.32	12/01/2023	INV	PD	DEMO/RENTALS
CHECK DATE: 06/27/2023										
936594336		05/31/2023	062723	347230	362.22	362.22	12/01/2023	INV	PD	DEMO/RENTALS
CHECK DATE: 06/27/2023										
936651573		06/13/2023	062723	347230	237.60	237.60	08/12/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
936671793		06/16/2023	062723	347230	455.40	455.40	08/15/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
936692325		06/20/2023	062723	347230	-595.00	-595.00	06/20/2023	CRM	PD	RESALE-CREDIT
CHECK DATE: 06/27/2023										
111221 CAR-CO AUTO PARTS INC					578.54					
00490708722		04/28/2023	062023	347146	643.62	643.62	06/09/2023	INV	PD	XMAS IN MAY - HANDRAIL
CHECK DATE: 06/20/2023										
49		05/31/2023	062023	347146	9.65	9.65	06/09/2023	INV	PD	FINANCE CHARGE FOR INV
CHECK DATE: 06/20/2023										
111402 CARROLL, DEREK					653.27					
2013016.002		06/14/2023	062723	347231	40.00	40.00	07/14/2023	INV	PD	RFD-6/19 EXTREME KIDS
CHECK DATE: 06/27/2023										
						PAYEE: CARROLL, DEREK				

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107145 CARRS TREE SERVICE INC											
23468 SW		05/31/2023	062723	347232	1,125.00	1,125.00	06/30/2023	INV	PD		REMOVE HAZARD TREES-23
CHECK DATE:	06/27/2023										
23469 SW		05/31/2023	062723	347232	1,425.00	1,425.00	06/30/2023	INV	PD		TREE REMOVAL ON STORM
CHECK DATE:	06/27/2023										
					2,550.00						
100314 CARVER COUNTY IS/GIS DEPT											
SHERI003738		06/14/2023	062723	347233	8,853.59	8,853.59	07/14/2023	INV	PD		CIS - Software system
CHECK DATE:	06/27/2023										
100323 CDW GOVERNMENT INC											
JS29122		05/22/2023	062023	347147	225.00	225.00	06/21/2023	INV	PD		ADOBE LICENSE PRORATED
CHECK DATE:	06/20/2023										
JS49640		05/22/2023	062023	347147	43.35	43.35	06/21/2023	INV	PD		REPLACEMENT KEYBOARD
CHECK DATE:	06/20/2023										
JZ82142		06/06/2023	062723	347234	6,875.00	6,875.00	07/06/2023	INV	PD		VMWARE ENTERPRISE LICE
CHECK DATE:	06/27/2023										
KB56382		06/07/2023	062723	347234	28.00	28.00	07/07/2023	INV	PD		MAGIC PEN FOR ELEC DEP
CHECK DATE:	06/27/2023										
					7,171.35						
100332 CENTERPOINT ENERGY RESOURCES CORP											
105010300/MAY23		06/02/2023	061523	347138	2,023.79	2,023.79	06/30/2023	INV	PD		MAY 3210 CHASKA BLVD G
CHECK DATE:	06/15/2023										
109045922/MAY23		06/05/2023	062223	347190	7,381.12	7,381.12	07/03/2023	INV	PD		MAY 1661 PARK RIDGE DR
CHECK DATE:	06/22/2023										
109052076/MAY23		06/05/2023	062223	347190	3,125.62	3,125.62	07/03/2023	INV	PD		MAY 1611 PARK RIDGE DR
CHECK DATE:	06/22/2023										
64030791582/MAY23		06/02/2023	061523	347138	14.98	14.98	06/30/2023	INV	PD		MAY 216 W 4TH ST GAS S
CHECK DATE:	06/15/2023										
64030828871/MAY23		06/02/2023	061523	347138	15.16	15.16	06/30/2023	INV	PD		MAY 423 N WALNUT ST GA
CHECK DATE:	06/15/2023										
80000146268/MAY23		06/13/2023	062223	347190	1,349.74	1,349.74	07/10/2023	INV	PD		MAY GAS SVC
CHECK DATE:	06/22/2023										
80000167793/MAY23		06/13/2023	062223	347190	53.55	53.55	07/10/2023	INV	PD		MAY CITY PKS GAS SVC

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/22/2023										
80000167843	MAY23	06/13/2023	062223	347190	1,699.79	1,699.79	07/10/2023	INV	PD	MAY GAS SVC
CHECK DATE: 06/22/2023										
111351 CENTERPOINT ENERGY					15,663.75					
M23-0247		06/05/2023	062723	347235	103.50	103.50	07/05/2023	INV	PD	RFD MECHANICAL PERMIT
CHECK DATE: 06/27/2023										
PAYEE: CENTERPOINT ENERGY										
107692 CENTRAL APPLICATORS INC										
24145		05/24/2023	062023	347148	1,595.02	1,595.02	06/24/2023	INV	PD	WEED SPRAYING AT SUBST
CHECK DATE: 06/20/2023										
100337 QWEST CORPORATION										
313249294	JUN23	06/11/2023	062223	347191	55.24	55.24	07/07/2023	INV	PD	JUN TC MAINT LOC PHN S
CHECK DATE: 06/22/2023										
313408124	JUN23	06/11/2023	062223	347191	67.79	67.79	07/07/2023	INV	PD	JUN TC MAINT LOC PHN S
CHECK DATE: 06/22/2023										
313773369	JUN23	06/01/2023	061523	347139	73.70	73.70	06/26/2023	INV	PD	JUN CCC BURGLAR ALARM
CHECK DATE: 06/15/2023										
644084980		06/01/2023	060823	347125	357.01	357.01	07/01/2023	INV	PD	JUN SIP PHONE BILL
CHECK DATE: 06/08/2023										
644221687		06/01/2023	060823	347125	850.10	850.10	07/01/2023	INV	PD	JUN INTERNET SERVICE
CHECK DATE: 06/08/2023										
111397 CHANHASSEN HIGH SCHOOL					1,403.84					
2013015.002		06/14/2023	062723	347236	1,025.00	1,025.00	07/14/2023	INV	PD	RFD DEPOSIT-PROM CANCE
CHECK DATE: 06/27/2023										
PAYEE: CHANHASSEN HIGH SCHOOL										
100374 CHANHASSEN, CITY OF										
017242-000	5/31/23	05/31/2023	062723	347237	25.92	25.92	07/02/2023	INV	PD	STORMWATER 3/1/23-5/31
CHECK DATE: 06/27/2023										
111213 CHASKA COMMONS LLC										
JUL 2023 UNIT 3	230055	06/15/2023	062723	347238	1,475.00	1,475.00	07/01/2023	INV	PD	Ju1 Rent-Unit #3 210 C
CHECK DATE: 06/27/2023										

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100368 CHASKA LAUNDRY CENTER										
2246 CHECK DATE: 06/15/2023		05/31/2023	061523	347140	226.68	226.68	06/20/2023	INV	PD	MAY TOWELS-TC
100372 CHASKA MORAVIAN CHURCH										
114160 CHECK DATE: 06/20/2023		06/01/2023	062023	347149	390.00	390.00	06/10/2023	INV	PD	HRC Building Use John
100350 CHASKA, CITY OF										
F&I 2023 BONSPIEL CHECK DATE: 06/27/2023		06/16/2023	062723	347240	2,420.00	2,420.00	07/13/2023	INV	PD	F&I BONSPIEL PRIZE MON
F&I 2023 CONCESSION CHECK DATE: 06/27/2023		06/16/2023	062723	347239	150.00	150.00	07/13/2023	INV	PD	CONCESSION CASH FOR F&
					2,570.00					
111399 CHRISTIANSON, STEPHANIE										
2013009.002 CHECK DATE: 06/27/2023		06/13/2023	062723	347241	40.00	40.00	07/13/2023	INV	PD	RFD-6/19 EXTREME KIDS PAYEE: CHRISTIANSON, STEPHANIE
110240 CINTAS CORPORATION NO 2										
5159711247 CHECK DATE: 06/20/2023		05/23/2023	062023	347150	518.14	518.14	06/23/2023	INV	PD	First Aid Supplies CCC
5161348880 CHECK DATE: 06/27/2023		06/05/2023	062723	347242	185.97	185.97	07/05/2023	INV	PD	First Aide Supplies-PD
5162020970 CHECK DATE: 06/27/2023		06/08/2023	062723	347242	532.05	532.05	07/08/2023	INV	PD	Gloves
5162467518 CHECK DATE: 06/27/2023		06/13/2023	062723	347242	252.09	252.09	07/13/2023	INV	PD	MEDICAL CABINET REFILL
5163585233 CHECK DATE: 06/27/2023		06/21/2023	062723	347242	158.41	158.41	07/21/2023	INV	PD	HYDRATION STICKS
					1,646.66					
102292 CITY OF CHASKA-CCC										
101455027-2023-3 CHECK DATE: 06/27/2023		05/24/2023	062723	347243	540.00	540.00	07/07/2023	INV	PD	MAY REBATE-BUSINESS LI
102293 CITY OF CHASKA-ELECT										

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XMAS IN MAY-2023-1 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	1,545.61	1,545.61	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
XMAS IN MAY-2023-2 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	5,933.56	5,933.56	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
XMAS IN MAY-2023-3 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	4,183.00	4,183.00	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
XMAS IN MAY-2023-4 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	765.30	765.30	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
XMAS IN MAY-2023-5 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	3,035.44	3,035.44	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
XMAS IN MAY-2023-6 CHECK DATE: 06/27/2023		05/24/2023	062723	347244	6,954.07	6,954.07	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY
					22,416.98					
100418 CLEARSOFT INC										
164-324 CHECK DATE: 06/08/2023		06/01/2023	060823	347126	75.00	75.00	06/27/2023	INV	PD	JUN FD WATER SOFTENER
100416 ROGER CLEVELAND GOLF CO INC										
7507550 SO CHECK DATE: 06/27/2023		05/31/2023	062723	347245	33.41	33.41	07/30/2023	INV	PD	RESALE
100419 CLOVER CONDOMINIUM ASSOCIATION										
498838-19 CHECK DATE: 06/15/2023	230005	06/15/2023	061523	347141	419.95	419.95	07/01/2023	INV	PD	JUL COMMUNITY ROOM DUE
109691 PRO-SHOPKEEPER COMPUTER SOFTWARE COMPANY										
INV1479588 CHECK DATE: 06/27/2023		06/01/2023	062723	347246	775.00	775.00	06/30/2023	INV	PD	JUN TC/LOOP SOFTWARE
100428 COBRA GOLF INC										
G3315572 CHECK DATE: 06/27/2023		06/07/2023	062723	347247	798.98	798.98	09/05/2023	INV	PD	RESALE
G3325964 CHECK DATE: 06/27/2023		06/14/2023	062723	347247	279.91	279.91	09/12/2023	INV	PD	RESALE

