WORK SESSION
2023 Audit Review
5:30 - 7PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, June 17, 2024
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
   - 5.A. Growth Through Opportunity Swearing in Ceremony
6. Approve Previous Meeting Minutes
   - 6.A. City Council Meeting Minutes 6-3-2024
7. Consent Items
   - 7.A. Adopt Resolution 2024-51 Approval for the Highway 18 Improvement Project – Arboretum Area
   - 7.B. Adopt Resolution 2024-54 Ordering the Improvements and Awarding Bid for the 2024 Downtown Street and Utility Improvement Project – Streetscaping
   - 7.C. Sustainable Building and Materials Management Grant Application Letter of Support
   - 7.D. Approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24.
   - 7.E. Approve Temporary On-Sale Intoxicating License for Chaska Rotary
   - 7.F. Approve On-Sale Liquor at Community Event - Schram Haus Brewery
   - 7.G. Approve On-Sale Liquor at Community Event - Crooked Pint Ale House

7.H. Medow Spring Settlement Agreement - Parking Lot Acquisition

8. Action Items

8.A. 2023 Annual Financial Reports

8.B. Motion to adopt Resolution No. 2024-56 and 2024-57 and Ordinance 1047, Approving the Preliminary Plat, Rezoning, and Variance for Highpoint Vistas/Forestar Group - Midwest/PC #2024-02

8.B.i. Resolution No. 2024-56, Preliminary Plat of Highpoint Vistas

8.B.ii. Resolution No. 2024-57, Highpoint Vistas Variance

8.B.iii. Ordinance No.1047

8.C. Motion to adopt Resolution No. 2024-55, approving the Concept Plan for Hazeltine Golf Course - Performance Center/Hazeltine Golf Course/PC #2024-09

9. Bills

9.A. Accounts Payable Claims Roster 6-17-2024

10. Other Business

10.A. City Administrator's Report

10.A.i. Biweekly Report 6-17-2024

11. Adjourn

- MINUTES -
CHASKA CITY COUNCIL
JUNE 3, 2024

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:02 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: Matt Podhradsky, City Administrator; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; and Christophe Morschen, City Attorney.

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

5. Approve Previous Meeting Minutes
5.A. Approve the May 20, 2024 City Council Meeting Minutes
Motion by Councilmember Huang, second by Councilmember Grau, to approve the minutes of the May 20, 2024 City Council meeting.
Motion carried.

6. Visitor Presentation
6.A. Tour de Tonka Community Bike Ride – Jenny Bodurka, Assistant Director at MCEC
Jenny Bodurka, Assistant Director at Minnetonka Community Education, introduced herself. She shared statistics about the history of Tour de Tonka. Ms. Bodurka showed a map of the various routes and examples of the 2024 shirts. The event is August 3, 2024, and they are looking for more volunteers.

Mayor Windschitl asked if the turnout is looking good so far. Ms. Bodurka stated the numbers are getting closer to pre-COVID participation. There are also e-bikes included.

7. CLOSED SESSION
7.A. Discussion of pending litigation involving Meadow Spring Church. The meeting will be closed as permitted by the attorney-client privilege, Minn. Stat. section 13D.05, subdivision 3 (b), to discuss the eminent domain lawsuit involving Meadow Spring Church.
Motion by Councilmember Huang, second by Councilmember Grau, to enter into a Closed Session.
Motion carried.

8. OPEN SESSION

Motion by Councilmember Huang, second by Councilmember Grau, to exit the Closed Session. Motion carried.

9. Consent Agenda

Mayor Windschitl asked what would happen to the snow removal at the apartment building, referring to Consent Agenda Item A. Adopt Resolution 2024-44 Parking Restrictions on Engler Boulevard, CSAH 10. City Administrator Podhradsky stated the apartment building will have to remove snow in portions. The request comes from the County.

Motion by Councilmember Grau, second by Councilmember Huang, to approve the Consent Agenda Items A through H:

A. Adopt Resolution 2024-44 Parking Restrictions on Engler Boulevard, CSAH 10

Motion to Adopt Resolution No. 2024-44, Prohibiting Parking on Engler Boulevard, the collector roadway along CSAH 10 from TH 212 to Park Ridge Drive both sides of the roadway; and CSAH 10 from Park Ridge Drive to 425 feet east of Ridge Lane on the north side.

B. Approve Wetland Replacement Plan for Minnesota River Bluffs Trail Connection

Motion to approve the wetland replacement plan for Minnesota River Bluffs Trail Connection.

C. Approve Joint Powers Agreement for Data Access with Carver County and authorize the Mayor and City Administrator to execute the Agreement

Motion to approve Joint Powers Agreement for Data Access with Carver County, and to authorize the Mayor and City Administrator to execute the agreement on behalf of the City of Chaska.

D. Approve SouthWest Metro Intermediate District 288 Memorandum of Understanding Sheltering and Mass Care Facilities

Recommend City Council Approval of the SouthWest Metro Intermediate District 288 Memorandum of Understanding Sheltering and Mass Care Facilities.

E. Adopt Resolution 2024-53 - Approving 2024 Performance Measures

Motion to approve adopt Resolution 2024-53 Approving 2024 Performance Measures.

F. Approve Temporary On-Sale Intoxicating License - Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 23.04 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 26-28, 2024.

G. Approve Massage Therapy Business License - Xiang Yun Song

Motion to approve Massage Therapy Business License No. MTB. 24-06 for Xiang Yun Song as Xinyan LLC, located at 150 Pioneer Trail, Chaska, Minnesota.

H. Letter of Support for Carver County's Highway 5 and 41 Intersection Reconstruction Project

Motion authorizing the Mayor to sign the letter of support for Carver County's Highway 5 and 41 Intersection Reconstruction Project.

Motion carried.

10. Action Items

None.

11. Bills

11.A. Accounts Payable Claims Roster 3-6-2024

The Council requested further information about bills on pages 21.

City Administrator Podhradsky 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.

12. Other Business
12.A. City Administrator's Report
12.A.i. Bi-Weekly Report Day-Month-2024
12.A.i 2023 Annual Population Estimate

Councilmember Huang:

- Noted the Veteran's Day program was excellent.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Pointed out Fire and Ice is July 12-13, 2024.
- Added River City Days is July 26-28, 2024.
- Stated the US Amateur Golf Tournament is August 12-18, 2024.

Mayor Windschitl:

- Pointed out the population of Chaska is likely over 30,000, given the latest data.
- Noted there has been a lot of rain, so City Staff has closed the gates in the levy system to handle potential flooding.
- Stated the community survey will begin soon. There will be a phone call to a random assortment of residents.
- Discussed the Hwy 41 closure near the railroad tracks in Scott County.

13. Adjourn
Motion by Councilmember Grau, second by Councilmember Huang, to adjourn the meeting at 8:05 p.m.
Motion carried.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/17/2024 RESOLUTION NO. 2024-51

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution of Approval for the Highway 18 Improvement Project – Arboretum Area

WHEREAS, the Highway 18 Project, led by Carver County, provides a crucial highway connection and improvements to complete the segment of new County State Aid Highway (CSAH) 18 from the intersection of CSAH 13/Bavaria Road/ 82nd Street to a point approximately 0.25 mile west of Trunk Highway 41, consistent with the City and County Comprehensive Plans; and

WHEREAS, the Chaska City Council adopted Resolution 2021-8 on February 22, 2021 supporting the Arboretum Area Transportation Plan; and

WHEREAS, Resolution 2021-8 acknowledges the Arboretum Area Transportation Plan recommends roadway corridor visions including: roadway typical sections and corridor footprints, pedestrian and bicycle facilities, and access type and intersection control to serve short, mid, and long-term development and transportation infrastructure needs; and

WHEREAS, Resolution 2021-8 acknowledges the City of Chaska partnered with Carver County, MnDOT, the Minnesota Landscape Arboretum, and the cities of Victoria and Chanhassen to identify transportation system improvements in the Arboretum Area including Highway 5, Highway 41, Rolling Acres Road, Bavaria Road, and 82nd Street West (Future Highway 18); and

WHEREAS, Resolution 2021-8 acknowledges that the implementation framework is subject to funding availability, that all partners will continue to coordinate to advance the goals and objectives of the plan, and that City Council approval will be requested for each specific project; and

WHEREAS, Resolution 2021-8 acknowledges the planned design of Highway 18 is constrained in width and curvature and cannot accommodate an official detour of TH 5; the City of Chaska anticipates that Carver County will work with the city to develop a mutually agreeable traffic management plan at the time that TH 5 reconstruction is pursued; and

WHEREAS, it is imperative to secure the support of the City Council before initiating the land acquisition phase of the Highway 18 Project; and

WHEREAS, during the development of the Arboretum Area Transportation Plan, the City Council has discussed concerns over the funding required for the Highway 18 Project and its potential financial burden upon the residents of Chaska; and

WHEREAS, Carver County has assembled a funding package that eliminated the city's cost share with the Carver County Transportation Sales Tax and a State of Minnesota Legislative Award; and

WHEREAS, the Highway 18 Project will convert the city street currently within the jurisdictions of the City of Chaska, City of Chanhassen, and City of Victoria to a county road by connecting to

Lyman Boulevard (CR 18) to the east of the ravine via a new bridge and by connecting to Highway 18 in Victoria at the intersection with Bavaria Road; and

WHEREAS, approximately .6 miles of 82nd Street that generally navigates north to south following the southeast boundary of the University of Minnesota Landscape Arboretum, serves as the boundary between the cities of Chaska and Chanhassen and connects with 82nd Street at TH 41 will remain a city street jointly maintained by the cities of Chanhassen and Chaska; and

WHEREAS, the City Council of Chaska has expressed concern about this remaining city street section of 82nd Street being used as a traffic cut through, and the design of the remaining city street section of 82nd Street includes narrow right of way and sharp turns that are not designed to safely accommodate increased cut through traffic; and

WHEREAS, increased cut through traffic on the remaining city street section of 82nd Street would be incompatible with the rural neighborhood setting in line with the Chaska Greenbelt that the Chaska 2040 Comprehensive Plan guides this area; and

WHEREAS, the plans presented for the 82nd Street Improvement project to the Chaska City Council includes a conversion of the remaining city street section of 82nd Street into two separate cul-de-sacs connected by a trail that will eliminate the possibility of cut through traffic while accommodating pedestrian traffic and better align the street to serve the intended land use guided by the Chaska 2040 Comprehensive Plan and that have been found by the Chaska Fire Department to be acceptable to delivering public safety access.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Chaska hereby expresses its support and approval for the Highway 18 Project; and

BE IT FURTHER RESOLVED that the City Council acknowledges the leadership and commitment of Carver County in delivering the Highway 18 Project; and

BE IT FURTHER RESOLVED that the City Council authorizes and encourages collaboration with Carver County and other stakeholders to ensure the successful implementation of the Highway 18 Project; and

BE IT FURTHER RESOLVED that the City Council approves the commencement of land acquisition by Carver County as necessary for the execution of the Highway 18 Project; and

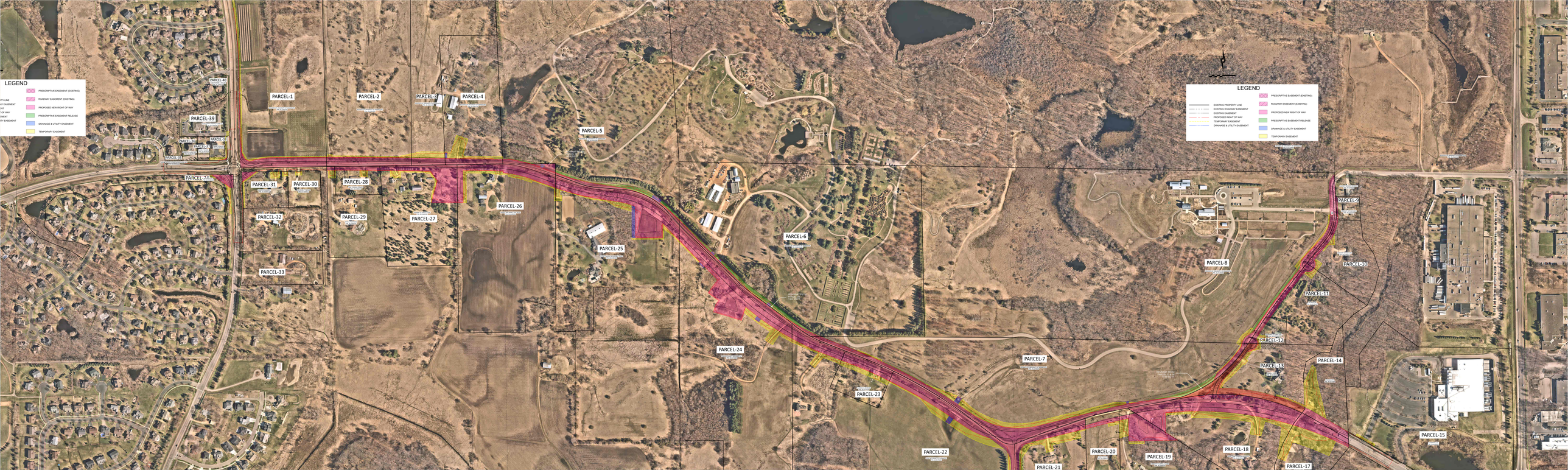
BE IT FURTHER RESOLVED that the City Council directs staff to pursue a maintenance agreement with the City of Chanhassen for the remaining city street and trail section of 82nd Street which will be presented to both City Councils for adoption at a future date; and

BE IT FURTHER RESOLVED that the City Council supports the layout of the Highway 18 Project as presented.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk


LEGEND
PRESCRIPTIVE EASEMENT (EXISTING)
ROADWAY EASEMENT (EXISTING)
PROPOSED NEW RIGHT OF WAY
PRESCRIPTIVE EASEMENT RELEASE
DRAINAGE & UTILITY EASEMENT
TEMPORARY EASEMENT
LEGEND
EXISTING PROPERTY LINE
EXISTING ROADWAY EASEMENT
EXISTING EASEMENT
PROPOSED RIGHT OF WAY
TEMPORARY EASEMENT
DRAINAGE & UTILITY EASEMENT
PRESCRIPTIVE EASEMENT (EXISTING)
ROADWAY EASEMENT (EXISTING)
PROPOSED NEW RIGHT OF WAY
PRESCRIPTIVE EASEMENT RELEASE
DRAINAGE & UTILITY EASEMENT
TEMPORARY EASEMENT
PARCEL-1
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PARCEL-40


PRELIMINARY
SUBJECT TO CHANGE
MAY 2024
SRF
LEGEND
CARVER COUNTY
CHASKA
CHANHASSEN
MUNICIPAL BOUNDARY
EXISTING RIGHT OF WAY
PROPOSED RIGHT OF WAY
CITY OF VICTORIA
CITY OF CHANHASSEN
CITY OF CHASKA
Lyman Blvd
82nd Street Project
CARVER COUNTY
CITY OF VICTORIA
DEPARTMENT OF TRANSPORTATION


82nd Street Typical Section:
Curb & Gutter Urban Roadway Design
North side of 82nd Street
Existing Utility Line
Existing Utility Line
Existing
12' Trail
5' Buffer
8' Bike
12' Lane
12' Lane
8' Bike
5' Buffer
PRELIMINARY
SUBJECT TO CHANGE
APRIL 2024
SRF
LEGEND
PAVED ROADWAYS
BRIDGE
CONCRETE CURBS
CONCRETE SIDEWALKS, MEDIANS, AND DRIVEWAYS
PAVED TRAILS
GRAVEL SHOULDERS, TRAILS, DRIVEWAYS, AND ROADWAYS
GRASS
PONDS
DRAINAGE CHANNEL
RETAINING WALL
EXISTING RIGHT OF WAY
EXISTING ARBORETUM FENCE
PROPOSED RIGHT OF WAY
Lyndale Ave
Lyndale Ave
Lyndale Ave

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/17/2024

Subject: **2024 Downtown Project – Awarding Streetscapes/Wayfinding Bid**

Prepared By: **Matt Clark, City Engineer**

Background

This year's 2024 Downtown Street Project consists of completing the streetscape/wayfinding, and landscaping/irrigation elements for completing the TH 41/CSAH 61 Downtown Chaska project and the upcoming Minnesota River Bluffs Regional Trail project planned for this summer.

Public Bids were opened on June 12, 2024, for the streetscapes/wayfinding project shown in the attached plans. The summary of bids received for the project are attached for consideration. The project consists of informational signs throughout downtown, kiosks along the new regional trail, and paseo elements with overhead lighting to accent the new pedestrian corridors created with the TH 41 Project. Further, the project will complete the streetscape elements along 5th Street east of TH 41 in the mid-block and bump out areas that were not completed when the street was reconstructed.

The bid tabulation for this project is attached. The low bid of $1,089,312.85 received from Pember Companie, Inc. represents good value for the city. Staff are recommending the Council award the Project so that landscaping can proceed this spring.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2024-54, Awarding the bid for the 2024 Downtown Project – Streetscapes Improvement Project to Pember Companies, Inc. in the low bid total amount of $1,089,312.85.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 6/17/2024 RESOLUTION NO. 2024 -54

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

A Resolution Ordering the 2024 Downtown Reconstruction - Streetscaping/Wayfinding Project, and Awarding the Bid to Pember Companies, Inc. in the Low Bid Amount of $1,089,312.85

WHEREAS, on March 4, 2024, the City of Chaska held a public bid opening for the construction of the 2024 Downtown Reconstruction – Streetscaping Improvement Project;

WHEREAS, pursuant to an advertisement for bids for, 2024 Downtown Streetscaping Improvement Project – bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
LOW	Pember Companies, Inc.	$1,089,312.85
#2	Boulder Creek, Inc	$1,205,987.50
#3	JT Theis, Inc	$1,265,325.00
#4	Urban Companies	$1,319,539.55
#5	Parkstone Contracting, LLC	$1,473,537.00

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2024 Downtown Streetscaping project to the low responsible bidder, Pember Companies, Inc., for the low Base Bid in the amount of $1,089,312.85.

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 17th day of June 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

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

June 13, 2024

City of Chaska
Attn: Matt Clark, City Engineer
One City Hall Plaza
Chaska, MN 55318

Re: Bid Results
2024 Downtown Streetscape
Chaska, Minnesota
BMI Project No. 0T4.134269

Dear Mr. Clark:

Five (5) bids were submitted for the 2024 Downtown Streetscape project on June 12, 2024. The bids ranged from $1,089,312.85 to $1,473,537.00. The Engineer's Estimate for this project was $1,012,847.50. The low bid price is from Pember Companies, Inc..

The following is the bid summary:

Contractor	**Total Base Bid**
Pember Companies, Inc.	$1,089,312.85
Boulder Creek, Inc.	$1,205,987.50
JT Theis, Inc.	$1,265,325.00
Urban Companies	$1,319,539.55
Parkstone Contracting, LLC.	$1,473,537.00

Based on their qualifications, staffing availability and previous experience on similar projects, we recommend awarding the project to the lowest bidder, Pember Companies, Inc. in the amount of **$1,089,312.85.**

Sincerely,

Bolton & Menk, Inc.

Tim Lamkin Jr, P.E.
Principal Engineer

Bolton & Menk is an equal opportunity employer.