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100436 COMCAST CORPORATION					1,078.89					
0036243/JUN23-TC		06/07/2023	062223	347192	337.58	337.58	07/02/2023	INV	PD	JUNE TC CABLE, SVC CAL
CHECK DATE: 06/22/2023										
0055482/JUN23-FD		06/13/2023	062223	347192	6.75	6.75	07/08/2023	INV	PD	JUN FD CABLE
CHECK DATE: 06/22/2023										
114601		06/09/2023	062223	347192	79.74	79.74	07/04/2023	INV	PD	Jun PD Cable
CHECK DATE: 06/22/2023										
105466 COMPUTER INTEGRATION TECHNOLOGIES INC					424.07					
351556		06/15/2023	062723	347248	4,489.00	4,489.00	07/15/2023	INV	PD	JUN OFFICE 365 AGREEME
CHECK DATE: 06/27/2023										
351940		05/31/2023	062723	347248	56.25	56.25	06/30/2023	INV	PD	REMOTE SUPPORT SERVICE
CHECK DATE: 06/27/2023										
107399 OCCUPATIONAL HEALTH CENTERS OF MN PC					4,545.25					
103783485		06/01/2023	062723	347249	185.00	185.00	07/07/2023	INV	PD	PRE-EMPLOYMENT PHYSICA
CHECK DATE: 06/27/2023										
107686 CONCENTRA HEALTH SERVICES INC										
16558743		05/19/2023	062723	347250	460.00	460.00	07/01/2023	INV	PD	RANDOM DRUG TESTING
CHECK DATE: 06/27/2023										
103813 CONCRETE CUTTING & CORING INC										
33447		05/26/2023	062023	347151	650.00	650.00	06/26/2023	INV	PD	CORE DRILL INTO PRV MA
CHECK DATE: 06/20/2023										
111371 CORMICAN, KAT										
2013007.002		06/13/2023	062723	347251	46.00	46.00	07/13/2023	INV	PD	RFD-WITHDRAWAL MINI MI
CHECK DATE: 06/27/2023										PAYEE: CORMICAN, KAT
106530 CREW2										
B23-0287		06/16/2023	062723	347252	95.00	95.00	07/16/2023	INV	PD	RFD BLDG PERMIT-JOB CA
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107485	CROWN COLLEGE									
37		06/06/2023	062023	347152	350.00	350.00	06/24/2023	INV	PD	EMT/EMR REFRESHER 5/8
CHECK DATE: 06/20/2023										
100479	CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5	MAY23	05/31/2023	062223	347193	15.77	15.77	06/20/2023	INV	PD	COOLER RENT & WATER-TC
CHECK DATE: 06/22/2023										
103057	CUSTOMIZED FIRE RESCUE TRAINING INC									
2337		06/17/2023	062723	347253	1,950.00	1,950.00	07/17/2023	INV	PD	FF TRAINING
CHECK DATE: 06/27/2023										
100484	CUTTER & BUCK INC									
96867846		05/19/2023	062023	347153	488.73	488.73	06/18/2023	INV	PD	RESALE
CHECK DATE: 06/20/2023										
110412	IMPERIAL BAG AND PAPER CO LLC									
4093064		06/07/2023	062723	347254	574.08	574.08	07/07/2023	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 06/27/2023										
100504	DAVE SCOTT									
114489		06/07/2023	062723	347255	5,075.00	5,075.00	07/07/2023	INV	PD	SOD FOR LION'S PARK SH
CHECK DATE: 06/27/2023										
111353	DEANS HOME SERVICES									
P23-0346		06/06/2023	062723	347256	69.00	69.00	07/06/2023	INV	PD	RFD PLUMBING PERMIT-30
CHECK DATE: 06/27/2023										
100520	DEM CON COMPANIES LLC									
14916		05/31/2023	062723	347257	952.06	952.06	07/05/2023	INV	PD	LOOP MAINT BLDG DEMO
CHECK DATE: 06/27/2023										
100529	STEVEN BECKMAN CORPORATION									
D000033773		06/16/2023	062723	347258	250.00	250.00	07/16/2023	INV	PD	#312 PARTICULATE FILTE
CHECK DATE: 06/27/2023										
103870	DIVERSIFIED PLUMBING AND HEATING INC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
36311 CHECK DATE: 06/27/2023		05/24/2023	062723	347259	2,200.00	2,200.00	06/24/2023	INV	PD	PLUMBING REPAIRS AT 31
100577 EASY PICKER GOLF PRODUCTS INC										
0191918-IN CHECK DATE: 06/20/2023		05/24/2023	062023	347154	350.00	350.00	06/23/2023	INV	PD	WATER SYSTEM HOSE
111341 EATON, ANTHONY										
KeyRefund100930 CHECK DATE: 06/27/2023		06/01/2023	062723	347260	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
										PAYEE: EATON, ANTHONY
100589 ELECTRICAL MATERIALS COMPANY										
407861 CHECK DATE: 06/27/2023	230098	05/31/2023	062723	347261	15,400.00	15,400.00	07/01/2023	INV	PD	PED UPRIGHT 8x8x42 W/S
100602 EMERGENCY APPARATUS MAINTENANCE INC										
127958 CHECK DATE: 06/20/2023		05/25/2023	062023	347155	940.01	940.01	06/25/2023	INV	PD	#328 PUMP REPAIR
127959 CHECK DATE: 06/27/2023		05/31/2023	062723	347262	891.42	891.42	06/30/2023	INV	PD	#311 VALVE REPAIR ON P
102657 ENERGY MANAGEMENT SOLUTIONS INC					1,831.43					
10648 CHECK DATE: 06/27/2023		06/01/2023	062723	347263	6,241.34	6,241.34	07/06/2023	INV	PD	JUN RETAINER FEE
111348 ESS, WILLIAM										
KeyRefund100160 CHECK DATE: 06/27/2023		06/01/2023	062723	347264	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
										PAYEE: ESS, WILLIAM
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY										
165804601 CHECK DATE: 06/06/2023		05/22/2023	060623-2	347116	740.68	740.68	06/27/2023	INV	PD	JUN EMP INS PREM-VISIO
111029 GREGORY ARMSTRONG										
114161 CHECK DATE: 06/27/2023		06/02/2023	062723	347265	9,375.00	9,375.00	07/14/2023	INV	PD	F&I Band Fee 7/14

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111170 ELLIOTT AUTO SUPPLY CO INC										
158-092433		06/08/2023	062723	347266	174.84	174.84	07/08/2023	INV	PD	STOCK SUPPLIES - BRAKE
CHECK DATE: 06/27/2023										
100649 FEDERAL EXPRESS CORPORATION										
8-148-03982		05/31/2023	060823	347127	117.08	117.08	06/15/2023	INV	PD	ELEC & UB SHIPPING
CHECK DATE: 06/08/2023										
8-154-95625		06/07/2023	061523	347142	34.49	34.49	06/22/2023	INV	PD	UB SHIPPING FROM US BA
CHECK DATE: 06/15/2023										
					151.57					
110169 FELHABER LARSON FENLON AND VOGT PA										
704251		06/07/2023	062723	347267	45,772.25	45,772.25	07/07/2023	INV	PD	TH 41 PROJECT-PROPERTY
CHECK DATE: 06/27/2023										
100653 FERGUSON ENTERPRISES INC										
0120362		05/30/2023	062723	347268	25.49	25.49	06/30/2023	INV	PD	DRINKING FOUNTAIN
CHECK DATE: 06/27/2023										
0126634		06/01/2023	062723	347268	133.03	133.03	07/01/2023	INV	PD	VACUUM BREAKER PUMP
CHECK DATE: 06/27/2023										
0126877		06/01/2023	062723	347268	123.27	123.27	07/01/2023	INV	PD	VACUUM BREAKER/PUMP RE
CHECK DATE: 06/27/2023										
0132539		06/05/2023	062723	347268	30.82	30.82	07/05/2023	INV	PD	PLUMBING PARTS
CHECK DATE: 06/27/2023										
0136116		06/07/2023	062723	347268	147.16	147.16	07/07/2023	INV	PD	FLUSHOMETER REBUILDS
CHECK DATE: 06/27/2023										
0151419		06/13/2023	062723	347268	27.72	27.72	07/13/2023	INV	PD	TORCH TANK REFILLS
CHECK DATE: 06/27/2023										
					487.49					
100655 FERRELLGAS 7780961										
1123193683		05/17/2023	062023	347156	46.63	46.63	06/17/2023	INV	PD	PROPANE
CHECK DATE: 06/20/2023										
RNT9838285		05/26/2023	062023	347156	12.00	12.00	06/26/2023	INV	PD	MSB CYLINDER RACK RENT
CHECK DATE: 06/20/2023										
RNT9838286		05/26/2023	062023	347156	12.00	12.00	06/26/2023	INV	PD	MSB PROPANE RENTAL 5/1

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/20/2023										
RNT9838287		05/26/2023	062023	347156	48.00	48.00	06/26/2023	INV	PD	SAVANNAH WAY RENTAL 5/
CHECK DATE: 06/20/2023										
RNT9838288		05/26/2023	062023	347156	12.00	12.00	06/26/2023	INV	PD	FIRE STATION RENTAL 5/
CHECK DATE: 06/20/2023										
100659 FIELDSTONE FAMILY HOMES					130.63					
3194 HIGH POINT DR		06/21/2023	062723	347269	2,500.00	2,500.00	07/21/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
110125 FIFTH ASSET INC										
1108		12/31/2022	060823	347128	7,500.00	7,500.00	07/06/2023	INV	PD	2023 DEBTBOOK LICENSE
CHECK DATE: 06/08/2023										
106319 CHAD JEREMY FIGG										
May 2023		06/02/2023	062723	347270	813.60	813.60	07/02/2023	INV	PD	May Tae Kwon Do
CHECK DATE: 06/27/2023										
109838 FITTING REFLECTIONS LLC										
3325		06/09/2023	062723	347271	259.00	259.00	07/09/2023	INV	PD	#3 POND AERIFICATION R
CHECK DATE: 06/27/2023										
100673 FLEETPRIDE INC										
108234507		05/31/2023	062723	347272	2,975.30	2,975.30	06/30/2023	INV	PD	#311 BRAKE SHOES AND D
CHECK DATE: 06/27/2023										
108595849		06/15/2023	062723	347272	-1,920.00	-1,920.00	07/15/2023	CRM	PD	#311 CREDIT FOR CORE R
CHECK DATE: 06/27/2023										
111382 FOGARTY, HALEY					1,055.30					
35990		06/14/2023	062723	347273	32.37	32.37	07/14/2023	INV	PD	METER DEPOSIT REFUND-8
CHECK DATE: 06/27/2023										
100690 WADE FRADENBURGH										
2161		06/04/2023	062023	347157	200.00	200.00	06/20/2023	INV	PD	entertainment at Lodge
CHECK DATE: 06/20/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105534 FRIEDBAUER, DEVAN E.										
KeyRefund100916		06/01/2023	062723	347274	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023										
100693 FS3 INC										
83388	230106	06/06/2023	062723	347275	503.12	503.12	07/06/2023	INV	PD	CONDUIT COUPLER SHUR-L
CHECK DATE: 06/27/2023										
83452	230109	06/02/2023	062723	347275	23,720.00	23,720.00	07/02/2023	INV	PD	CONDUIT 2" CONT (16,00
CHECK DATE: 06/27/2023										
83453	230110	06/02/2023	062723	347275	10,620.00	10,620.00	07/02/2023	INV	PD	CONDUIT 4" SDR 13.5 CO
CHECK DATE: 06/27/2023										
111356 GARBERICH, MALLORY					34,843.12					
2012991.002		06/08/2023	062723	347276	9.00	9.00	07/08/2023	INV	PD	PARTIAL REFUND-WITHDRA
CHECK DATE: 06/27/2023										PAYEE: GARBERICH, MALLORY
100703 NORTH SECOND STREET STEEL SUPPLY INC										
535597		05/26/2023	062023	347158	3,256.70	3,256.70	06/26/2023	INV	PD	T29 TRAILER SETUP
CHECK DATE: 06/20/2023										
110270 GARTNER REFRIGERATION INC										
12449742		06/13/2023	062723	347277	6,121.72	6,121.72	07/13/2023	INV	PD	Emergency work Arena c
CHECK DATE: 06/27/2023										
100705 GCSAA										
1264533		05/26/2023	062723	347278	465.00	465.00	07/01/2023	INV	PD	MEMBERSHIP RENEWAL-M M
CHECK DATE: 06/27/2023										
100744 GOODIN COMPANY										
01637403-00		06/14/2023	062723	347279	622.42	622.42	07/14/2023	INV	PD	PUMP ROOM BOILER PARTS
CHECK DATE: 06/27/2023										
101463 GOPHER STATE ONE CALL										
3050285		05/31/2023	062723	347280	864.00	864.00	06/30/2023	INV	PD	MAY LOCATES
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100753 GPS INDUSTRIES LLC										
LEASE0027470		06/15/2023	062723	347281	5,504.00	5,504.00	07/15/2023	INV	PD	GPS LEASE
CHECK DATE: 06/27/2023										
100763 GRACZYK, NOEL										
114616		05/25/2023	062723	347282	878.81	878.81	07/20/2023	INV	PD	GFOA CONF-HOTEL, TRANS
CHECK DATE: 06/27/2023										
100759 WW GRAINGER INC										
9730981843		06/06/2023	062723	347283	292.25	292.25	07/06/2023	INV	PD	CITY HALL BATHROOMS
CHECK DATE: 06/27/2023										
111388 GUNDERSON, TANYA										
35758		06/14/2023	062723	347284	135.06	135.06	07/14/2023	INV	PD	METER DEPOSIT REFUND-4
CHECK DATE: 06/27/2023										
111390 GURUNG, JONISH										
37591		06/14/2023	062723	347285	57.34	57.34	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 06/27/2023										
100785 HACH COMPANY										
13600645		05/30/2023	062723	347286	2,708.42	2,708.42	06/30/2023	INV	PD	WTP CHEMICALS
CHECK DATE: 06/27/2023										
13602279		05/30/2023	062723	347286	267.16	267.16	06/30/2023	INV	PD	NITRATE
CHECK DATE: 06/27/2023										
13607036		06/05/2023	062723	347286	288.95	288.95	07/05/2023	INV	PD	NITRITE - WTP
CHECK DATE: 06/27/2023										
111398 HAGEN, WENDY					3,264.53					
114615		05/10/2023	062723	347287	1,128.03	1,128.03	07/20/2023	INV	PD	HOTEL-TYLER CONF IN SA
CHECK DATE: 06/27/2023										
111350 HANSONS SANDBLASTING LLC										
6760		06/05/2023	062723	347289	300.00	300.00	07/05/2023	INV	PD	Sandblast 2 Hockey Goa
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111396	HARMS, PHILIP									
38221	CHECK DATE: 06/27/2023	06/14/2023	062723	347290	69.43	69.43	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
109731	HAUS OF GREY LLC									
428370	CHECK DATE: 06/27/2023	06/13/2023	062723	347291	1,423.07	1,423.07	07/13/2023	INV	PD	RESALE
100810	HAWKINS INC									
6489484	CHECK DATE: 06/27/2023	06/05/2023	062723	347292	7,179.02	7,179.02	07/20/2023	INV	PD	WTP CHEMICALS
6498678	CHECK DATE: 06/27/2023	06/15/2023	062723	347292	20.00	20.00	07/30/2023	INV	PD	DEMURRAGE
					7,199.02					
111291	HAZELRIGG, SAMANTHA									
114221	CHECK DATE: 06/27/2023	05/30/2023	062723	347293	354.05	354.05	07/05/2023	INV	PD	Textbook for IPMA-CP C
100821	HEALTHPARTNERS INC									
121768893	CHECK DATE: 06/22/2023	06/08/2023	062223	347194	7,516.88	7,516.88	07/01/2023	INV	PD	JUL EMP INS PREM-DENTA
111380	HECK, SEIJIRO									
31764	CHECK DATE: 06/27/2023	06/14/2023	062723	347294	46.82	46.82	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
100827	HEGERS DAIRY LLC									
1330	CHECK DATE: 06/27/2023	06/06/2023	062723	347295	799.63	799.63	07/06/2023	INV	PD	Ice Cream for Concessi
1331	CHECK DATE: 06/27/2023	06/08/2023	062723	347295	123.40	123.40	07/08/2023	INV	PD	Ice Cream for Concessi
1332	CHECK DATE: 06/27/2023	06/13/2023	062723	347295	524.54	524.54	07/13/2023	INV	PD	Concession Stand Resal
1333	CHECK DATE: 06/27/2023	06/15/2023	062723	347295	172.85	172.85	07/15/2023	INV	PD	HRC for Pride Picnic