ABSTRACT

2024 Downtown Streetscaping
City of Chaska, MN
0T4.134269
Bid: 06/12/2024 10:00 AM CDT

					Engineer Estimate		1 Pember Companies, Inc.		2 Boulder Creek, Inc		3 JL Theis, Inc.		4 Urban Companies		5 Parkstone Contracting, LLC	
Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	1	MOBILIZATION	LS	1	$20,000.00	$20,000.00	$42,025.00	$42,025.00	$110,000.00	$110,000.00	$100,323.00	$100,323.00	$63,000.00	$63,000.00	$220,000.00	$220,000.00
	2	TRAFFIC CONTROL	LS	1	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,700.00	$5,700.00	$10,000.00	$10,000.00	$15,000.00	$15,000.00	$5,000.00	$5,000.00
	3	TEMPORARY PEDESTRIAN ACCESS	LS	1	$1,000.00	$1,000.00	$1,500.00	$1,500.00	$3,300.00	$3,300.00	$3,000.00	$3,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00
	4	4' SAFETY FENCE	LF	150	$3.00	$450.00	$7.00	$1,050.00	$4.50	$675.00	$10.00	$1,500.00	$25.00	$3,750.00	$7.00	$1,050.00
	5	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	10	$150.00	$1,500.00	$150.00	$1,500.00	$150.00	$1,500.00	$130.00	$1,300.00	$200.00	$2,000.00	$215.00	$2,150.00
	6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	55	$8.00	$440.00	$3.50	$192.50	$2.50	$137.50	$10.00	$550.00	$25.00	$1,375.00	$10.00	$550.00
	7	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	15	$10.00	$150.00	$6.55	$98.25	$6.50	$97.50	$10.00	$150.00	$25.00	$375.00	$10.00	$150.00
	8	REMOVE BITUMINOUS PAVEMENT	SY	125	$12.00	$1,500.00	$9.35	$1,168.75	$10.00	$1,250.00	$30.00	$3,750.00	$27.00	$3,375.00	$27.00	$3,375.00
	9	REMOVE BITUMINOUS DRIVEWAY/SIDEWALK PAVEMENT	SY	410	$15.00	$6,150.00	$6.65	$2,726.50	$8.00	$3,280.00	$30.00	$12,300.00	$27.00	$11,070.00	$27.00	$11,070.00
	10	REMOVE CONCRETE SIDEWALK	SY	35	$15.00	$525.00	$16.70	$584.50	$14.00	$490.00	$30.00	$1,050.00	$27.00	$945.00	$27.00	$945.00
	11	ADJUST HANDHOLE	EA	1	$400.00	$400.00	$1,165.00	$1,165.00	$1,300.00	$1,300.00	$1,500.00	$1,500.00	$1,320.00	$1,320.00	$1,200.00	$1,200.00
	12	ADJUST GATE VALVE BOX	EA	1	$300.00	$300.00	$225.00	$225.00	$425.00	$425.00	$750.00	$750.00	$1,000.00	$1,000.00	$100.00	$100.00
	13	COMMON EXCAVATION (EV)	CY	200	$60.00	$12,000.00	$58.00	$11,600.00	$27.00	$5,400.00	$100.00	$20,000.00	$100.00	$20,000.00	$75.00	$15,000.00
	14	ROOTING TOPSOIL BORROW (CV)	CY	30	$55.00	$1,650.00	$130.00	$3,900.00	$60.00	$1,800.00	$125.00	$3,750.00	$100.00	$3,000.00	$135.00	$4,050.00
	15	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	10	$55.00	$550.00	$110.00	$1,100.00	$54.00	$540.00	$125.00	$1,250.00	$100.00	$1,000.00	$125.00	$1,250.00
	16	AGGREGATE BASE, CLASS 5, 100% CRUSHED - WALK	TN	90	$30.00	$2,700.00	$41.25	$3,712.50	$36.00	$3,240.00	$60.00	$5,400.00	$50.00	$4,500.00	$65.00	$5,850.00
	17	BITUMINOUS PATCHING	SY	125	$50.00	$6,250.00	$79.50	$9,937.50	$90.00	$11,250.00	$72.00	$9,000.00	$100.00	$12,500.00	$70.00	$8,750.00
	18	4" PERFORATED PVC DRAIN TILE, SCHEDULE SDR 26	LF	275	$15.00	$4,125.00	$40.00	$11,000.00	$26.00	$7,150.00	$25.00	$6,875.00	$30.00	$8,250.00	$41.00	$11,275.00
	19	INSTALL 2" HDPE IRRIGATION SLEEVE	LF	175	$15.00	$2,625.00	$25.00	$4,375.00	$20.00	$3,500.00	$10.00	$1,750.00	$20.00	$3,500.00	$12.00	$2,100.00
	20	INSTALL 4'' HDPE IRRIGATION SLEEVE	LF	175	$15.00	$2,625.00	$26.00	$4,550.00	$28.00	$4,900.00	$20.00	$3,500.00	$20.00	$3,500.00	$13.00	$2,275.00
	21	POTHOLE EXISTING UTILITY	EA	4	$500.00	$2,000.00	$500.00	$2,000.00	$1,100.00	$4,400.00	$500.00	$2,000.00	$1,500.00	$6,000.00	$1,000.00	$4,000.00
	22	CONCRETE CURB DESIGN SPECIAL	LF	225	$50.00	$11,250.00	$53.75	$12,093.75	$46.00	$10,350.00	$88.00	$19,800.00	$45.00	$10,125.00	$42.00	$9,450.00
	23	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	30	$55.00	$1,650.00	$60.75	$1,822.50	$51.00	$1,530.00	$133.00	$3,990.00	$75.00	$2,250.00	$62.00	$1,860.00
	24	4" CONCRETE WALK	SF	1125	$10.00	$11,250.00	$9.00	$10,125.00	$11.50	$12,937.50	$18.00	$20,250.00	$10.50	$11,812.50	$10.00	$11,250.00
	25	7'' COMMERCIAL DRIVEWAY-WITH EPOXY REINFORCEMENT AND DECORATIVE SAWCUT	SF	820	$15.00	$12,300.00	$13.85	$11,357.00	$23.50	$19,270.00	$32.00	$26,240.00	$23.00	$18,860.00	$21.00	$17,220.00
	26	8'' CONCRETE PAVEMENT-WITH EPOXY REINFORCEMENT AND DECORATIVE SAWCUT	SF	670	$16.00	$10,720.00	$16.60	$11,122.00	$25.00	$16,750.00	$33.00	$22,110.00	$25.00	$16,750.00	$23.00	$15,410.00
	27	JOINT SEALANT	LF	100	$8.00	$800.00	$9.10	$910.00	$18.00	$1,800.00	$15.00	$1,500.00	$19.00	$1,900.00	$17.00	$1,700.00
	28	TRUNCATED DOMES	SF	54	$75.00	$4,050.00	$69.15	$3,734.10	$105.00	$5,670.00	$65.00	$3,510.00	$102.00	$5,508.00	$95.00	$5,130.00
	29	PAVERS OVER CONCRETE WALK	SF	1300	$25.00	$32,500.00	$30.60	$39,780.00	$21.00	$27,300.00	$45.00	$58,500.00	$55.00	$71,500.00	$48.00	$62,400.00
	30	PAVERS OVER CONCRETE DRIVE	SF	400	$28.00	$11,200.00	$33.00	$13,200.00	$23.00	$9,200.00	$45.00	$18,000.00	$55.00	$22,000.00	$53.00	$21,200.00
	31	BENCH	EA	2	$3,600.00	$7,200.00	$4,125.00	$8,250.00	$2,000.00	$4,000.00	$4,440.00	$8,880.00	$6,000.00	$12,000.00	$4,000.00	$8,000.00
	32	WASTE RECEPTACLE	EA	2	$1,300.00	$2,600.00	$3,675.00	$7,350.00	$1,100.00	$2,200.00	$4,440.00	$8,880.00	$6,000.00	$12,000.00	$3,500.00	$7,000.00
	33	METAL BOLLARD	EA	12	$500.00	$6,000.00	$230.00	$2,760.00	$850.00	$10,200.00	$800.00	$9,600.00	$1,000.00	$12,000.00	$350.00	$4,200.00
	34	BRICK GATEWAY COLUMN - LARGE	EA	2	$6,800.00	$13,600.00	$19,050.00	$38,100.00	$20,650.00	$41,300.00	$12,500.00	$25,000.00	$17,800.00	$35,600.00	$22,500.00	$45,000.00
	35	BRICK GATEWAY COLUMN - SMALL	EA	2	$3,400.00	$6,800.00	$7,900.00	$15,800.00	$6,550.00	$13,100.00	$7,000.00	$14,000.00	$10,000.00	$20,000.00	$9,000.00	$18,000.00
	36	3 POST RAIL ASSEMBILY	EA	1	$5,000.00	$5,000.00	$780.00	$780.00	$3,300.00	$3,300.00	$7,000.00	$7,000.00	$10,000.00	$10,000.00	$1,750.00	$1,750.00
	37	2 POST RAIL ASSEMBILY	EA	1	$4,000.00	$4,000.00	$625.00	$625.00	$3,000.00	$3,000.00	$7,000.00	$7,000.00	$7,500.00	$7,500.00	$1,250.00	$1,250.00
	38	BRICK HERITAGE COLUMN	EA	2	$7,000.00	$14,000.00	$15,250.00	$30,500.00	$16,500.00	$33,000.00	$11,000.00	$22,000.00	$16,500.00	$33,000.00	$20,500.00	$41,000.00
	39	BRICK SEATWALL	LF	30	$1,700.00	$51,000.00	$1,350.00	$40,500.00	$1,450.00	$43,500.00	$1,600.00	$48,000.00	$1,910.00	$57,300.00	$2,500.00	$75,000.00
	40	GFI RECEPTACLE FOR TREES	EA	6	$750.00	$4,500.00	$825.00	$4,950.00	$930.00	$5,580.00	$875.00	$5,250.00	$930.00	$5,580.00	$850.00	$5,100.00
	41	HANDHOLE	EA	1	$1,000.00	$1,000.00	$1,910.00	$1,910.00	$2,150.00	$2,150.00	$2,200.00	$2,200.00	$2,160.00	$2,160.00	$2,000.00	$2,000.00
	42	2" CONDUIT	LF	20	$15.00	$300.00	$24.40	$488.00	$28.00	$560.00	$30.00	$600.00	$27.60	$552.00	$26.00	$520.00
	43	1.25" CONDUIT	LF	120	$10.00	$1,200.00	$22.30	$2,676.00	$25.00	$3,000.00	$30.00	$3,600.00	$25.20	$3,024.00	$24.00	$2,880.00
	44	1" CONDUIT	LF	75	$10.00	$750.00	$19.10	$1,432.50	$22.00	$1,650.00	$28.00	$2,100.00	$21.60	$1,620.00	$20.00	$1,500.00
	45	#8 AWG WIRE	LF	970	$2.25	$2,182.50	$2.65	$2,570.50	$3.00	$2,910.00	$3.50	$3,395.00	$3.00	$2,910.00	$2.90	$2,813.00
	46	#10 AWG WIRE	LF	1890	$2.00	$3,780.00	$2.40	$4,536.00	$2.50	$4,725.00	$3.50	$6,615.00	$2.70	$5,103.00	$2.60	$4,914.00

					Engineer Estimate		1 Pember Companies, Inc.		2 Boulder Creek, Inc		3 JL Theis, Inc.		4 Urban Companies		5 Parkstone Contracting, LLC	
Section Title	Line Item	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	47	PROTECTION OF CATCH BASIN IN STREET	EA	10	$150.00	$1,500.00	$130.00	$1,300.00	$240.00	$2,400.00	$220.00	$2,200.00	$400.00	$4,000.00	$300.00	$3,000.00
	48	WATER FOR TURF ESTABLISHMENT	MGAL	5	$100.00	$500.00	$100.00	$500.00	$60.00	$300.00	$200.00	$1,000.00	$0.01	$0.05	$400.00	$2,000.00
	49	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	200	$5.00	$1,000.00	$4.50	$900.00	$4.50	$900.00	$10.00	$2,000.00	$10.00	$2,000.00	$7.00	$1,400.00
	50	MNDOT SEED MIXTURE TYPE 25-151	LB	5	$25.00	$125.00	$63.00	$315.00	$96.00	$480.00	$20.00	$100.00	$25.00	$125.00	$50.00	$250.00
	51	HYDRAULIC SOIL STABILIZER BONDED FIBER MATRIX	SY	75	$10.00	$750.00	$5.00	$375.00	$24.00	$1,800.00	$50.00	$3,750.00	$10.00	$750.00	$12.00	$900.00
	52	LANDSCAPE RESTORATION	ALLOWANCE	1	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
	53	CONCRETE FOOTING - TYPE 1	EA	1	$3,000.00	$3,000.00	$2,725.00	$2,725.00	$4,330.00	$4,330.00	$2,000.00	$2,000.00	$5,200.00	$5,200.00	$7,500.00	$7,500.00
	54	CONCRETE FOOTING - TYPE 2	EA	6	$5,000.00	$30,000.00	$2,150.00	$12,900.00	$2,515.00	$15,090.00	$2,000.00	$12,000.00	$3,500.00	$21,000.00	$5,500.00	$33,000.00
	55	RECTANGULAR FOOTING CAP	EA	8	$1,000.00	$8,000.00	$1,025.00	$8,200.00	$1,175.00	$9,400.00	$2,000.00	$16,000.00	$1,000.00	$8,000.00	$3,500.00	$28,000.00
	56	KIOSK - TYPE 1	EA	3	$36,000.00	$108,000.00	$32,750.00	$98,250.00	$38,300.00	$114,900.00	$32,522.00	$97,566.00	$37,500.00	$112,500.00	$35,900.00	$107,700.00
	57	KIOSK - TYPE 2	EA	3	$30,000.00	$90,000.00	$41,200.00	$123,600.00	$47,800.00	$143,400.00	$40,482.00	$121,446.00	$48,000.00	$144,000.00	$45,100.00	$135,300.00
	58	INFORMATION SIGN - TYPE 1	EA	3	$25,000.00	$75,000.00	$28,600.00	$85,800.00	$32,700.00	$98,100.00	$27,693.00	$83,079.00	$33,000.00	$99,000.00	$30,500.00	$91,500.00
	59	INFORMATION SIGN - TYPE 2	EA	6	$2,000.00	$12,000.00	$1,725.00	$10,350.00	$1,950.00	$11,700.00	$1,970.00	$11,820.00	$2,000.00	$12,000.00	$1,900.00	$11,400.00
	60	INFORMATION SIGN - TYPE 3	EA	5	$6,000.00	$30,000.00	$5,000.00	$25,000.00	$5,630.00	$28,150.00	$5,053.00	$25,265.00	$5,700.00	$28,500.00	$5,500.00	$27,500.00
	61	INFORMATION SIGN - TYPE 4	EA	14	$2,000.00	$28,000.00	$1,675.00	$23,450.00	$1,880.00	$26,320.00	$1,915.00	$26,810.00	$1,900.00	$26,600.00	$1,900.00	$26,600.00
	62	INFORMATION SIGN - TYPE 5	EA	1	$6,000.00	$6,000.00	$4,900.00	$4,900.00	$5,530.00	$5,530.00	$4,967.00	$4,967.00	$5,600.00	$5,600.00	$5,400.00	$5,400.00
	63	INFORMATION SIGN - TYPE 6	EA	8	$2,000.00	$16,000.00	$645.00	$5,160.00	$725.00	$5,800.00	$951.00	$7,608.00	$750.00	$6,000.00	$700.00	$5,600.00
	64	INFORMATION SIGN - TYPE 7	EA	12	$500.00	$6,000.00	$300.00	$3,600.00	$340.00	$4,080.00	$626.00	$7,512.00	$350.00	$4,200.00	$350.00	$4,200.00
	65	INFORMATION SIGN - TYPE 8	EA	16	$400.00	$6,400.00	$300.00	$4,800.00	$340.00	$5,440.00	$626.00	$10,016.00	$350.00	$5,600.00	$350.00	$5,600.00
	66	PASEO GATEWAY	EA	6	$35,000.00	$210,000.00	$26,650.00	$159,900.00	$29,160.00	$174,960.00	$31,355.00	$188,130.00	$30,500.00	$183,000.00	$31,500.00	$189,000.00
	67	PASEO POST	EA	12	$3,000.00	$36,000.00	$8,050.00	$96,600.00	$6,175.00	$74,100.00	$6,324.00	$75,888.00	$6,000.00	$72,000.00	$7,500.00	$90,000.00
	68	LIGHTING UNIT SPECIAL - TYPE 1	LF	750	$50.00	$37,500.00	$40.50	$30,375.00	$18.00	$13,500.00	$17.00	$12,750.00	$17.00	$12,750.00	$16.00	$12,000.00
	69	LIGHTING UNIT SPECIAL - TYPE 2	EA	2	$6,000.00	$12,000.00	$955.00	$1,910.00	$1,170.00	$2,340.00	$1,600.00	$3,200.00	$1,100.00	$2,200.00	$1,000.00	$2,000.00
	70	SERVICE CABINET MODIFICATIONS	LS	1	$1,000.00	$1,000.00	$9,120.00	$9,120.00	$11,150.00	$11,150.00	$10,000.00	$10,000.00	$10,500.00	$10,500.00	$9,500.00	$9,500.00
Base Bid Total:						**$1,012,847.50**		**$1,089,312.85**		**$1,205,987.50**		**$1,265,325.00**		**$1,319,539.55**		**$1,473,537.00**

PROJECT CONTACTS:

OWNER: CITY OF CHASKA
CITY CONSTRUCTION PROJECT MANAGER: BRIAN JUNG 952-227-7713
PROJECT ENGINEER (BMI): TIM LAMKIN 612-845-5265
PROJECT SUPERVISION (BMI): BOB MEURER 612-360-5915
LANDSCAPE ARCHITECT (HKGi): TIM SOLOMONSON 612-802-0142

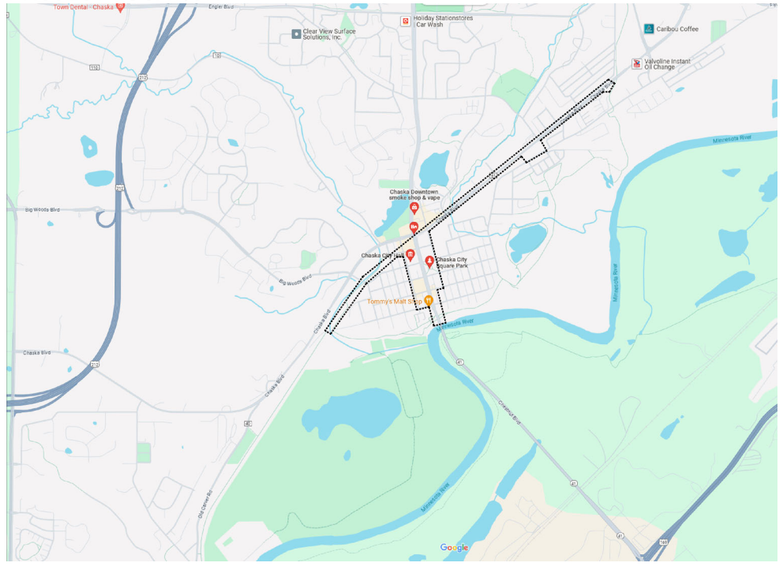
SHEET INDEX (TOTAL 8 SHEETS):

L1 SIGN LOCATION PLAN - SOUTH
L2 SIGN LOCATION PLAN - NORTH
L3 SIGN LOCATION PLAN - TRAIL
L4-8 SIGNAGE DETAILS

GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL CONTACT GOPHER STATE ONE (811) FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS NEEDED RELATING TO THE NATURE AND SCOPE OF WORK.
5. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING CONSTRUCTION STAKING WITH ENGINEER.
6. CONTRACTOR SHALL COORDINATE ALL PHASES OF CONSTRUCTION AND RESTORATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY ENGINEER. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT CONTRACTOR'S EXPENSE UNLESS DIRECTED BY ENGINEER IN WRITING.
8. CONTRACTOR SHALL PREPARE AND SUBMIT AS-BUILT DRAWING(S) OF SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO FINAL PROJECT ACCEPTANCE.
9. REPAIR/REPLACE PAVEMENT, CURBING OR TURF DAMAGED BY CONSTRUCTION OPERATIONS IS INCIDENTAL. ALL CURB AND GUTTER SHOULD BE REPLACED TO CITY STANDARDS FOLLOWING CITY PAVEMENT AND CURB STANDARD SECTIONS, DETAILS, AND SPECIFICATIONS.
10. ALL RESTORATION AROUND SIGNS ASSOCIATED WITH INSTALLATION REQUIREMENTS SHALL BE INCIDENTAL TO THE PROJECT.

PROJECT LOCATION:



SIGNAGE BID SCHEDULE

ITEM NO.	ITEM DESCRIPTIONS	EST. QTY.
2540.602	KIOSK - TYPE 1	3
2540.602	KIOSK - TYPE 2	3
2540.602	INFORMATION SIGN - TYPE 1	3
2540.602	INFORMATION SIGN - TYPE 2	6
2540.602	INFORMATION SIGN - TYPE 3	5
2540.602	INFORMATION SIGN - TYPE 4	14
2540.602	INFORMATION SIGN - TYPE 5	1
2540.602	INFORMATION SIGN - TYPE 6	8
2540.602	INFORMATION SIGN - TYPE 7	12
2540.602	INFORMATION SIGN - TYPE 8	16
2540.602	PASEO GATEWAY	6
2540.602	PASEO POST	12
2545.500	LIGHTING UNIT SPECIAL - TYPE 1	750
2545.500	LIGHTING UNIT SPECIAL - TYPE 2	2
2411.500	RECTANGULAR FOOTING CAP	8
2411.500	CONCRETE FOOTING - TYPE 1	1
2411.500	CONCRETE FOOTING - TYPE 2	6

REV.	BY	DATE
BID	SET	05.13.24

HKGi **Landscape Architecture / Planning / Urban Design**
Minneapolis, Minnesota
www.hkgi.com

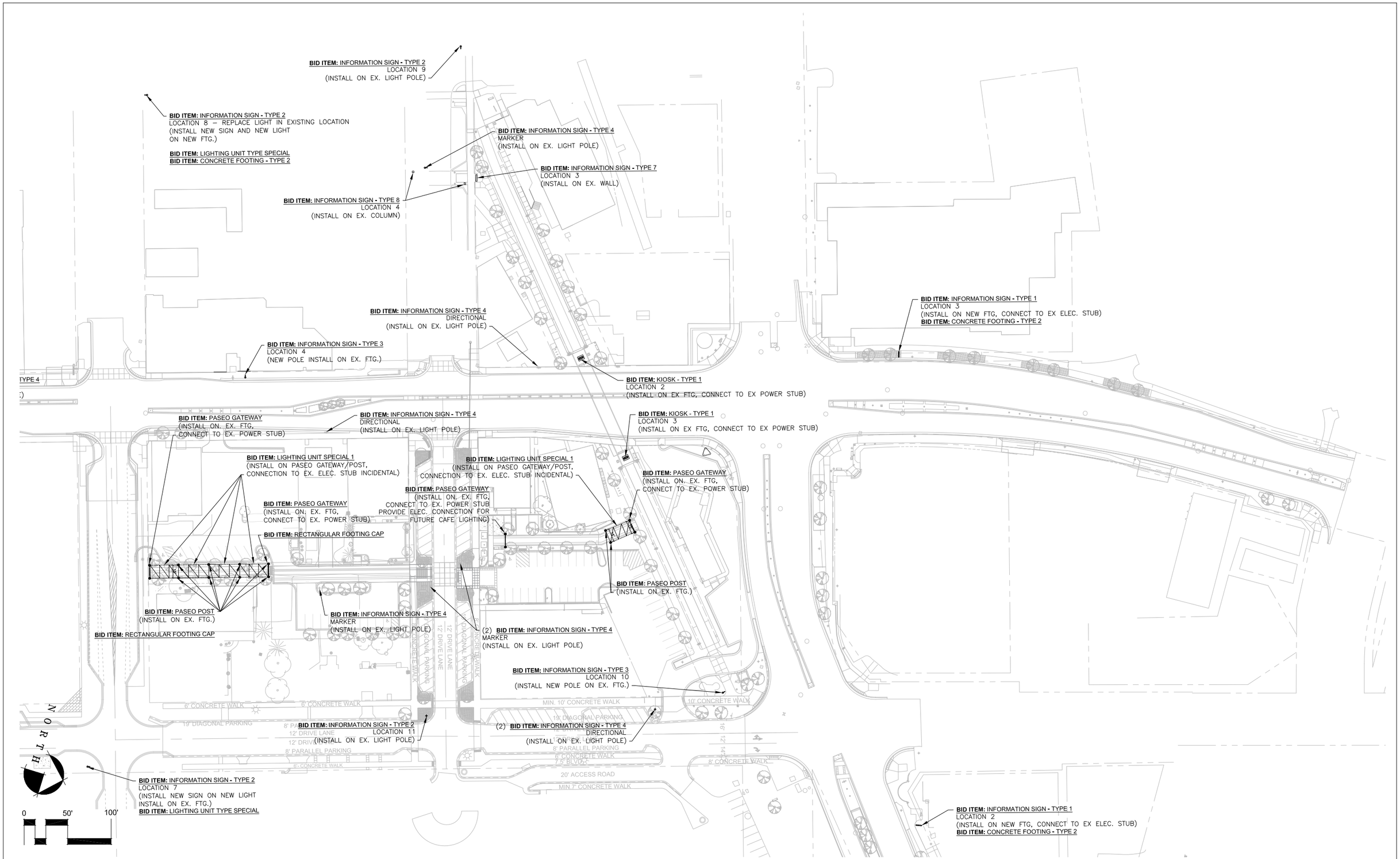
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL PAIGE, LA
LIC. NO. 23594 DATE 05/13/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGNAGE LOCATION PLAN - SOUTH

SHEET L1 OF L8



REV.	BY	DATE
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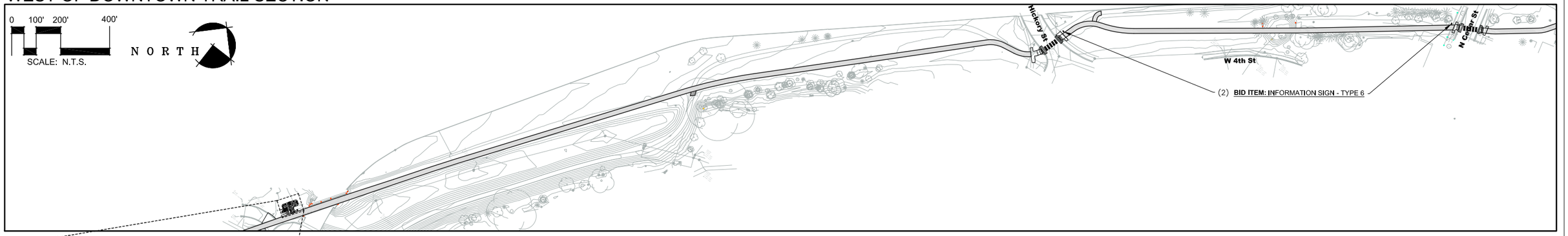
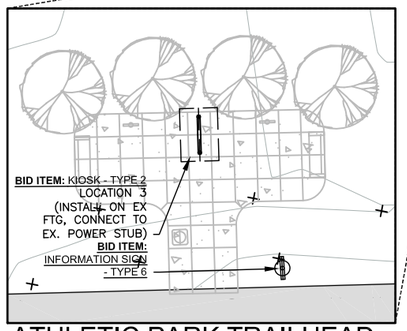
CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGNAGE LOCATION PLAN - NORTH