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111387	HEIGL, ALEXANDER				1,620.42					
37367	CHECK DATE: 06/27/2023	06/14/2023	062723	347296	34.45	34.45	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
104805	HELLO! BOOKING INC									
114492	CHECK DATE: 06/27/2023	06/13/2023	062723	347297	3,000.00	3,000.00	07/21/2023	INV	PD	F&I Production Final P
111383	HENDRICKSON, RIVER									
36327	CHECK DATE: 06/27/2023	06/14/2023	062723	347298	43.21	43.21	07/14/2023	INV	PD	METER DEPOSIT REFUND-2
100841	HERMANS LANDSCAPE SUPPLIES									
463728/1	CHECK DATE: 06/27/2023	06/13/2023	062723	347299	990.00	990.00	07/13/2023	INV	PD	3 LOADS DIRT-RANGE TEE
464621/1	CHECK DATE: 06/27/2023	06/19/2023	062723	347299	942.00	942.00	07/19/2023	INV	PD	DIRT FOR RANGE PROJECT
111386	HIGGINS, KRISTIN				1,932.00					
37366	CHECK DATE: 06/27/2023	06/14/2023	062723	347300	108.74	108.74	07/14/2023	INV	PD	METER DEPOSIT REFUND-8
100848	HIGH TECH CLEANING INC									
18904	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	3,294.00	3,294.00	07/01/2023	INV	PD	CHASKA CITY HALL
18905	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	520.00	520.00	07/01/2023	INV	PD	COMMUNITY ROOM - CLOVE
18906	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	1,593.00	1,593.00	07/01/2023	INV	PD	FIRE STATION-Cleaning
18907	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	1,215.00	1,215.00	07/01/2023	INV	PD	HISTORY CENTER
18908	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	215.00	215.00	07/01/2023	INV	PD	IT DEPARTMENT
18909	CHECK DATE: 06/27/2023	06/01/2023	062723	347301	2,525.96	2,525.96	07/01/2023	INV	PD	MSB-Cleaning Services

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
18910 CHECK DATE: 06/27/2023		06/01/2023	062723	347301	185.00	185.00	07/01/2023	INV	PD	STANTEC BUILDING
18911 CHECK DATE: 06/27/2023		06/01/2023	062723	347301	665.00	665.00	07/01/2023	INV	PD	WTP
18964 CHECK DATE: 06/27/2023		06/08/2023	062723	347301	553.17	553.17	07/08/2023	INV	PD	MSB CLEANING SUPPLIES
18968 CHECK DATE: 06/27/2023		06/08/2023	062723	347301	1,912.50	1,912.50	07/08/2023	INV	PD	CITY HALL WINDOW CLEAN
					12,678.63					
111378 HOGENSON, PETER										
32294 CHECK DATE: 06/27/2023		06/14/2023	062723	347302	174.45	174.45	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
100859 HOISINGTON KOEGLER GROUP INC										
022-043-10 CHECK DATE: 06/27/2023		06/11/2023	062723	347303	2,535.62	2,535.62	07/11/2023	INV	PD	ZONING CODE AUDIT-MAY
022-046-9 CHECK DATE: 06/27/2023		06/11/2023	062723	347303	18,258.16	18,258.16	07/11/2023	INV	PD	CITY SQUARE PARK-MAY
					20,793.78					
111172 HOMEWARD BOUND THEATRE COMPANY										
114167 CHECK DATE: 06/27/2023		03/07/2023	062723	347304	490.00	490.00	07/15/2023	INV	PD	F&I Caricature Artist
100878 HUEBSCH										
84176/MAY2023 CHECK DATE: 06/20/2023		05/31/2023	062023	347159	1,611.13	1,611.13	06/10/2023	INV	PD	MAY RUG/MAT SVC
111401 HURST, JOANNE										
2013014.002 CHECK DATE: 06/27/2023		06/14/2023	062723	347305	40.00	40.00	07/14/2023	INV	PD	RFD-6/19 EXTREME KIDS
					PAYEE: HURST, JOANNE					
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP										
2023/0602-ICMA CHECK DATE: 06/06/2023		06/02/2023	060623-2	347117	5,477.85	5,477.85	06/02/2023	INV	PD	060223 Payroll - 457 &
2023/0616-ICMA		06/16/2023	062023	347160	5,477.85	5,477.85	06/16/2023	INV	PD	061623 Payroll - 457 &

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/20/2023											
104751 IMPACT MAILING OF MINNESOTA INC					10,955.70						
205955		05/31/2023	062723	347306	9,577.30	9,577.30		06/30/2023	INV	PD	May Bills
CHECK DATE: 06/27/2023											
205962		05/31/2023	062723	347306	1,205.47	1,205.47		06/30/2023	INV	PD	May Reminders
CHECK DATE: 06/27/2023											
205964		05/19/2023	062023	347161	591.95	591.95		06/19/2023	INV	PD	May Final Bills
CHECK DATE: 06/20/2023											
206303		05/18/2023	062023	347161	707.60	707.60		06/18/2023	INV	PD	Drinking Water Report/
CHECK DATE: 06/20/2023											
100900 INDELCO PLASTICS CORPORATION					12,082.32						
INV400289		06/06/2023	062723	347307	1,768.08	1,768.08		07/06/2023	INV	PD	HOWARD LANE PRV
CHECK DATE: 06/27/2023											
108039 INDIGO SIGNWORKS INC											
98189		05/31/2023	062723	347308	604.29	604.29		06/30/2023	INV	PD	DRIVING RANGE SIGN
CHECK DATE: 06/27/2023											
110528 INVOICE CLOUD INC											
3052-2023_5		05/31/2023	062723	347309	11,213.08	11,213.08		07/05/2023	INV	PD	May UB Payment Process
CHECK DATE: 06/27/2023											
105854 JANSEN, TYLER											
KeyRefund100292		06/01/2023	062723	347310	10.00	10.00		07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023											
111407 JOSHUA LEE HENSCHEL											
4-037		06/21/2023	062723	347311	5,100.00	5,100.00		07/21/2023	INV	PD	LOOP MINNALAYA TEE SIG
CHECK DATE: 06/27/2023											
108948 AUDRANN INC											
1423710		06/06/2023	062723	347312	197.15	197.15		07/21/2023	INV	PD	REFRIGERANT RECOVERY T
CHECK DATE: 06/27/2023											

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1424164		06/07/2023	062723	347312	28.42	28.42	07/22/2023	INV	PD	LEAK DETECTION FLUID
CHECK DATE: 06/27/2023										
1424164-01		06/08/2023	062723	347312	41.99	41.99	07/23/2023	INV	PD	REFRIGERANT LOCKING CA
CHECK DATE: 06/27/2023										
111374 JONES, WILLIAM					267.56					
10004366		06/14/2023	062723	347313	109.31	109.31	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/27/2023										
111354 KAUPP, GREG										
350031270-2023-1		05/24/2023	062723	347314	2,500.00	2,500.00	07/07/2023	INV	PD	MAY REBATE-SOLAR PANEL
CHECK DATE: 06/27/2023										
PAYEE: KAUPP, GREG										
105228 KAY PARK & RECREATION										
199208		06/15/2023	062723	347315	3,057.00	3,057.00	07/15/2023	INV	PD	SAVANNA PARK BENCHES
CHECK DATE: 06/27/2023										
111280 REBECCA KICKERT										
2		05/27/2023	060823	347129	5,280.00	5,280.00	06/02/2023	INV	PD	JUN RELOCATION CLAIM
CHECK DATE: 06/08/2023										
102925 KORTERRA INC										
23742		06/15/2023	062723	347316	4,500.00	4,500.00	07/15/2023	INV	PD	KORWEB SERVICE FEES 6/
CHECK DATE: 06/27/2023										
102351 KRIEG, SARA										
2013010.002		06/13/2023	062723	347317	40.00	40.00	07/13/2023	INV	PD	RFD-6/19 EXTREME KIDS
CHECK DATE: 06/27/2023										
PAYEE: KRIEG, SARA										
101043 LANO EQUIPMENT INC										
01-996398		05/25/2023	062023	347162	6,438.70	6,438.70	06/25/2023	INV	PD	#T31 TRAILER-THE LOOP
CHECK DATE: 06/20/2023										
01-999258		06/06/2023	062723	347318	892.37	892.37	07/06/2023	INV	PD	SKIDS & SHANKS FOR TRA
CHECK DATE: 06/27/2023										
01-999776		06/07/2023	062723	347318	17.07	17.07	07/07/2023	INV	PD	#223 HYD CONNECTOR LIN
CHECK DATE: 06/27/2023										

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01-999778		06/07/2023	062723	347318	143.94		143.94	07/07/2023	INV	PD	#505 AIR FILTERS FOR M
CHECK DATE: 06/27/2023											
101050 LAW ENFORCEMENT LABOR SERVICES INC					7,492.08						
Jun-23		06/02/2023	060623-2	347118	1,687.50		1,687.50	06/02/2023	INV	PD	Jun-23 Police Union Du
CHECK DATE: 06/06/2023											
101056 LEAGUE OF MINNESOTA CITIES											
10003277-JUN23		06/09/2023	062723	347319	104,026.00		104,026.00	08/01/2023	INV	PD	PROPERTY/CASUALTY INSU
CHECK DATE: 06/27/2023											
101057 LEAGUE OF MINNESOTA CITIES											
10002436-JUN23		06/05/2023	062723	347320	152,986.00		152,986.00	07/01/2023	INV	PD	WORKERS COMPENSATION I
CHECK DATE: 06/27/2023											
101071 LENZEN CHEVROLET BUICK INC											
87095		06/08/2023	062723	347321	438.57		438.57	07/08/2023	INV	PD	#87 BELT, PAD AND COVE
CHECK DATE: 06/27/2023											
87110		06/13/2023	062723	347321	118.69		118.69	07/13/2023	INV	PD	#87 SEAT BELT BUCKLE
CHECK DATE: 06/27/2023											
101097 LOCATORS & SUPPLIES INC					557.26						
0307430-IN		05/31/2023	062723	347322	408.15		408.15	06/30/2023	INV	PD	LATEX GLOVES, SAFETY G
CHECK DATE: 06/27/2023											
0307756-IN		06/13/2023	062723	347322	339.64		339.64	07/13/2023	INV	PD	TRAFFIC CONE BARRICADE
CHECK DATE: 06/27/2023											
110118 LOCKRIDGE GRINDAL NAUEN PLLP					747.79						
25455		06/01/2023	062723	347323	3,333.33		3,333.33	07/14/2023	INV	PD	JUN LOBBYIST FOR CITY
CHECK DATE: 06/27/2023											
111340 US LBM OPERATING CO 3009 LLC											
875781		06/09/2023	062723	347324	159.20		159.20	07/09/2023	INV	PD	THE LOOP - LUMBER/PAR
CHECK DATE: 06/27/2023											