SHEET L2 OF L8

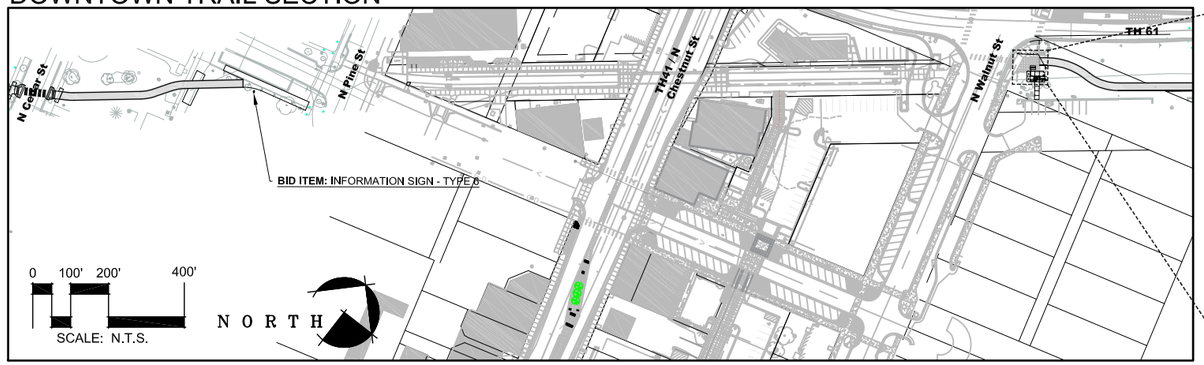
WEST OF DOWNTOWN TRAIL SECTION



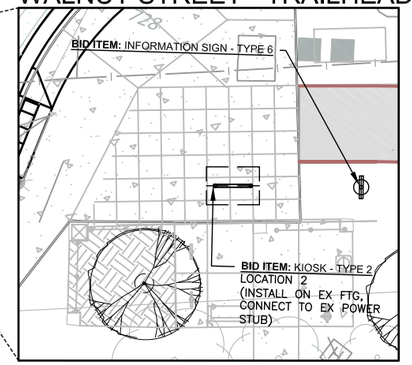


ATHLETIC PARK TRAILHEAD

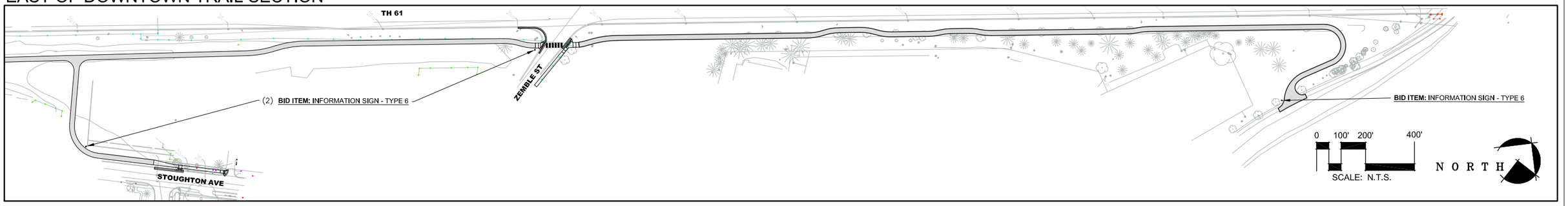
DOWNTOWN TRAIL SECTION



WALNUT STREET - TRAILHEAD



EAST OF DOWNTOWN TRAIL SECTION



NOTE:
FIELD VERIFY ALL SIGN STAKING LOCATIONS WITH ENGINEER FOR APPROVAL PRIOR TO INSTALLATION

REV.	BY	DATE
BID	SET	05.13.24

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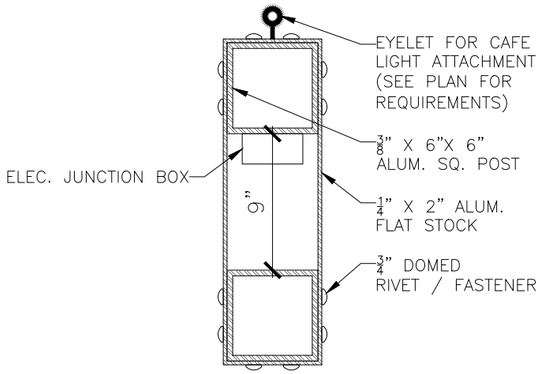
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
TRAIL SIGNAGE LOCATIONS

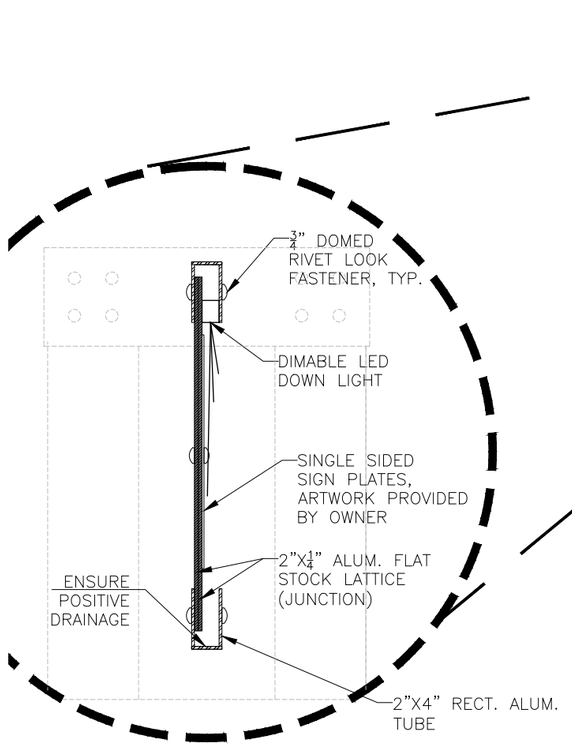
SHEET L3 OF L8

PASEO GATEWAY NOTES:

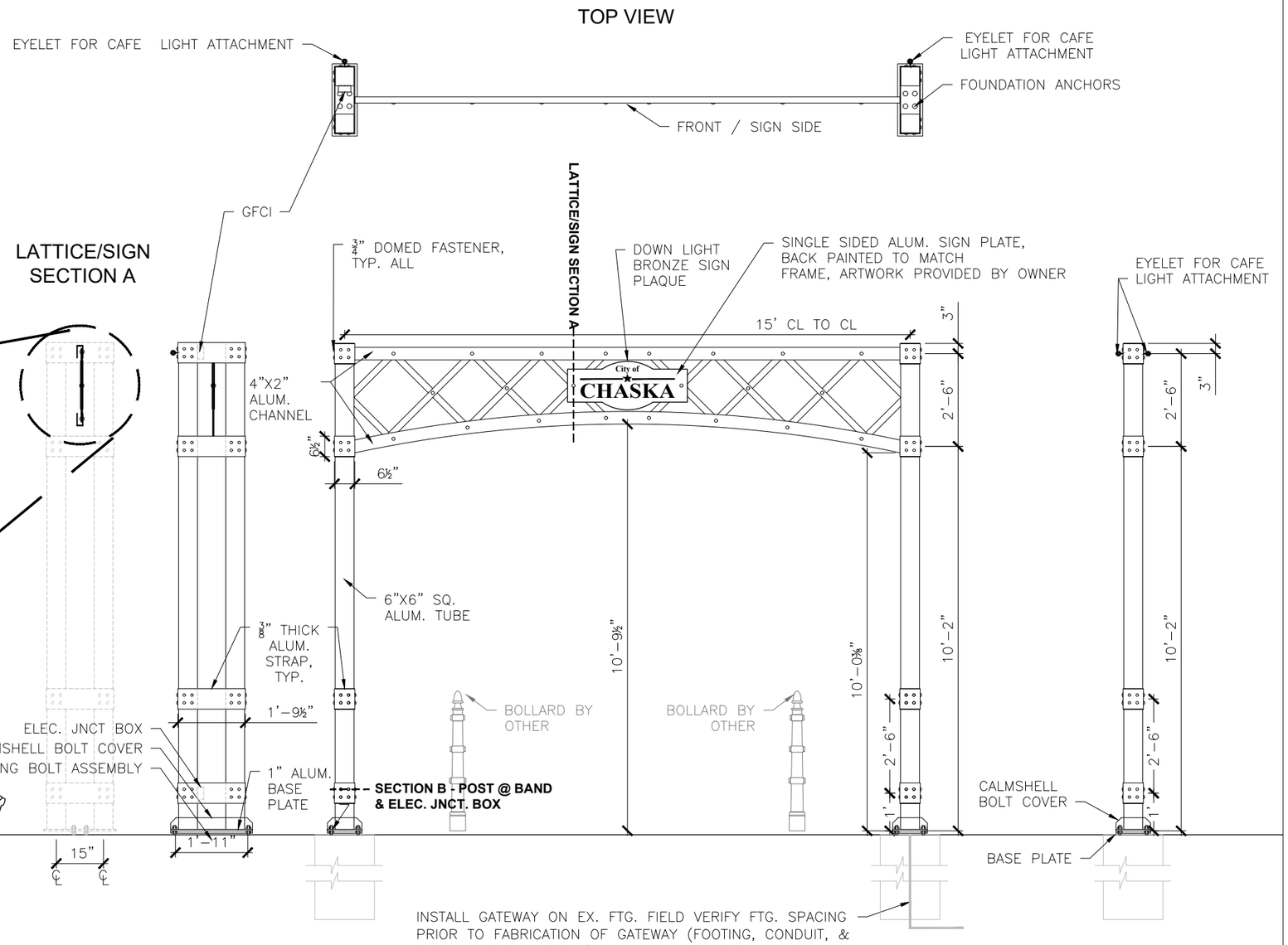
1) FIELD VERIFY ALL EXISTING FTG. DIMENSIONS FOR GATEWAY FIT PRIOR TO FABRICATION, ARCHWAY WIDTHS VARY BY LOCATION.
2) SEE SPEC FOR METAL FABRICATION, FINISHING, ROOFING, AND ELECTRICAL
3) SIGN STRUCTURE TO BE CONSTRUCTED OF ALUMINUM UNLESS OTHERWISE SPECIFIED ON DRAWINGS
4) FINAL PAINT COLOR/FINISH TO BE DETERMINE DURING SUBMITTALS PROCESS
5) ALL PAINTED SURFACES TO HAVE A TEXTURED FINISH SIMILAR TO CAST IRON, SUBMIT SAMPLES FOR APPROVAL
6) POSTS AND GATEWAYS SHALL BE INSTALLED PLUMB AND LEVEL, FIELD VERIFY FOOTING ELEVATIONS
7) SEE SPEC. FOR CAFE LIGHTING



SECTION B - POST @ BAND & ELEC. JNCT. BOX



SECTION A - LATTICE / SIGN



2 / L4 PASEO GATEWAY SIDE VIEW

1 / L4 PASEO GATEWAY - FRONT (15ft)

3 / L4 PASEO POST

REV.	BY	DATE
BID	SET	05.13.24

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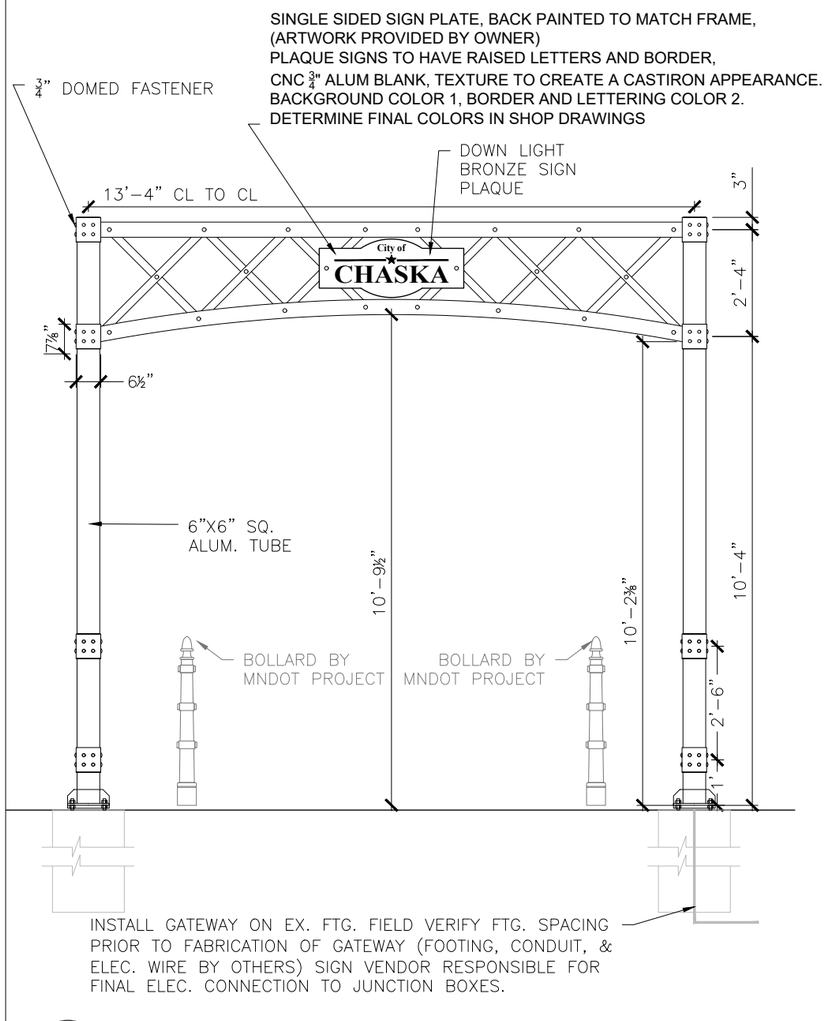
CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGN DETAILS