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105710 MACQUEEN EMERGENCY GROUP										
P09190		05/31/2023	062723	347325	1,984.73	1,984.73	06/30/2023	INV	PD	#312 BRAKE PADS, ROTOR
CHECK DATE: 06/27/2023										
P16264		06/09/2023	062723	347325	2,364.92	2,364.92	07/09/2023	INV	PD	FF GEAR
CHECK DATE: 06/27/2023										
P16456		06/13/2023	062723	347325	1,165.41	1,165.41	07/13/2023	INV	PD	FF BOOTS
CHECK DATE: 06/27/2023										
					5,515.06					
101124 MACQUEEN EQUIPMENT										
P50397		06/01/2023	062723	347326	156.11	156.11	07/01/2023	INV	PD	CAMERA GAS
CHECK DATE: 06/27/2023										
P50426		06/02/2023	062723	347326	3,531.01	3,531.01	07/02/2023	INV	PD	#921 SUCTION HOSE
CHECK DATE: 06/27/2023										
					3,687.12					
103449 MADDEN GALANTER HANSEN LLP										
114332		06/06/2023	062723	347327	1,840.85	1,840.85	07/07/2023	INV	PD	MAY LEGAL-LABOR RELATI
CHECK DATE: 06/27/2023										
104521 MANGOLD GROUP LLC										
9947		05/31/2023	062723	347328	2,417.28	2,417.28	06/30/2023	INV	PD	MAY MAINTENANCE MT. PL
CHECK DATE: 06/27/2023										
103176 MANSFIELD OIL COMPANY										
24331406		06/06/2023	062723	347329	8,628.10	8,628.10	07/06/2023	INV	PD	DYED DIESEL
CHECK DATE: 06/27/2023										
24331407		06/06/2023	062723	347329	14,985.16	14,985.16	07/06/2023	INV	PD	UNLEADED
CHECK DATE: 06/27/2023										
					23,613.26					
111345 MARKS, MICHAEL										
KeyRefund101206		06/01/2023	062723	347330	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023										
					PAYEE: MARKS, MICHAEL					
111379 MCBAIN, JAMIE										
36274		06/14/2023	062723	347331	21.12	21.12	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111400 MCGEE, ROSANNIE										
2013011.002		06/13/2023	062723	347332	45.00	45.00	07/13/2023	INV	PD	RFD-6/19 EXTREME KIDS
CHECK DATE: 06/27/2023										
101183 METROPOLITAN COUNCIL										
MAY 2023 SAC		05/31/2023	062723	347333	354,261.60	354,261.60	06/30/2023	INV	PD	MAY SAC CHARGES
CHECK DATE: 06/27/2023										
101182 METROPOLITAN COUNCIL										
0001158073		06/01/2023	062723	347334	289,383.60	289,383.60	07/01/2023	INV	PD	JUL SEWER SERVICES FOR
CHECK DATE: 06/27/2023										
101187 METRO SALES INC										
INV2299970		06/05/2023	062723	347335	163.00	163.00	07/05/2023	INV	PD	Contract Invoice
CHECK DATE: 06/27/2023										
INV2300191		06/05/2023	062723	347335	412.57	412.57	07/05/2023	INV	PD	Contract Invoice
CHECK DATE: 06/27/2023										
INV2300782		06/06/2023	062723	347335	2,350.26	2,350.26	07/06/2023	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 06/27/2023										
INV2303761		06/12/2023	062723	347335	98.95	98.95	07/12/2023	INV	PD	Ricoh/MP C3003 Color
CHECK DATE: 06/27/2023										
INV2308221		06/19/2023	062723	347335	136.00	136.00	07/19/2023	INV	PD	Ricoh/MP C3003 Color
CHECK DATE: 06/27/2023										
					3,160.78					
111403 MEUWISSEN, KATIE										
2013017.002		06/14/2023	062723	347336	45.00	45.00	07/14/2023	INV	PD	RFD-6/19 EXTREME KIDS
CHECK DATE: 06/27/2023										PAYEE: MEUWISSEN, KATIE
104056 AQUA LOGIC INC										
114223		06/05/2023	062723	347337	4,082.50	4,082.50	07/05/2023	INV	PD	PRO SHOP ENTRANCE
CHECK DATE: 06/27/2023										
105846 MID MINNESOTA STORAGE INC										
7095		05/23/2023	062023	347163	5,518.00	5,518.00	06/23/2023	INV	PD	LOOP SHIPPING CONTAINER
CHECK DATE: 06/20/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101194 MIDWEST AQUA CARE INC										
2647		06/11/2023	062723	347338	850.00	850.00	07/11/2023	INV	PD	BRICKYARD FOUNTAIN INS
CHECK DATE: 06/27/2023										
101217 MINNESOTA CHILD SUPPORT PMT CTR										
PR0602230014462992		06/02/2023	060623-2	347119	109.14	109.14	06/02/2023	INV	PD	060223 Payroll - Child
CHECK DATE: 06/06/2023										
PR060223001510208001		06/02/2023	060623-2	347120	219.65	219.65	06/02/2023	INV	PD	060223 Payroll - Child
CHECK DATE: 06/06/2023										
PR0616230014462992		06/16/2023	062023	347165	73.24	73.24	06/16/2023	INV	PD	061623 Payroll - Child
CHECK DATE: 06/20/2023										
PR061623001510208001		06/16/2023	062023	347164	219.65	219.65	06/16/2023	INV	PD	061623 Payroll - Child
CHECK DATE: 06/20/2023										
					621.68					
101236 MINNESOTA GOLF ASSOCIATION LLC										
230547		05/24/2023	062023	347166	27,905.00	27,905.00	06/23/2023	INV	PD	MGA HANDICAP DUES
CHECK DATE: 06/20/2023										
101265 MINNESOTA ROADWAYS CO										
87538		06/05/2023	062723	347339	3,204.00	3,204.00	07/05/2023	INV	PD	TACK OIL FOR PAVING
CHECK DATE: 06/27/2023										
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT										
Jun-23		06/02/2023	060623-2	347121	5,127.00	5,127.00	06/02/2023	INV	PD	Jun-23 Local #320 Unio
CHECK DATE: 06/06/2023										
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE										
107050711/MAY23		05/30/2023	060623-2	347122	946.09	946.09	06/22/2023	INV	PD	MAY ST LITES-TOWN COUR
CHECK DATE: 06/06/2023										
778377500/MAY23		06/07/2023	061523	347143	60.89	60.89	07/02/2023	INV	PD	MAY 12500 CTY RD 11 SI
CHECK DATE: 06/15/2023										
778377800/MAY23		06/07/2023	061523	347143	43.26	43.26	07/02/2023	INV	PD	MAY 4250 ENGLER BLVD S
CHECK DATE: 06/15/2023										
778377900/MAY23		06/07/2023	061523	347143	43.11	43.11	07/02/2023	INV	PD	MAY 4100 ENGLER BLVD S
CHECK DATE: 06/15/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
781385500/MAY23 CHECK DATE: 06/15/2023		06/07/2023	061523	347143	15.44	15.44	07/02/2023	INV	PD	MAY 4463 CTY RD 44
					1,108.79					
105308 MINNESOTA VALLEY UTILITY SERVICES LLC										
1351 CHECK DATE: 06/27/2023		05/31/2023	062723	347340	4,785.80	4,785.80	06/30/2023	INV	PD	MONTHLY SUBSTATION MAI
101134 MALLOY MONTAGUE KARNOWSKI RADOSEVICH & CO PA										
54542 CHECK DATE: 06/27/2023		06/15/2023	062723	347341	8,820.00	8,820.00	07/15/2023	INV	PD	2022 AUDIT THRU MAY
101192 STATE OF MINNESOTA										
1000049587 CHECK DATE: 06/27/2023		06/01/2023	062723	347342	9,592.57	9,592.57	07/01/2023	INV	PD	1ST QTR 2024 INDIRECT
101341 MINNESOTA DEPT OF LABOR & INDUSTRY										
MAY0190352023 CHECK DATE: 06/27/2023		05/31/2023	062723	347343	10,631.44	10,631.44	06/30/2023	INV	PD	MAY PERMIT SURCHARGES
105995 MONEY MOVERS INC										
119990623LF CHECK DATE: 06/22/2023		06/10/2023	062223	347195	25.00	25.00	07/10/2023	INV	PD	Late Fee for Mar & Apr
156859 CHECK DATE: 06/20/2023		04/05/2023	062023	347167	27.95	27.95	05/05/2023	INV	PD	Mar Health Ins Premium
157560 CHECK DATE: 06/20/2023		05/08/2023	062023	347167	26.95	26.95	06/08/2023	INV	PD	Apr Health Ins Reimbur
158244 CHECK DATE: 06/22/2023		06/05/2023	062223	347195	22.95	22.95	07/05/2023	INV	PD	May Health Ins Reimbur
					102.85					
111373 MOORE, ED										
10002536-ELECTRIC CHECK DATE: 06/27/2023		06/14/2023	062723	347344	23.36	23.36	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
10002536-STORMWATER CHECK DATE: 06/27/2023		06/14/2023	062723	347344	110.24	110.24	07/14/2023	INV	PD	CREDIT BALANCE REFUND-

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105853 MOR GOLF AND UTILITY INC					133.60					
39192		05/31/2023	062723	347345	136.78	136.78	06/30/2023	INV	PD	CART REPAIR PART
CHECK DATE: 06/27/2023										
39261		06/01/2023	062723	347345	285.21	285.21	07/01/2023	INV	PD	CART REPAIR PARTS
CHECK DATE: 06/27/2023										
39495		06/13/2023	062723	347345	273.17	273.17	07/13/2023	INV	PD	CART PARTS
CHECK DATE: 06/27/2023										
39587		06/16/2023	062723	347345	160.43	160.43	07/16/2023	INV	PD	CART PARTS
CHECK DATE: 06/27/2023										
101327 MP NEXLEVEL LLC					855.59					
1770051		05/27/2023	062723	347346	42,855.20	42,855.20	06/30/2023	INV	PD	Fiber Relocate-Peavey
CHECK DATE: 06/27/2023										
103236 MRA-THE MANAGEMENT ASSOCIATION										
00435447		05/04/2023	062023	347168	416.25	416.25	06/25/2023	INV	PD	APR COMPENSATION SERVI
CHECK DATE: 06/20/2023										
101356 MTI DISTRIBUTING INC #31380										
1391101-00		06/14/2023	062723	347347	147.37	147.37	07/14/2023	INV	PD	#234 THROTTLE CABLE
CHECK DATE: 06/27/2023										
101355 MTI DISTRIBUTING INC #400012										
1383082-04		05/23/2023	062023	347169	67.62	67.62	06/23/2023	INV	PD	IRRIGATION PARTS
CHECK DATE: 06/20/2023										
1383797-01		05/26/2023	062023	347169	166.61	166.61	06/26/2023	INV	PD	IRRIGATION PARTS
CHECK DATE: 06/20/2023										
1383797-02		05/31/2023	062723	347348	200.83	200.83	06/30/2023	INV	PD	IRRIGATION PARTS
CHECK DATE: 06/27/2023										
1387552-00		05/30/2023	062723	347348	208.41	208.41	06/30/2023	INV	PD	IRRIGATION PARTS
CHECK DATE: 06/27/2023										
101354 MTI DISTRIBUTING INC #700767					643.47					
1386464-00		06/06/2023	062723	347349	41.94	41.94	07/06/2023	INV	PD	VALVE COVERS

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/27/2023											
1386910-00		05/23/2023	062023	347170	356.61	356.61	06/23/2023	INV	PD		BLOWER PARTS
CHECK DATE: 06/20/2023											
1387756-00		05/26/2023	062023	347170	181.09	181.09	06/26/2023	INV	PD		SPRAYER PARTS
CHECK DATE: 06/20/2023											
1387756-01		05/30/2023	062723	347349	77.90	77.90	06/30/2023	INV	PD		PARTS
CHECK DATE: 06/27/2023											
1389199-00		06/05/2023	062723	347349	240.05	240.05	07/05/2023	INV	PD		BLOWER PARTS
CHECK DATE: 06/27/2023											
1389681-00		06/08/2023	062723	347349	-102.12	-102.12	07/08/2023	CRM	PD		CREDIT VALVE COVERS
CHECK DATE: 06/27/2023											
					795.47						
110600 MUELLER, RICHARD											
KeyRefund100999		06/01/2023	062723	347350	10.00	10.00	07/01/2023	INV	PD		KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023											
106657 MUNICIPAL ASSET MANAGEMENT INC											
01132022M19		06/06/2023	062223	347196	4,983.31	4,983.31	07/13/2023	INV	PD		CCC FITNESS EQUIP LEAS
CHECK DATE: 06/22/2023											
109883 CLARICE ANN WILSON											
114763		06/18/2023	062723	347351	951.00	951.00	07/18/2023	INV	PD		Music Together in the
CHECK DATE: 06/27/2023											
101365 STAR GROUP LLC											
4472/MAY2023		05/31/2023	062023	347171	3,530.73	3,530.73	06/10/2023	INV	PD		MAY PARTS & SUPPLIES
CHECK DATE: 06/20/2023											
101367 NARDINI FIRE EQUIPMENT CO INC											
IV00244674		06/06/2023	062723	347352	508.00	508.00	07/06/2023	INV	PD		FIRE SYS TESTING
CHECK DATE: 06/27/2023											
101403 NIKE USA INC											
9756496817		05/03/2023	062723	347353	50.00	50.00	06/02/2023	INV	PD		RESALE-PART OF INV 975
CHECK DATE: 06/27/2023											
9759878543		05/22/2023	062723	347353	2,223.91	2,223.91	07/21/2023	INV	PD		RESALE

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CHECK DATE: 06/27/2023										
					2,273.91					
111381 NORBERG, KELSEY										
33949		06/14/2023	062723	347354	113.36	113.36	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 06/27/2023										
102654 NORTH AMERICAN SAFETY INC										
CM531		06/20/2023	062723	347355	-83.24	-83.24	07/20/2023	CRM	PD	R. JACOBS CREDIT INITI
CHECK DATE: 06/27/2023										
INV77679		06/06/2023	062723	347355	306.90	306.90	08/08/2023	INV	PD	PPE FOR CRACK SEALING
CHECK DATE: 06/27/2023										
INV77830		06/09/2023	062723	347355	324.19	324.19	07/09/2023	INV	PD	GLOVES & SHIRTS FOR LU
CHECK DATE: 06/27/2023										
INV77957		06/15/2023	062723	347355	684.00	684.00	07/15/2023	INV	PD	LOCATING PAINT
CHECK DATE: 06/27/2023										
INV78025		06/13/2023	062723	347355	113.74	113.74	07/13/2023	INV	PD	R. JACOBS INITIAL HIRE
CHECK DATE: 06/27/2023										
					1,345.59					
101470 O'REILLY AUTOMOTIVE STORES INC										
556275/MAY2023		05/28/2023	060823	347130	159.28	159.28	06/20/2023	INV	PD	MAY PARTS & SUPPLIES
CHECK DATE: 06/08/2023										
110570 ODP BUSINESS SOLUTIONS LLC										
313153876001-1		05/31/2023	062723	347356	22.64	22.64	07/01/2023	INV	PD	Sign Here Tags for wor
CHECK DATE: 06/27/2023										
313153876001-2		05/31/2023	062723	347356	6.30	6.30	07/01/2023	INV	PD	Lids for cups in the b
CHECK DATE: 06/27/2023										
313157064001		05/31/2023	062723	347356	23.76	23.76	07/01/2023	INV	PD	Dixie 12 oz cups for t
CHECK DATE: 06/27/2023										
313621945001-1		05/24/2023	062023	347172	40.79	40.79	06/24/2023	INV	PD	Document Holder for An
CHECK DATE: 06/20/2023										
313621945001-2		05/24/2023	062023	347172	13.98	13.98	06/24/2023	INV	PD	Pens for the workroom
CHECK DATE: 06/20/2023										
313637586001		05/24/2023	062023	347172	14.47	14.47	06/24/2023	INV	PD	Jet Stream Pens for th
CHECK DATE: 06/20/2023										

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111349 OLSON, ANDREW					121.94					
KeyRefund100920		06/01/2023	062723	347357	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE:	06/27/2023	PAYEE: OLSON, ANDREW								
101465 ON SITE SANITATION INC										
0001545912		06/07/2023	062723	347358	410.00	410.00	07/21/2023	INV	PD	Carver Vehicle Fair Po
CHECK DATE:	06/27/2023									
0001545989		06/08/2023	062723	347358	24.57	24.57	07/08/2023	INV	PD	THE LOOP
CHECK DATE:	06/27/2023									
0001547536		06/10/2023	062723	347358	172.00	172.00	07/10/2023	INV	PD	TOWN COURSE MAINTENANC
CHECK DATE:	06/27/2023									
0001547537		06/10/2023	062723	347358	146.00	146.00	07/10/2023	INV	PD	SUNSET PARK
CHECK DATE:	06/27/2023									
0001547538		06/10/2023	062723	347358	146.00	146.00	07/10/2023	INV	PD	CLOVER RIDGE SOCCER FI
CHECK DATE:	06/27/2023									
0001547539		06/10/2023	062723	347358	172.00	172.00	07/10/2023	INV	PD	THE LOOP
CHECK DATE:	06/27/2023									
0001547540		06/10/2023	062723	347358	318.00	318.00	07/10/2023	INV	PD	LION'S PARK
CHECK DATE:	06/27/2023									
0001547541		06/10/2023	062723	347358	172.00	172.00	07/10/2023	INV	PD	TOWN COURSE
CHECK DATE:	06/27/2023									
111346 OTTING, JASON					1,560.57					
KeyRefund101230		06/01/2023	062723	347359	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE:	06/27/2023	PAYEE: OTTING, JASON								
111377 PAINSCAB, JACOB										
10015501		06/14/2023	062723	347360	33.18	33.18	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE:	06/27/2023									
105181 BOTTLING GROUP LLC										
45685903		06/07/2023	062723	347361	2,137.52	2,137.52	07/07/2023	INV	PD	Concession Stand Resal
CHECK DATE:	06/27/2023									
48718208		06/14/2023	062723	347361	184.78	184.78	07/14/2023	INV	PD	Concession Stand Resal
CHECK DATE:	06/27/2023									

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					2,322.30					
104066 PINE PRODUCTS INC										
130420		05/30/2023	062723	347362	2,200.00	2,200.00	06/29/2023	INV	PD	LANDSCAPE MULCH FOR CI
CHECK DATE: 06/27/2023										
101530 PING INC										
16955351		06/05/2023	062723	347363	640.41	640.41	08/05/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
16971583		06/12/2023	062723	347363	183.10	183.10	08/12/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
16971594		06/12/2023	062723	347363	536.41	536.41	08/12/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
16974956		06/13/2023	062723	347363	191.00	191.00	08/13/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
16984417		06/16/2023	062723	347363	171.90	171.90	08/16/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
					1,722.82					
101539 PLAISTED COMPANIES INC										
60430		05/31/2023	062723	347364	2,162.26	2,162.26	06/30/2023	INV	PD	TOPDRESSING SAND
CHECK DATE: 06/27/2023										
101543 PLUNKETTS PEST CONTROL INC										
8081724		06/16/2023	062723	347365	69.61	69.61	07/16/2023	INV	PD	PEST CONTROL-FD
CHECK DATE: 06/27/2023										
101557 POWER SYSTEM ENGINEERING INC										
9047413		05/31/2023	062723	347366	4,422.50	4,422.50	06/30/2023	INV	PD	WO# 12916 MRS RTU REPL
CHECK DATE: 06/27/2023										
9047426		06/01/2023	062723	347366	4,046.25	4,046.25	07/01/2023	INV	PD	COORDINATION STUDY - M
CHECK DATE: 06/27/2023										
9047524		06/02/2023	062723	347366	5,921.25	5,921.25	07/02/2023	INV	PD	AMI CONSULTING - MAY
CHECK DATE: 06/27/2023										
9047762		06/12/2023	062723	347366	14,395.00	14,395.00	07/12/2023	INV	PD	GENERAL ENGINEERING FO
CHECK DATE: 06/27/2023										
9047831		06/15/2023	062723	347366	1,500.00	1,500.00	07/15/2023	INV	PD	CHASKA MREA PROJECT -

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/27/2023										
					30,285.00					
101556 DE VAULT ELECTRIC PRODUCTS CO										
76017		04/04/2023	062023	347173	414.00	414.00	06/14/2023	INV	PD	CABLE REEL FOR SOUNDIN
CHECK DATE: 06/20/2023										
101571 PREMIUM WATERS INC										
319467652		05/31/2023	062223	347198	60.00	60.00	06/30/2023	INV	PD	Water Cooler-PD
CHECK DATE: 06/22/2023										
417080-05-23		05/31/2023	062223	347197	92.42	92.42	06/30/2023	INV	PD	CLUBHOUSE WATER
CHECK DATE: 06/22/2023										
					152.42					
111391 PROKOPCHUK, KSENIA										
37684		06/14/2023	062723	347367	42.05	42.05	07/14/2023	INV	PD	METER DEPOSIT REFUND-2
CHECK DATE: 06/27/2023										
101581 PROMOTION SELECT										
59150		06/06/2023	062723	347368	512.06	512.06	07/06/2023	INV	PD	Promotional Giveaways-
CHECK DATE: 06/27/2023										
59151		06/06/2023	062723	347368	530.64	530.64	07/06/2023	INV	PD	Promotional Giveaways-
CHECK DATE: 06/27/2023										
					1,042.70					
106323 PULTE HOMES										
135 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
136 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
137 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
138 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
139 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										
140 LIBERTY HTS DR		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
142 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
144 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
146 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
148 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
149 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
150 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
151 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
152 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
153 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
154 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
155 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
156 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
157 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
158 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
159 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
161 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
163 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
164 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
165 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
166 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
167 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
168 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
169 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
170 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
171 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
172 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
173 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
174 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
175 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
176 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
177 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
178 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
179 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
180 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
181 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
182 LIBERTY HTS DR CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND
326 ROBIN CURVE		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD		BUILDER DEPOSIT REFUND

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
332 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
338 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
344 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
350 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
356 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
362 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
368 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
374 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
380 ROBIN CURVE CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
905 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
909 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
913 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
917 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
921 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
925 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
929 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
933 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
937 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
941 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
945 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
949 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
953 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
957 GOLDFINCH ST CHECK DATE: 06/27/2023		06/06/2023	062723	347369	2,500.00	2,500.00	07/06/2023	INV	PD	BUILDER DEPOSIT REFUND
					165,000.00					
103055 QUALITY PROPANE INC										
3933732 CHECK DATE: 06/27/2023		06/01/2023	062723	347370	9.00	9.00	07/01/2023	INV	PD	Rental of 9 Propane Cy
3933866 CHECK DATE: 06/27/2023		06/01/2023	062723	347370	50.00	50.00	07/01/2023	INV	PD	Rental of Propane Stor
3995650 CHECK DATE: 06/27/2023		06/12/2023	062723	347370	70.58	70.58	07/12/2023	INV	PD	Zamboni LP Gas
					129.58					
107855 STAPLES INC										
32686316 CHECK DATE: 06/20/2023		05/25/2023	062023	347174	172.99	172.99	06/24/2023	INV	PD	Cartridge big scanner-
32765206 CHECK DATE: 06/27/2023		05/31/2023	062723	347372	120.55	120.55	06/30/2023	INV	PD	OFFICE SUPPLIES
32823124 CHECK DATE: 06/27/2023		06/03/2023	062723	347371	27.98	27.98	07/03/2023	INV	PD	White Round Labels for
32988190 CHECK DATE: 06/27/2023		06/13/2023	062723	347371	23.98	23.98	07/13/2023	INV	PD	Ruled note pads for wo
32990505-1 CHECK DATE: 06/27/2023		06/13/2023	062723	347371	1.00	1.00	07/13/2023	INV	PD	Tape dispenser for wor
32990505-2 CHECK DATE: 06/27/2023		06/13/2023	062723	347371	26.98	26.98	07/13/2023	INV	PD	Dish soap and knives f
32990505-3 CHECK DATE: 06/27/2023		06/13/2023	062723	347371	79.98	79.98	07/13/2023	INV	PD	Copy Paper for the wor