SHEET L4 OF L8

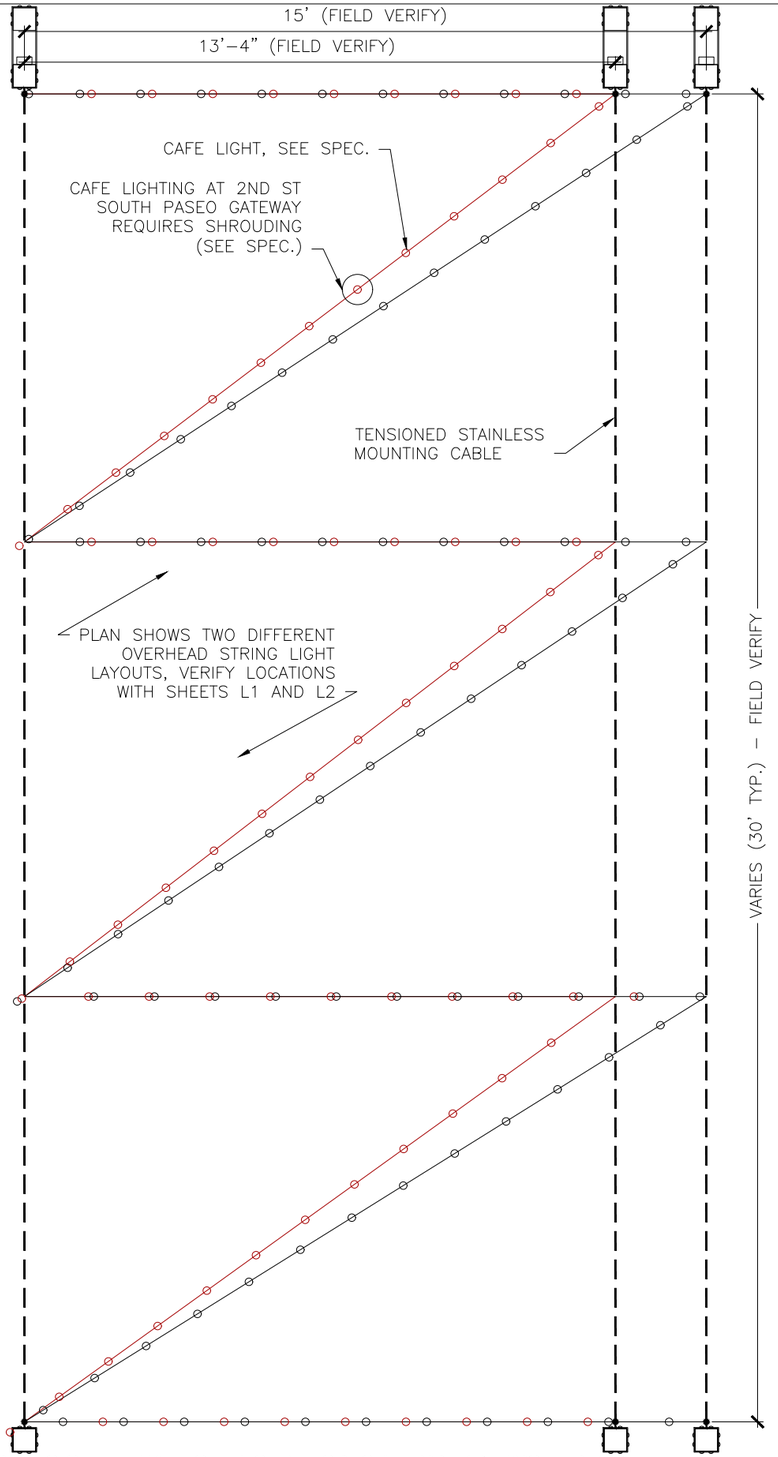
PASEO GATEWAY NOTES:

1) FIELD VERIFY ALL EXISTING FTG. DIMENSIONS FOR GATEWAY FIT PRIOR TO FABRICATION, ARCHWAY WIDTHS VARY BY LOCATION.
2) SEE SPEC FOR METAL FABRICATION, FINISHING, ROOFING, AND ELECTRICAL
3) SIGN STRUCTURE TO BE CONSTRUCTED OF ALUMINUM UNLESS OTHERWISE SPECIFIED ON DRAWINGS
4) FINAL PAINT COLOR/FINISH TO BE DETERMINE DURING SUBMITTALS PROCESS
5) ALL PAINTED SURFACES TO HAVE A TEXTURED FINISH SIMILAR TO CAST IRON, SUBMIT SAMPLES FOR APPROVAL
6) POSTS AND GATEWAYS SHALL BE INSTALLED LEVEL, FIELD VERIFY FOOTING ELEVATIONS
7) SEE SPEC. FOR CAFE LIGHTING

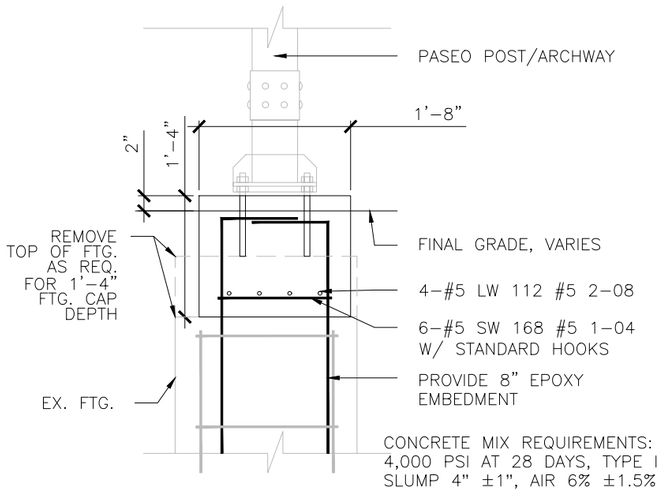
SEE LD30 FOR ADDITIONAL DETAILS



1 / L5 PASEO GATEWAY - FRONT(13FT)
(2ND ST TO 3RD ST PASEO ONLY)



2 / L5 PASEO GATEWAY - LIGHTING UNIT SPECIAL TYPE 1 (LAYOUT PLAN)
(PLAN SHOWS BOTH 13FT OR 15FT SPACING)



3 / L5 RECTANGULAR FOOTING CAP
(SOUTH END OF 4TH ST PASEO ONLY)

REV.	BY	DATE
BID	SET	05.13.24

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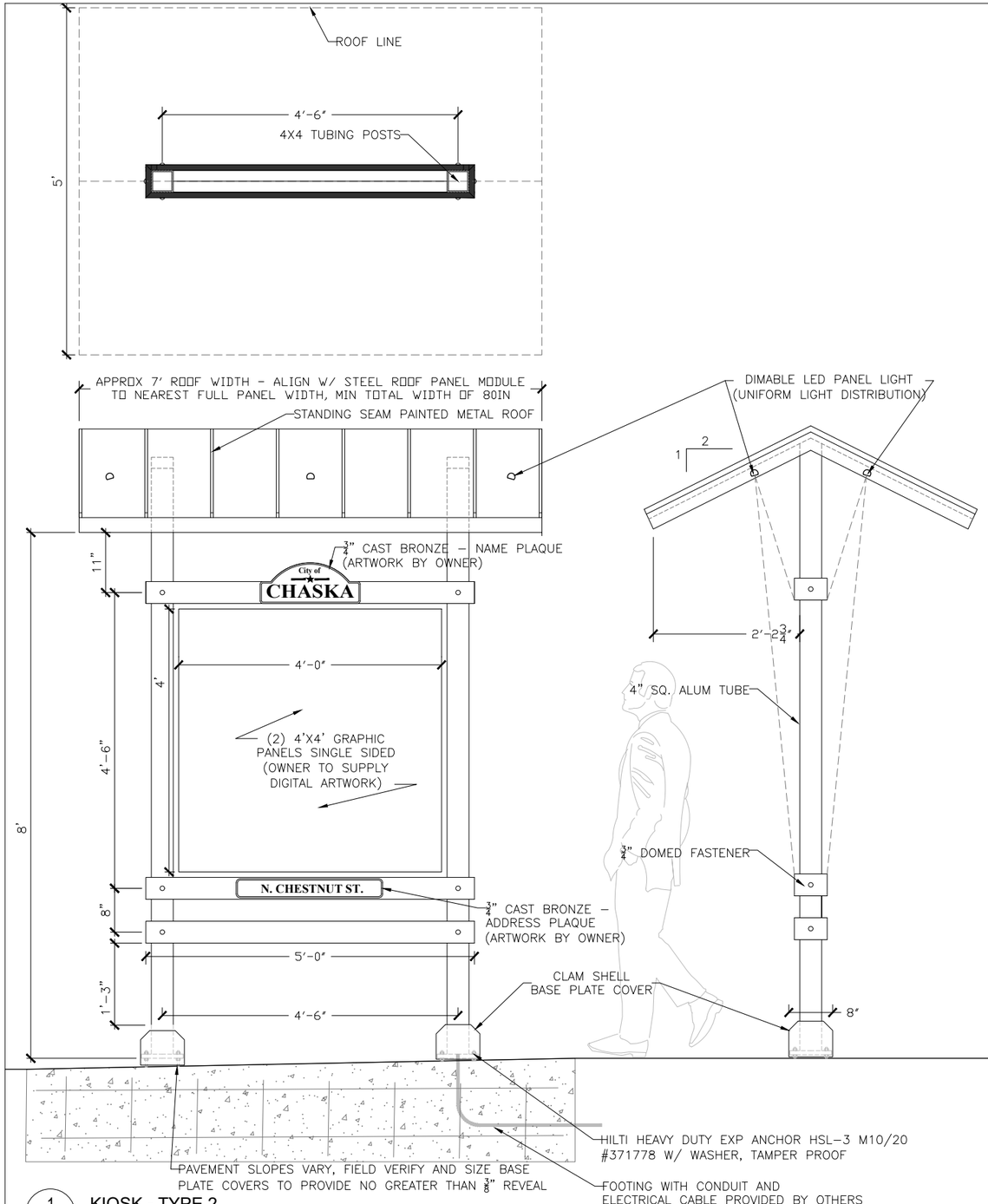
PAUL PAIGE, LA
LIC. NO. 23594 DATE 05/13/2024

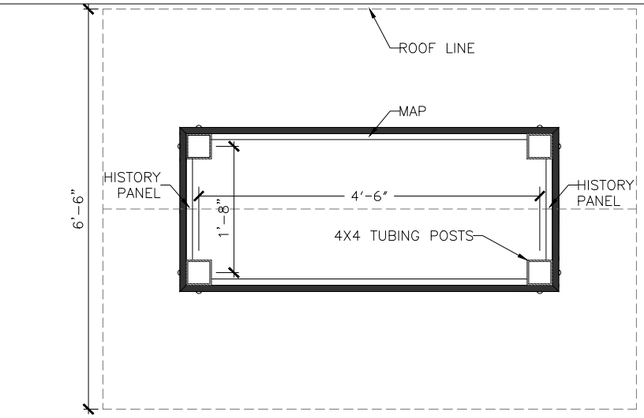
DESIGNED	AB, TS
DRAWN	AB, TS
CHECKED	PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGN DETAILS