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101684 R & R SPECIALTIES OF WISCONSIN INC					453.46					
0079091-IN		06/15/2023	062723	347373	45.00	45.00	07/15/2023	INV	PD	Zamboni Blade Sharpeni
CHECK DATE:	06/27/2023									
0079115-IN		06/20/2023	062723	347373	533.35	533.35	07/20/2023	INV	PD	Zamboni Blade Adjustme
CHECK DATE:	06/27/2023									
101631 REINDERS INC					578.35					
3095399-00		05/23/2023	062023	347175	3,232.97	3,232.97	06/22/2023	INV	PD	LOOP FERTILIZER
CHECK DATE:	06/20/2023									
3095404-00		05/23/2023	062023	347175	1,336.52	1,336.52	06/22/2023	INV	PD	HERBICIDES
CHECK DATE:	06/20/2023									
3095404-01		05/24/2023	062023	347175	178.22	178.22	06/23/2023	INV	PD	HERBICIDE
CHECK DATE:	06/20/2023									
3096106-00		06/09/2023	062723	347374	602.86	602.86	07/09/2023	INV	PD	CHEMICALS
CHECK DATE:	06/27/2023									
3096106-02		06/08/2023	062723	347374	153.75	153.75	07/08/2023	INV	PD	HERBICIDE
CHECK DATE:	06/27/2023									
3182943-00		03/29/2023	062023	347175	8,863.95	8,863.95	06/20/2023	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE:	06/20/2023									
3182946-00		03/29/2023	062023	347175	19,794.58	19,794.58	06/20/2023	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE:	06/20/2023									
3182947-00		02/14/2023	062023	347175	16,975.04	16,975.04	06/20/2023	INV	PD	EARLY ORDER CHEMICALS
CHECK DATE:	06/20/2023									
111281 JOSHUA C REKEDAL					51,137.89					
2		05/27/2023	060823	347131	3,540.00	3,540.00	06/02/2023	INV	PD	JUN RELOCATION CLAIM
CHECK DATE:	06/08/2023									
101638 RURAL ELECTRIC SUPPLY COOPERATIVE										
890940-00	230100	05/31/2023	062723	347375	1,880.10	1,880.10	07/01/2023	INV	PD	TERMINATOR 1/0 SOL RIS
CHECK DATE:	06/27/2023									
896787-00	230099	05/31/2023	062723	347375	461.52	461.52	07/01/2023	INV	PD	SPLICE 2 SOLID QUICK 54
CHECK DATE:	06/27/2023									
898042-00	230111	06/08/2023	062723	347375	1,035.00	1,035.00	07/08/2023	INV	PD	SPLICE 1/0 QCK 5411 (1

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/27/2023										
898045-00	230111	06/08/2023	062723	347375	793.44	793.44	07/08/2023	INV	PD	SPLICE 1/0 QCK 5411 (1
CHECK DATE: 06/27/2023										
107697 RIVERS EDGE CONCRETE LLC					4,170.06					
7122883		05/10/2023	062023	347176	2,072.50	2,072.50	06/10/2023	INV	PD	SIDEWALKS - WHITE OAK,
CHECK DATE: 06/20/2023										
7123503		05/04/2023	062023	347176	1,001.50	1,001.50	06/04/2023	INV	PD	CURB POURS AT NORTHGAT
CHECK DATE: 06/20/2023										
7130273		05/17/2023	062023	347176	1,245.00	1,245.00	06/17/2023	INV	PD	SIDEWALK-HIGHWOOD DR T
CHECK DATE: 06/20/2023										
7139190		05/24/2023	062023	347176	1,440.25	1,440.25	06/24/2023	INV	PD	PEAVEY RD CURB REPAIRS
CHECK DATE: 06/20/2023										
7149665		06/02/2023	062723	347376	1,182.50	1,182.50	07/03/2023	INV	PD	LION'S PARK SHELTER IM
CHECK DATE: 06/27/2023										
101669 ROBERT HALF TECHNOLOGY					6,941.75					
62164575		06/20/2023	062723	347377	3,040.00	3,040.00	07/20/2023	INV	PD	FINANCE TEMP-HOLMLUND
CHECK DATE: 06/27/2023										
110677 HAJOCA CORPORATION										
S018942513.001		05/30/2023	062723	347288	6,424.82	6,424.82	06/30/2023	INV	PD	TRENCH DRAIN
CHECK DATE: 06/27/2023										
S018990831.001		05/30/2023	062723	347288	2,722.10	2,722.10	06/30/2023	INV	PD	VACUUM BREAKERS FOR CI
CHECK DATE: 06/27/2023										
S019022072.002		05/30/2023	062723	347288	559.00	559.00	06/30/2023	INV	PD	VACUUM BREAKER FOR IRR
CHECK DATE: 06/27/2023										
S019046145.001		05/31/2023	062723	347288	1,076.07	1,076.07	06/30/2023	INV	PD	CROOKED PINT PATIO GAS
CHECK DATE: 06/27/2023										
101673 ROCHESTER MIDLAND CORP					10,781.99					
INV00386244		06/05/2023	062723	347378	1,060.08	1,060.08	07/05/2023	INV	PD	ATHLETIC PARK
CHECK DATE: 06/27/2023										
101701 SAGAN, PETR										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
KeyRefund100578 CHECK DATE: 06/27/2023		06/01/2023	062723	347379	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
101703 SALVATION ARMY										
MAY/23 HS CHECK DATE: 06/27/2023		05/31/2023	062723	347380	146.62	146.62	07/21/2023	INV	PD	MAY HEAT SHARE CONTRIB
102753 PETER ROSS SANDVIK										
060123ATP CHECK DATE: 06/20/2023		06/01/2023	062023	347177	150.00	150.00	06/21/2023	INV	PD	entertainment for walk
111358 SCHELDE SPORTS NORTH AMERICA										
CIS0001809 CHECK DATE: 06/27/2023		06/07/2023	062723	347381	13.00	13.00	07/07/2023	INV	PD	PULLEY WHEELS FOR VOLL
101738 SCHILLING SUPPLY COMPANY										
922157-00 CHECK DATE: 06/27/2023		06/16/2023	062723	347382	672.47	672.47	07/16/2023	INV	PD	Cleaning Supplies-CCC
922215-00 CHECK DATE: 06/27/2023		06/19/2023	062723	347382	787.21	787.21	07/19/2023	INV	PD	Cleaning Supplies-CCC
111344 SCHNABEL, BRANDON					1,459.68					
KeyRefund100603 CHECK DATE: 06/27/2023		06/01/2023	062723	347383	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND PAYEE: SCHNABEL, BRANDON
106217 SCHOENHOFEN, ANISSA										
2013012.002 CHECK DATE: 06/27/2023		06/13/2023	062723	347384	40.00	40.00	07/13/2023	INV	PD	RFD-6/19 EXTREME KIDS
101744 SCOTT COUNTY TREASURER										
IN29594 CHECK DATE: 06/20/2023		05/12/2023	062023	347178	1,512.50	1,512.50	06/14/2023	INV	PD	Range Training
108102 SECURITAS ELECTRONIC SECURITY INC										
1833567 CHECK DATE: 06/20/2023		07/31/2020	062023	347179	310.00	310.00	06/13/2023	INV	PD	CITY HALL MAINTENANCE

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107602 SHAKOPEE MDEWAKANTON SIOUX COMMUNITY (SMSC)										
1191		05/31/2023	062723	347385	2,374.40	2,374.40	06/30/2023	INV	PD	2023 SPRING CLEANUP DA
CHECK DATE: 06/27/2023										
104416 KELBRO COMPANY										
2900258		06/07/2023	062723	347386	760.63	760.63	07/07/2023	INV	PD	OAK 19 ICE MACHINE REP
CHECK DATE: 06/27/2023										
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN										
1166-6		06/01/2023	062723	347387	410.68	410.68	07/20/2023	INV	PD	LIBRARY PAINT
CHECK DATE: 06/27/2023										
8493-1		06/08/2023	062723	347387	474.14	474.14	07/20/2023	INV	PD	PAINT FOR CITY TUNNELS
CHECK DATE: 06/27/2023										
					884.82					
110939 DEVTHIRTY3 LLC										
1579		05/26/2023	062023	347180	14,243.00	14,243.00	06/26/2023	INV	PD	Bldg Insp Doc Scanning
CHECK DATE: 06/20/2023										
1586		06/09/2023	062723	347388	10,854.25	10,854.25	07/09/2023	INV	PD	Bldg Insp Doc Scanning
CHECK DATE: 06/27/2023										
					25,097.25					
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC										
130279464-001		05/31/2023	062723	347389	1,796.46	1,796.46	06/30/2023	INV	PD	IRRIGATION SUPPLIES FO
CHECK DATE: 06/27/2023										
130885345-001		06/05/2023	062723	347389	162.00	162.00	07/15/2023	INV	PD	IRRIGATION SUPPLIES LI
CHECK DATE: 06/27/2023										
130917128-001		06/06/2023	062723	347389	83.03	83.03	07/15/2023	INV	PD	IRRIGATION SUPPLIES LI
CHECK DATE: 06/27/2023										
131066835-001		06/08/2023	062723	347389	3.10	3.10	07/15/2023	INV	PD	IRRIGATION SUPPLIES FO
CHECK DATE: 06/27/2023										
					2,044.59					
111295 HANNAH LOUISE COOPER										
113080		07/12/2023	062723	347390	350.00	350.00	07/12/2023	INV	PD	Summer Concert Perform
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101803 SM HENTGES & SONS INC										
SP1017-108-20/FINAL CHECK DATE: 06/27/2023		06/08/2023	062723	347391	25,000.00	25,000.00	07/09/2023	INV	PD	TH 212 INTERCHANGE & C
111355 SMITH, DAVID										
101392346-2023-1 CHECK DATE: 06/27/2023		05/08/2023	062723	347392	234.84	234.84	07/07/2023	INV	PD	MAY REBATE-XMAS IN MAY PAYEE: SMITH, DAVID
107195 SOCIAL INDOOR LLC										
6685 CHECK DATE: 06/27/2023		06/09/2023	062723	347393	1,000.00	1,000.00	07/09/2023	INV	PD	JUN TC ADVERTISING
101828 SOUTHWEST NEWS MEDIA										
2182797 CHECK DATE: 06/08/2023		05/04/2023	060823	347132	245.76	245.76	06/20/2023	INV	PD	HILL TOWER DEMO BIDS
2183923 CHECK DATE: 06/08/2023		05/25/2023	060823	347132	69.12	69.12	06/20/2023	INV	PD	POLICE AUCTION NOTICE
2183924 CHECK DATE: 06/08/2023		05/25/2023	060823	347132	195.84	195.84	06/20/2023	INV	PD	ORD REZONE-STRUCTURES
2183925 CHECK DATE: 06/08/2023		05/25/2023	060823	347132	57.60	57.60	06/20/2023	INV	PD	SAP-210 CHESTNUT ST
					568.32					
101847 SRF CONSULTING GROUP INC										
12504.00-37 CHECK DATE: 06/27/2023		05/31/2023	062723	347394	1,790.78	1,790.78	07/07/2023	INV	PD	TH 212 INTERCHANGE & C
101864 STAR TRIBUNE										
3609527-23 CHECK DATE: 06/20/2023		05/28/2023	062023	347181	293.70	293.70	06/16/2023	INV	PD	ANNUAL SUBSCRIPTION-CI
110200 STERICYCLE INC										
8004116058 CHECK DATE: 06/27/2023		06/18/2023	062723	347395	123.19	123.19	07/18/2023	INV	PD	Shredding Service
101888 STREICHERS										

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I1636339		05/25/2023	062023	347182	129.97	129.97	06/25/2023	INV	PD	Hance-Alterations, emb
CHECK DATE: 06/20/2023										
I1636353		05/25/2023	062023	347182	25.98	25.98	06/25/2023	INV	PD	Cadet Uniforms-Hats
CHECK DATE: 06/20/2023										
I1637463		06/01/2023	062723	347396	50.00	50.00	07/02/2023	INV	PD	Cadet Uniforms-Shirts
CHECK DATE: 06/27/2023										
I1637492		06/02/2023	062723	347396	1,028.01	1,028.01	07/02/2023	INV	PD	Department Ammunition
CHECK DATE: 06/27/2023										
I1637506		06/02/2023	062723	347396	4,164.65	4,164.65	07/02/2023	INV	PD	Golf Experience-Dept B
CHECK DATE: 06/27/2023										
101892 STUART C IRBY CO					5,398.61					
S013574306.001	230107	06/02/2023	062723	347397	3,620.00	3,620.00	07/02/2023	INV	PD	ELBOW CAB 3PHS (2), EL
CHECK DATE: 06/27/2023										
S013578473.001	230108	06/06/2023	062723	347397	3,145.00	3,145.00	07/06/2023	INV	PD	ELBOW 2WAY FEED THRU I
CHECK DATE: 06/27/2023										
101821 SW CORRIDOR TRANSPORTATION COALITION					6,765.00					
114295		06/06/2023	062723	347398	5,250.00	5,250.00	07/06/2023	INV	PD	2023 Coalition Dues
CHECK DATE: 06/27/2023										
111347 SWANBERG, JEFFREY										
KeyRefund101513		06/01/2023	062723	347399	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023										
106847 SWANNIES GOLF APPAREL CO					PAYEE: SWANBERG, JEFFREY					
32747		05/16/2023	062023	347183						
CHECK DATE: 06/20/2023										
111372 TARBELL, CATHERINE										
10001658		06/14/2023	062723	347400	199.80	199.80	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/27/2023										
101932 TAYLOR MADE GOLF CO INC										
36737144		06/06/2023	062723	347401	1,310.31	1,310.31	08/05/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111392 TE, CHELSEA										
37704 CHECK DATE: 06/27/2023		06/14/2023	062723	347402	66.21	66.21	07/14/2023	INV	PD	METER DEPOSIT REFUND-1
109943 TEREX USA LLC										
7326907 CHECK DATE: 06/27/2023		06/09/2023	062723	347403	1,057.60	1,057.60	07/09/2023	INV	PD	DRAWER RAILS FOR SERVI
111389 TESCHER, CALLIE										
37396 CHECK DATE: 06/27/2023		06/14/2023	062723	347404	162.02	162.02	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
106829 ADAM DOUGLAS MARSHALL										
249 CHECK DATE: 06/27/2023		07/01/2023	062723	347405	350.00	350.00	07/11/2023	INV	PD	Summer Concert Perform
100757 THE GRAPHIC EDGE LLC										
1680560 CHECK DATE: 06/27/2023		06/08/2023	062723	347406	872.51	872.51	07/08/2023	INV	PD	Youth Sports - Basebal
109940 THE HUNTINGTON NATIONAL BANK										
8361306 CHECK DATE: 06/22/2023		06/11/2023	062223	347199	284.93	284.93	07/03/2023	INV	PD	FD EQUIP LEASE PMT 49
110392 THE SUPERLATIVE GROUP INC										
14586 CHECK DATE: 06/27/2023		06/02/2023	062723	347407	3,000.00	3,000.00	07/02/2023	INV	PD	Corporate Partnership
101950 THE TESSMAN COMPANY										
S376933-IN CHECK DATE: 06/27/2023		05/31/2023	062723	347408	998.17	998.17	06/30/2023	INV	PD	WETTING AGENT PELLETS
104165 THINK SMALL										
2012959.002 CHECK DATE: 06/27/2023		06/05/2023	062723	347409	130.00	130.00	07/05/2023	INV	PD	RFD PERMIT CHARGES

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104908	TIMESAVER OFF SITE	SECRETARIAL INC								
M28259	CHECK DATE: 06/27/2023	05/31/2023	062723	347410	393.50	393.50	06/30/2023	INV	PD	PLANNING 5/10, COUNCIL
M28303	CHECK DATE: 06/27/2023	06/14/2023	062723	347410	514.75	514.75	07/16/2023	INV	PD	HRC, COUNCIL. PK & REC
					908.25					
101966	TK ELEVATOR CORPORATION									
3007275250	CHECK DATE: 06/27/2023	06/01/2023	062723	347411	325.50	325.50	07/01/2023	INV	PD	Jun CCC Elevator Servi
101983	TOTAL CONTROL SYSTEMS INC									
10704	CHECK DATE: 06/27/2023	06/05/2023	062723	347412	1,881.16	1,881.16	07/05/2023	INV	PD	SAVANNAH LIFT STATION
101989	TOWN & COUNTRY GLASS INC									
23082	CHECK DATE: 06/27/2023	06/05/2023	062723	347413	772.62	772.62	07/05/2023	INV	PD	REPAIR BROKEN WINDOW A
101995	TRANE									
313668262	CHECK DATE: 06/27/2023	06/08/2023	062723	347414	740.00	740.00	07/08/2023	INV	PD	Checked over RTU-1
101994	TRAVISMATHEW LLC									
91285061	CHECK DATE: 06/27/2023	05/31/2023	062723	347415	205.40	205.40	06/30/2023	INV	PD	RESALE
103460	TWIN CITIES HABITAT FOR HUMANITY									
1582	NISKANEN CIR	06/21/2023	062723	347416	2,500.00	2,500.00	07/21/2023	INV	PD	BUILDER DEPOSIT REFUND
1592	NISKANEN CIR	06/21/2023	062723	347416	2,500.00	2,500.00	07/21/2023	INV	PD	BUILDER DEPOSIT REFUND
					5,000.00					
103085	TWIN CITY SEED CO									
54149	CHECK DATE: 06/27/2023	05/26/2023	062723	347417	1,162.50	1,162.50	07/05/2023	INV	PD	GRASS SEED-LOOP

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102028 TWIN CITY WATER CLINIC INC										
19056		06/03/2023	062723	347418	510.00	510.00	07/03/2023	INV	PD	MAY WTP SAMPLES
CHECK DATE: 06/27/2023										
19072		06/06/2023	062723	347418	200.00	200.00	07/06/2023	INV	PD	LION'S PARK WATER TEST
CHECK DATE: 06/27/2023										
					710.00					
110053 TX CHILD SUPPORT SDU										
PR0602230012725283		06/02/2023	060623-2	347123	115.38	115.38	06/02/2023	INV	PD	060223 Payroll - Child
CHECK DATE: 06/06/2023										
PR0616230012725283		06/16/2023	062023	347184	115.38	115.38	06/16/2023	INV	PD	061623 Payroll - Child
CHECK DATE: 06/20/2023										
					230.76					
111352 ULTIMATE EVENTS INC										
100376		06/01/2023	062723	347419	1,451.98	1,451.98	07/07/2023	INV	PD	F&I Tent, Lights, Tabl
CHECK DATE: 06/27/2023										
102056 GREAT RIVER ENERGY										
M1-20930		06/05/2023	062723	347420	1,005.84	1,005.84	07/05/2023	INV	PD	FIBER FOR BLUFFCREEK S
CHECK DATE: 06/27/2023										
104522 US FOODS INC										
4685834		06/02/2023	062723	347421	109.44	109.44	07/02/2023	INV	PD	OAK 19-TP
CHECK DATE: 06/27/2023										
4772697		06/06/2023	062723	347421	236.62	236.62	07/06/2023	INV	PD	TOWELS, SOAP
CHECK DATE: 06/27/2023										
4858805		06/09/2023	062723	347421	101.46	101.46	07/09/2023	INV	PD	TOWELS & SOAP
CHECK DATE: 06/27/2023										
5042062		06/16/2023	062723	347421	93.51	93.51	07/16/2023	INV	PD	SOAP
CHECK DATE: 06/27/2023										
5119093		06/20/2023	062723	347421	340.72	340.72	07/20/2023	INV	PD	TP, TOWELS, SOAP
CHECK DATE: 06/27/2023										
5941579		06/19/2023	062723	347421	185.96	185.96	07/19/2023	INV	PD	MAY DISH MACHINE RENTA
CHECK DATE: 06/27/2023										

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107687 UNIVERSAL PROTECTION SERVICE LP					1,067.71					
14298408		05/25/2023	062023	347185	318.38	318.38	06/25/2023	INV	PD	Event Ctr Security 5/1
CHECK DATE: 06/20/2023										
14340672		06/01/2023	062723	347422	191.03	191.03	07/01/2023	INV	PD	Event Ctr Security 5/2
CHECK DATE: 06/27/2023										
111158 HD SUPPLY INC					509.41					
INV00012870		05/16/2023	062023	347186	128.52	128.52	06/16/2023	INV	PD	VALVES FOR PRV
CHECK DATE: 06/20/2023										
INV00027459		05/31/2023	062723	347423	116.63	116.63	06/30/2023	INV	PD	WASH NOZZLE
CHECK DATE: 06/27/2023										
INV00029223		06/02/2023	062723	347423	223.60	223.60	07/02/2023	INV	PD	VALVES FOR PRV
CHECK DATE: 06/27/2023										
INV00032292		06/05/2023	062723	347423	56.13	56.13	07/05/2023	INV	PD	ADAPTER
CHECK DATE: 06/27/2023										
109994 USI INSURANCE SERVICES LLC					524.88					
4610413		05/23/2023	062023	347187	2,500.00	2,500.00	06/26/2023	INV	PD	RENEWAL-HR CONSULTING
CHECK DATE: 06/20/2023										
110582 VACEK, MELISSA					500.00	500.00	07/02/2023	INV	PD	REPLACE LOST AP CHECK
2012059.002-REISSUE		05/30/2023	062723	347424	500.00	500.00	07/02/2023	INV	PD	REPLACE LOST AP CHECK
CHECK DATE: 06/27/2023										
111384 VANGORDER-BRAID, JENNIFER					21.72	21.72	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
37211		06/14/2023	062723	347425	21.72	21.72	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/27/2023										
110799 VERIZON CONNECT FLEET USA LLC					279.20	279.20	07/01/2023	INV	PD	Data Processing - GPS
322000044006		06/01/2023	061313	347134	279.20	279.20	07/01/2023	INV	PD	Data Processing - GPS
CHECK DATE: 06/13/2023										
102102 VERIZON WIRELESS					571.24	571.24	06/15/2023	INV	PD	MAY CRADLEPOINTS
9935591047		05/23/2023	060623-2	347124	571.24	571.24	06/15/2023	INV	PD	MAY CRADLEPOINTS

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/06/2023										
106131 VINCENT KEN ROSE										
CH1002		06/30/2023	062723	347426	500.00	500.00	06/30/2023	INV	PD	Summer Concert Perform
CHECK DATE: 06/27/2023										
102227 ONVOY LLC										
0009426230601		06/01/2023	061313	347135	406.03	406.03	06/25/2023	INV	PD	JUN EDU CTR ETHERNET
CHECK DATE: 06/13/2023										
0009486230601		06/01/2023	061313	347135	1,166.25	1,166.25	06/25/2023	INV	PD	JUN CITY HALL ETHERNET
CHECK DATE: 06/13/2023										
					1,572.28					
111394 VRUDNY, JULIET										
38143		06/14/2023	062723	347427	81.20	81.20	07/14/2023	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/27/2023										
111278 WAGGLE GOLF										
13224		05/15/2023	062723	347428	1,175.40	1,175.40	07/06/2023	INV	PD	RESALE
CHECK DATE: 06/27/2023										
102133 WAGNER PRESS & GRAPHICS										
36505		05/31/2023	062023	347188	45.00	45.00	06/20/2023	INV	PD	Business Cards-Panning
CHECK DATE: 06/20/2023										
36533		06/05/2023	062723	347429	35.00	35.00	07/05/2023	INV	PD	Business Cards #402
CHECK DATE: 06/27/2023										
					80.00					
111342 WALSH, LUKE										
KeyRefund100711		06/01/2023	062723	347430	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023										
PAYEE: WALSH, LUKE										
111204 TERENCE JOSEPH WALSH										
100-Balance Due		03/14/2023	062723	347431	1,750.00	1,750.00	07/15/2023	INV	PD	F&I Band Fee 7-15
CHECK DATE: 06/27/2023										
104518 COMMUNITY AREA BUSING										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
114154		05/31/2023	062723	347432	2,500.00		2,500.00	06/30/2023	INV	PD	2023 DONATION TO WECAB
CHECK DATE: 06/27/2023											
111375 WEIERKE, CRAIG											
10006936		06/14/2023	062723	347433	379.11		379.11	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/27/2023											
102166 WESCO DISTRIBUTION INC											
230805		05/22/2023	062723	347434	300.00		300.00	07/06/2023	INV	PD	INSULATING PLUGS FOR 3
CHECK DATE: 06/27/2023											
237177	230112	06/02/2023	062723	347434	9,467.76		9,467.76	07/02/2023	INV	PD	ELBOW 500 MCM (24)
CHECK DATE: 06/27/2023											
110788 WEX HEALTH INC											
0001753291-IN		05/31/2023	061313	347136	192.00		192.00	06/30/2023	INV	PD	MAY VEBE PARTICIPANT F
CHECK DATE: 06/13/2023											
111404 WHITE CAP SUPPLY HOLDINGS II LLC											
50022502618		06/09/2023	062723	347435	787.80		787.80	07/09/2023	INV	PD	CRACK SEALING
CHECK DATE: 06/27/2023											
111376 WILLIAMSON, TREVIS											
10012313		06/14/2023	062723	347436	28.57		28.57	07/14/2023	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/27/2023											
102190 WILSON NURSERY LLC											
24468		05/31/2023	062723	347437	15,404.40		15,404.40	06/30/2023	INV	PD	ROTARY/LION'S CLUB TRE
CHECK DATE: 06/27/2023											
24469		06/02/2023	062723	347437	1,486.50		1,486.50	07/02/2023	INV	PD	ROTARY/LION'S CLUB TRE
CHECK DATE: 06/27/2023											
102192 WILSON SPORTING GOODS CO											
4542137121		06/14/2023	062723	347438	231.53		231.53	08/13/2023	INV	PD	JUNIOR GOLF GIVEAWAYS
CHECK DATE: 06/27/2023											
111406 WINDOWS DIRECT LLC											