SHEET L5 OF L8



1 L6 KIOSK - TYPE 2



KIOSK NOTES:

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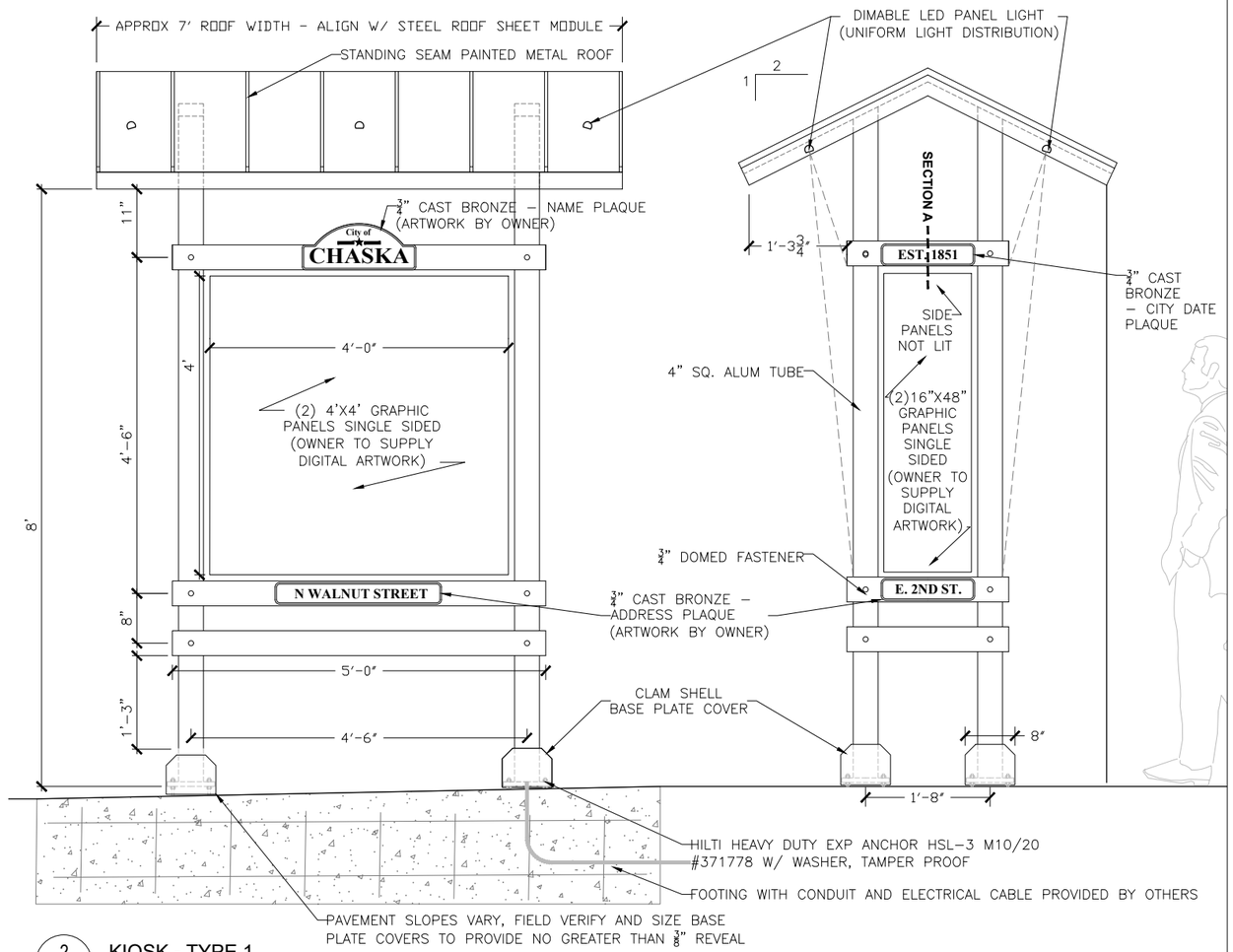

2 L6 KIOSK - TYPE 1

REV.	BY	DATE
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PAUL PAIGE, LA
LIC. NO. 23594 DATE 05/13/2024

DESIGNED	DRAWN	CHECKED
AB, TS	AB, TS	PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGN DETAILS

SHEET L6 OF L8

ENTRY SIGN NOTES:

1) FIELD VERIFY ALL EXISTING FTG. DIMENSIONS FOR GATEWAY FIT PRIOR TO FABRICATION, ARCHWAY WIDTHS VARY BY LOCATION.
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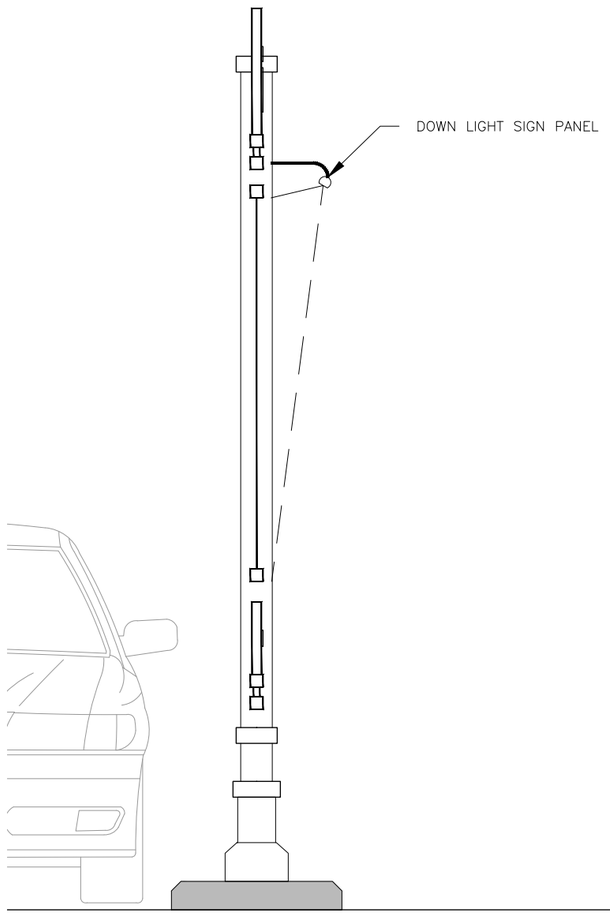
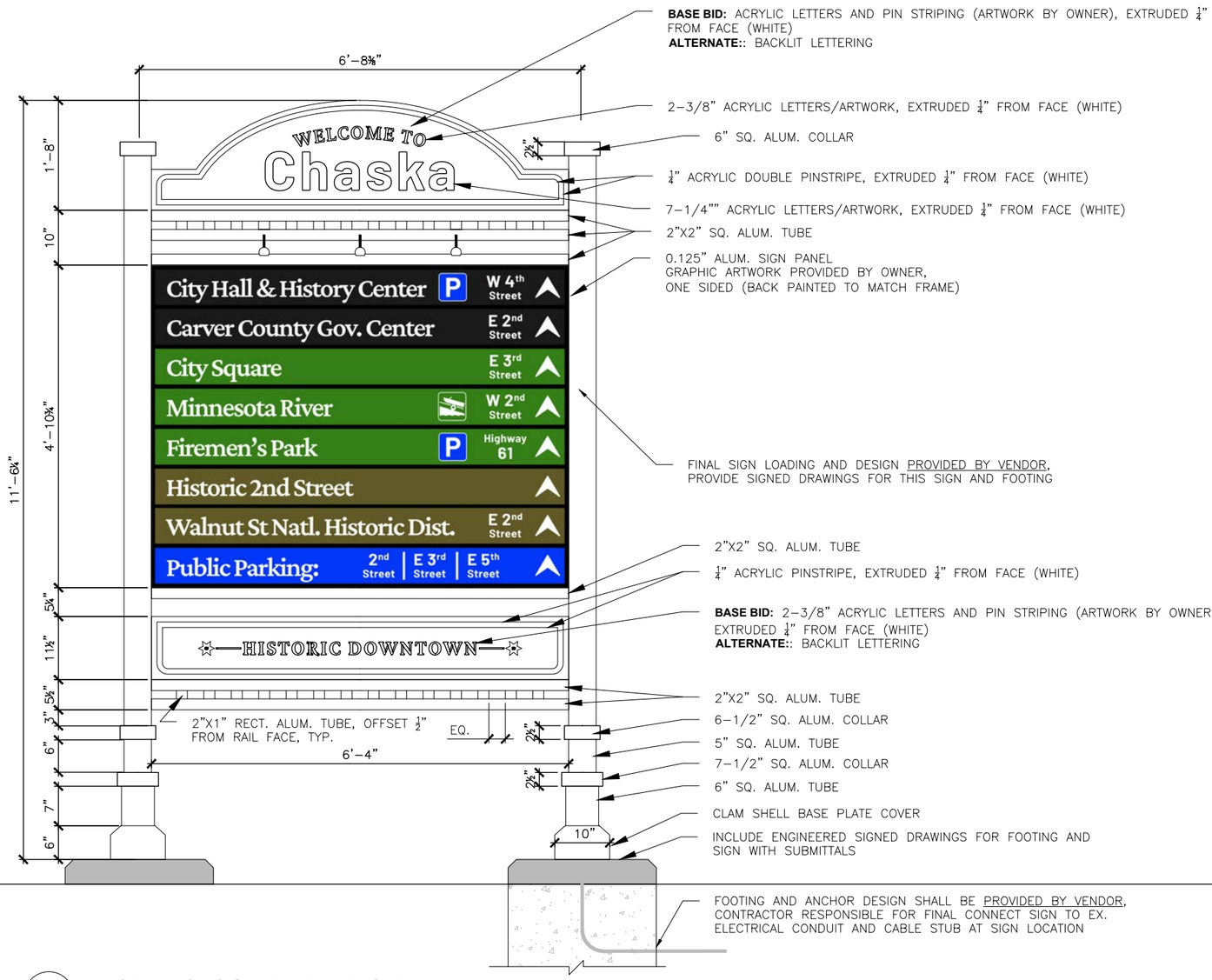
5) ALL PAINTED SURFACES TO HAVE A TEXTURED FINISH SIMILAR TO CAST IRON, SUBMIT SAMPLES FOR APPROVAL
6) ENTRY SIGN AND FOOTING FINAL DRAWINGS TO BE SIGNED BY A STATE OF MINNESOTA LICENSED STRUCTURAL ENGINEER



2 / L7 INFORMATION SIGN - TYPE 1 - SIDE SECTION



1 / L7 INFORMATION SIGN - TYPE 1 - FRONT VIEW

REV.	BY	DATE
BID	SET	05.13.24

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PAUL PAIGE, LA
LIC. NO. 23594 DATE 05/13/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGN DETAILS

SHEET L7 OF L8

BID ITEM: INFORMATION SIGN - TYPE 2
0.125" ALUM PANEL
GRAPHIC ARTWORK PROVIDED BY OWNER
(PRINTED BOTH SIDED)

POLE AND MOUNTING ASSEMBLY INCIDENTAL
SITE-LINK MOUNTING BRACKETS, COORDINATE FINAL DESIGN OF BRACKETS W/ HOLOPHANE BASED ON FINAL SIGN PANEL DIMENSIONS AND DESIGN.