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
15772		06/14/2023	062723	347439	18,458.41	18,458.41	07/14/2023	INV	PD	WINDOWS FOR THE LOOP B
CHECK DATE: 06/27/2023										
102189 WM MUELLER & SONS										
287005		05/22/2023	062023	347189	123.31	123.31	06/25/2023	INV	PD	BASE MATERIAL FOR CURB
CHECK DATE: 06/20/2023										
287561		06/01/2023	062723	347440	206.40	206.40	07/25/2023	INV	PD	POTHOLE PATCHING
CHECK DATE: 06/27/2023										
287642		06/02/2023	062723	347440	370.84	370.84	07/25/2023	INV	PD	LION'S PARK TRAIL ASPH
CHECK DATE: 06/27/2023										
287712		06/05/2023	062723	347440	13,838.61	13,838.61	07/25/2023	INV	PD	LION'S PARK TRAIL OVER
CHECK DATE: 06/27/2023										
287783		06/06/2023	062723	347440	120.45	120.45	07/25/2023	INV	PD	WMB VALLEYVIEW AND PAR
CHECK DATE: 06/27/2023										
287784		06/06/2023	062723	347440	1,517.76	1,517.76	07/25/2023	INV	PD	1ST WMB VALLEYVIEW & S
CHECK DATE: 06/27/2023										
288368		06/18/2023	062723	347440	965.62	965.62	07/25/2023	INV	PD	WM DIG EAST LAKE & VIC
CHECK DATE: 06/27/2023										
					17,142.99					
102220 XIGENT SOLUTIONS LLC										
10968		06/01/2023	062723	347441	1,778.44	1,778.44	07/01/2023	INV	PD	JUN VULNERABILITY SVC
CHECK DATE: 06/27/2023										
10969		06/01/2023	062723	347441	13,914.69	13,914.69	07/01/2023	INV	PD	JUN SUPPORT SVC
CHECK DATE: 06/27/2023										
10970		06/01/2023	062723	347441	4,701.00	4,701.00	07/01/2023	INV	PD	JUN RECOVERY SVC
CHECK DATE: 06/27/2023										
11097		06/08/2023	062723	347441	7,989.87	7,989.87	07/08/2023	INV	PD	SMARTNET LICENSE FOR N
CHECK DATE: 06/27/2023										
					28,384.00					
111343 YEAGER, EMILY										
KeyRefund100929		06/01/2023	062723	347442	10.00	10.00	07/01/2023	INV	PD	KEY DEPOSIT REFUND
CHECK DATE: 06/27/2023										
					10.00	PAYEE: YEAGER, EMILY				
					10.00					



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
591 INVOICES					2,572,777.86					

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

VENDOR INVOICE LIST

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243	ALERUS FINANCIAL									
C141698		06/05/2023	062023-4	3756	120.50	120.50	06/20/2023	DIR	PD	MAY PARTICIPANT FEES
CHECK DATE:	06/20/2023									
100385	CHASKA FIRE DEPT RELIEF ASSN									
2023/05-CFDRA		06/16/2023	061623-1	3750	17,356.00	17,356.00	06/16/2023	DIR	PD	MAY-23 FIRE RELIEF ASS
CHECK DATE:	06/16/2023									
107490	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
114075		06/02/2023	060523	3737	7,089.69	7,089.69	06/05/2023	DIR	PD	060223 Payroll - HCSP
CHECK DATE:	06/05/2023									
114514		06/16/2023	062023-1	3752	7,052.24	7,052.24	06/20/2023	DIR	PD	061623 Payroll - HCSP
CHECK DATE:	06/20/2023									
					14,141.93					
107744	GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY									
114076		06/02/2023	060523	3738	850.00	850.00	06/05/2023	DIR	PD	060223 Payroll - MNDCP
CHECK DATE:	06/05/2023									
114515		06/16/2023	062023-1	3753	850.00	850.00	06/20/2023	DIR	PD	061623 Payroll - MNDCP
CHECK DATE:	06/20/2023									
					1,700.00					
110382	ENTERPRISE FM TRUST									
FBN4766441		06/03/2023	062023-3	3754	9,318.55	9,318.55	06/20/2023	DIR	PD	JUN FLEET LEASES
CHECK DATE:	06/20/2023									
101756	MII LIFE INCORPORATED									
16530296		06/09/2023	WIRE_001	3758	148.50	148.50	06/21/2023	DIR	PD	JUN FSA PARTICIPANT FE
CHECK DATE:	06/21/2023									
40641234		06/06/2023	060723	3739	1,376.95	1,376.95	06/07/2023	DIR	PD	6/7/23 FSA REIMB-HEALT
CHECK DATE:	06/07/2023									
40644964		06/13/2023	061423	3740	1,226.00	1,226.00	06/14/2023	DIR	PD	6/14/23 FSA REIMB-HEAL
CHECK DATE:	06/14/2023									
					2,751.45					
100927	INTERNAL REVENUE SERVICE									
114069		06/02/2023	060223	3731	164,489.42	164,489.42	06/02/2023	DIR	PD	060223 Payroll - SS, M

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/02/2023										
114508		06/16/2023	061623	3746	161,906.16	161,906.16	06/16/2023	DIR	PD	061623 Payroll - SS, M
CHECK DATE: 06/16/2023										
101346 MINNESOTA COMMISSIONER OF REVENUE					326,395.58					
2023/0531-CC		05/31/2023	061523-2	3744	11,328.97	11,328.97	06/15/2023	DIR	PD	MAY-23 CARVER CTY TRAN
CHECK DATE: 06/15/2023										
2023/0531-SLS/UB		05/31/2023	061523-2	3742	154,568.83	154,568.83	06/15/2023	DIR	PD	MAY-23 GEN/UB SALES TA
CHECK DATE: 06/15/2023										
2023/0531-USE		05/31/2023	061523-2	3743	2,450.41	2,450.41	06/15/2023	DIR	PD	MAY-23 USE TAX
CHECK DATE: 06/15/2023										
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES					168,348.21					
114070		06/02/2023	060523	3736	32,274.34	32,274.34	06/05/2023	DIR	PD	060223 Payroll - MN St
CHECK DATE: 06/05/2023										
114509		06/16/2023	062023-1	3751	31,930.07	31,930.07	06/20/2023	DIR	PD	061623 Payroll - MN St
CHECK DATE: 06/20/2023										
101249 MINNESOTA MUNICIPAL POWER AGENCY					64,204.41					
3877		06/05/2023	062023-4	3755	3,237,861.69	3,237,861.69	06/20/2023	DIR	PD	MAY ELECTRIC SVC W/ EV
CHECK DATE: 06/20/2023										
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
114071		06/02/2023	060223	3732	15,270.65	15,270.65	06/02/2023	DIR	PD	060223 Payroll - 457 C
CHECK DATE: 06/02/2023										
114510		06/16/2023	061623	3747	15,005.65	15,005.65	06/16/2023	DIR	PD	061623 Payroll - 457 C
CHECK DATE: 06/16/2023										
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)					30,276.30					
114074		06/02/2023	060223	3734	6,229.92	6,229.92	06/02/2023	DIR	PD	060223 Payroll - Roth
CHECK DATE: 06/02/2023										
114513		06/16/2023	061623	3749	6,229.92	6,229.92	06/16/2023	DIR	PD	061623 Payroll - Roth
CHECK DATE: 06/16/2023										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104668 OPTUM BANK INC					12,459.84					
114073 CHECK DATE: 06/02/2023		06/02/2023	060223	3735	19,326.09	19,326.09	06/02/2023	DIR	PD	060223 Payroll - HSA C
114512 CHECK DATE: 06/15/2023		06/16/2023	WIRE_001	3745	19,351.09	19,351.09	06/16/2023	DIR	PD	061623 Payroll - HSA C
101498 PCARD					38,677.18					
2023/0612-PC CHECK DATE: 06/21/2023		06/12/2023	062123	3757	90,736.70	90,736.70	06/21/2023	DIR	PD	JUN 2023 PCARD PURCHAS
109689 PLANSOURCE BENEFITS ADMINISTRATION INC										
JUN2023 CHECK DATE: 06/15/2023		05/25/2023	061523-1	3741	4,771.23	4,771.23	06/15/2023	DIR	PD	JUN INS PREM-LTD/CI/AC
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION										
114072 CHECK DATE: 06/02/2023		06/02/2023	060223	3733	113,500.76	113,500.76	06/02/2023	DIR	PD	060223 Payroll - PERA
114511 CHECK DATE: 06/16/2023		06/16/2023	061623	3748	114,442.16	114,442.16	06/16/2023	DIR	PD	061623 Payroll - PERA
28 INVOICES					4,247,062.49					

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2020-2021

2020-2021

2020-2021



COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

June 26th: This will be the official 2nd Council meeting of the month for June due to the Juneteenth Holiday falling on the 3rd Monday of the month. There is no Work Session.

July 3rd: With the July 4th holiday falling on Tuesday, there will not be a Council meeting on this night.

July 17th: On July 17th, there will be a Work Session starting at 5:30 p.m. on the Public Safety Facility. During the regular meeting there will be the Planning Commission items for the month, as well as the Auditor's results from the 2022 budget year.

If you have any questions about this meeting schedule or are unable to attend, please just let Matt or myself know.

UPCOMING HIGHWAY 41/61 ACTIVITIES

The work on the current stage is coming to an end. The Highway 41/61 intersection and the river bridge are expected to open in early July. There has been a lot of work done in these areas and they are coming together quickly. With this change, no parking on Pine and Walnut Streets will be re-implemented until we can understand the traffic patterns. This may take a week or two to understand given the holiday; however, city staff and the project team will be consistently reviewing. The goal during evaluation is to balance parking for the businesses, but also the safety of pedestrians and vehicles in the area.

Also, as a part of the re-opening of the bridge, the State Patrol will be just south of the bridge to enforce the no thru truck traffic that we will continue to have until the project is complete. They will be in place from 6 a.m. until 6 p.m. for approximately the first 10 days of when the bridge reopens.

It is exciting that this phase of the project is nearly complete, but there is a lot of work still to go. As always, if the Council has any questions, please do not hesitate to reach out.

2024 CAPITAL BUDGET REQUEST

On June 16, staff submitted a 2024 capital budget request to the state for the City Square West project with an ask of \$19.997 million. The request amount is based upon the 50% of the total

cost of the public improvements and considers this year's funding award of \$5.425 million. This application process is step one for local governments who are seeking state funds for projects in their community. Included in the agenda for the June 26 Council meeting is a resolution of support by the City Council for the request, which is required for the application. The resolution will be sent into the state after Monday night's meeting. In mid-July the local government requests will be sent to the legislature and the remainder of the summer into fall the state will review requests, meet with entities as needed and conduct site visits.

CREEK ROAD SEWER

Over the past nine months, staff has been working on items required for the \$2 million of Congressionally Directed Spending the city was awarded last year for the Creek Road Sewer project. One item of this in particular is the Environmental Assessment (EA) required as a part of the project. This work has been completed, and on Thursday, June 22, a public notice was published regarding the EA. Once the comment period for the EA is completed, and HUD signs off on it, the city will be able to incur costs related to the project.

Throughout the summer, the Council will see various agenda items related to the Creek Road Sewer project. These items will set the stage for the city to be able to begin construction on this project sometime this fall.

UPCOMING ACTIVITIES

4TH OF JULY

As in years past, the city will be hosting 4th of July fireworks. They will again be held at McKnight Park and begin around 10 p.m.

Also on the 4th, the Jonathan Association will be holding their annual festival and community event. The day starts with a 5K Fun Run, Kidding Parade, and food and entertainment at the Lake Grave Pavilion.

FARMER'S MARKET AND SUMMER CONCERTS

This past Wednesday marked the first Farmer's Market for the summer. As a reminder, this year's Farmer's Market is being held at Firemen's Park from 5:00-8:00 p.m. from June 21-August 9 and coordinates with the summer concerts put on by the Parks and Recreation Department also at Firemen's Park from 6:00-8:00 p.m. The listing of who is play not only at the Wednesday concerts, but also the Tuesday Kids Entertainment and Friday Concerts can be found on the [website](#).

The remainder of the summer the Farmer's Market will be from 4:00-7:00 p.m. from August 16-September 20.

FIRE AND ICE

Since the next City Council meeting isn't until July 17, a reminder that Fire and Ice is coming up on July 14 and 15. There are a lot of activities coming up with that event in addition to the bonspiel. More information on all of the activities happening, including live music and fireworks can be found on the [Fire and Ice](#) page of the website.