BID ITEM: INFORMATION SIGN - TYPE 3
0.125" ALUM PANEL
GRAPHIC ARTWORK PROVIDED BY OWNER,
(PRINTED BOTH SIDED)

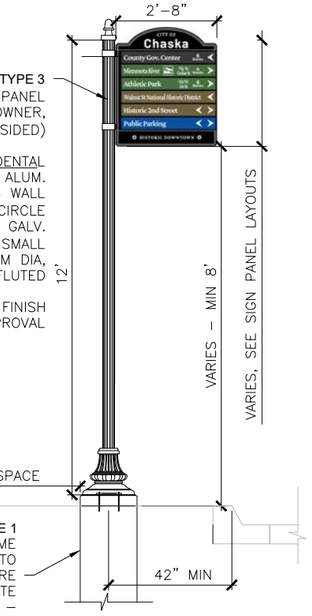
POLE AND MOUNTING ASSEMBLY INCIDENTAL
12FT HOLOPHANE WADSWORTH ALUM. POLE SITELINK 4.5IN FLUTED, .156 WALL (L4E) 17IN BASE, SQ PATTERN BOLT CIRCLE TENON 3IN O.D. X 3IN TALL, BLACK, GALV. ANCHOR (BREAKAWAY) BOLTS, BF SMALL POST TOP FINIAL, 5IN BOTTOM DIA, SHAFT SITELINK 4.5IN FLUTED

SUBMIT COLOR AND FINISH SAMPLES FOR FINAL APPROVAL



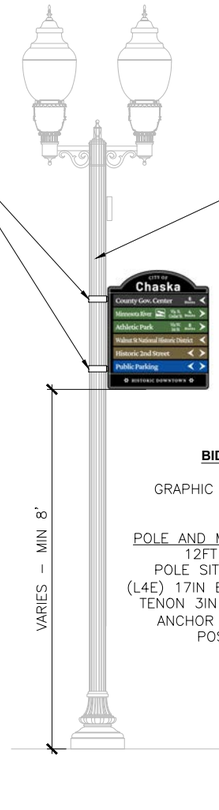
6'6" MIN PAR SPACE

BID ITEM: CONCRETE FOOTING - TYPE 1
CONC. FTGS INCL. AT SOME LOCATIONS, SEE PLAN PRIOR TO PRICING. WHERE FOOTINGS ARE REQ., USE MNDOT STANDARD PLATE NO. 8127E LIGHT FOUNDATION - DESIGN E CAST IN-PLACE



1 L8 INFORMATION SIGN - TYPE 3
NEW POLE

EX HOLOPHANE LIGHT POLE W/ SITELINK MOUNTING CHANNELS (VERIFY IN FIELD)

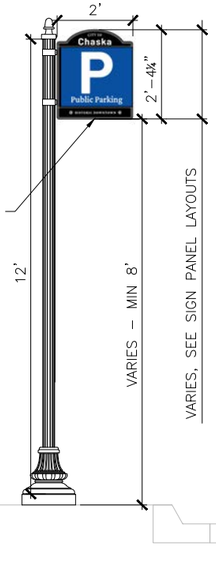


2 L8 INFORMATION SIGN - TYPE 2
EX LIGHT POLE

BID ITEM: INFORMATION SIGN - TYPE 5
0.125" ALUM PANEL
GRAPHIC ARTWORK PROVIDED BY OWNER,
(PRINTED BOTH SIDED)

POLE AND MOUNTING ASSEMBLY INCIDENTAL
12FT HOLOPHANE WADSWORTH ALUM. POLE SITELINK 4.5IN FLUTED, .156 WALL (L4E) 17IN BASE, SQ PATTERN BOLT CIRCLE TENON 3IN O.D. X 3IN TALL, BLACK, GALV. ANCHOR (BREAKAWAY) BOLTS, BF SMALL POST TOP FINIAL, 5IN BOTTOM DIA, SHAFT SITELINK 4.5IN FLUTED

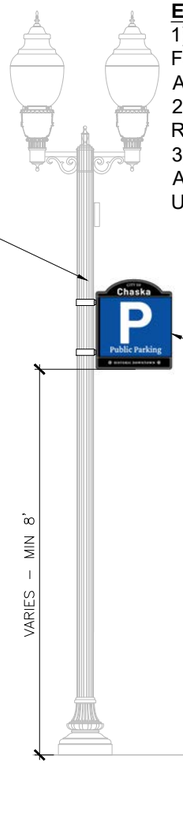
SUBMIT COLOR AND FINISH SAMPLES FOR FINAL APPROVAL



3 L8 INFORMATION SIGN - TYPE 5
NEW POLE

BID ITEM: INFORMATION SIGN - TYPE 4
0.125" ALUM PANEL
GRAPHIC ARTWORK PROVIDED BY OWNER
(PRINTED BOTH SIDED)

MOUNTING ASSEMBLY INCIDENTAL
SITE-LINK MOUNTING BRACKETS, COORDINATE FINAL DESIGN OF BRACKETS W/ HOLOPHANE BASED ON FINAL SIGN PANEL DIMENSIONS AND DESIGN.



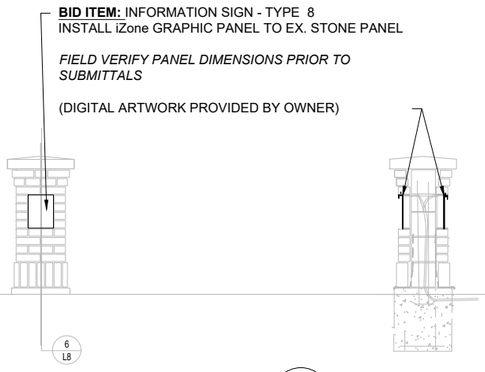
4 L8 INFORMATION SIGN - TYPE 4
EX LIGHT POLE

ENTRY SIGN NOTES:
1) FIELD VERIFY ALL EXISTING FTG. DIMENSIONS FOR GATEWAY FIT PRIOR TO FABRICATION, ARCHWAY WIDTHS VARY BY LOCATION.
2) SEE SPEC FOR METAL FABRICATION, FINISHING, ROOFING, AND ELECTRICAL
3) SIGN STRUCTURE TO BE CONSTRUCTED OF ALUMINUM
UNLESS OTHERWISE SPECIFIED ON DRAWINGS

BID ITEM: INFORMATION SIGN - TYPE 8
INSTALL iZone GRAPHIC PANEL TO EX. STONE PANEL

FIELD VERIFY PANEL DIMENSIONS PRIOR TO SUBMITTALS

(DIGITAL ARTWORK PROVIDED BY OWNER)



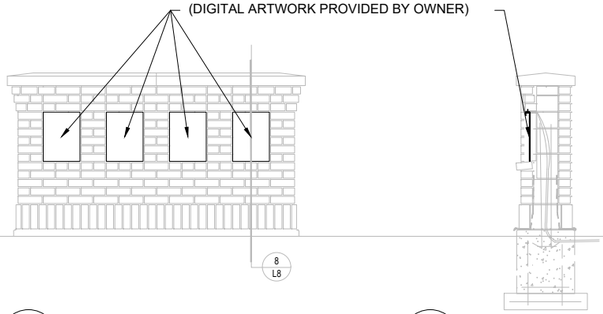
5 L8 INFORMATION SIGN - TYPE 8
(INSTALL ON EX. COLUMN)

6 L8 INFORMATION SIGN - TYPE 8
(INSTALL ON EX. COLUMN)

BID ITEM: INFORMATION SIGN - TYPE 8
INSTALL iZone GRAPHIC PANEL TO EX. STONE PANEL

FIELD VERIFY PANEL DIMENSIONS PRIOR TO SUBMITTALS

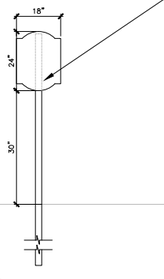
(DIGITAL ARTWORK PROVIDED BY OWNER)



7 L8 INFORMATION SIGN - TYPE 7
(INSTALL ON EX. COLUMN)

8 L8 INFORMATION SIGN - TYPE 7
(INSTALL ON EX. COLUMN)

BID ITEM: INFORMATION SIGN - TYPE 6
(SEE SPEC.)
INSTALL 0.125" GRAPHIC PANEL TO AIR DRIVEN POST
2" PAINTED GALV. PIPE AND SIGN ATTACHMENT HARDWARE INCIDENTAL
(DIGITAL ARTWORK PROVIDED BY OWNER)



9 L8 INFORMATION SIGN - TYPE 6

REV.	BY	DATE
BID	SET	05.13.24

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PAUL PAIGE, LA
LIC. NO. 23594 DATE 05/13/2024

DESIGNED AB, TS
DRAWN AB, TS
CHECKED PP

CITY OF CHASKA
T.H. 41 & C.S.A.H. 61 SIGNAGE IMPROVEMENTS
SIGN DETAILS

SHEET L8 OF L8

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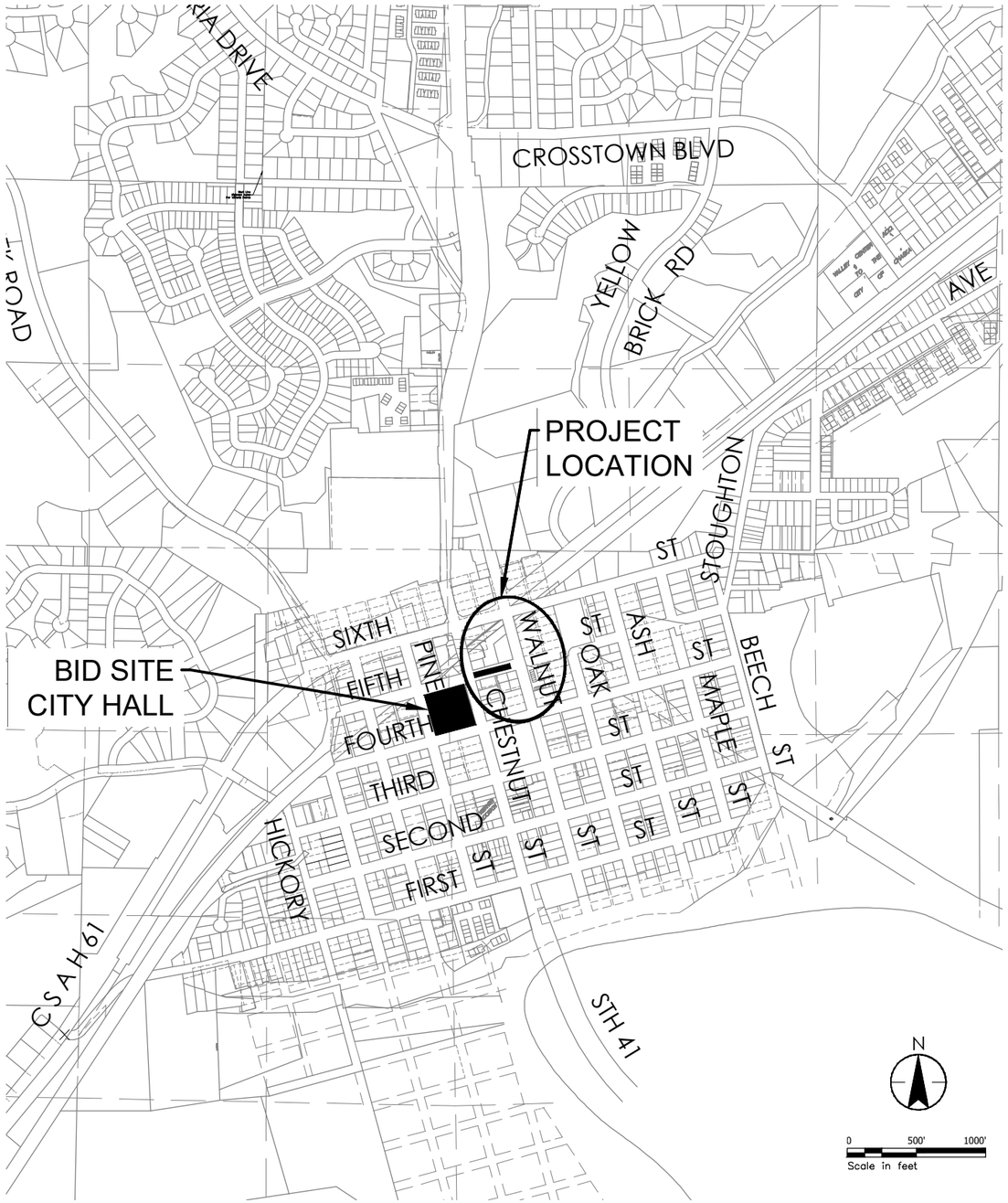

VICINITY MAP

CHASKA, MINNESOTA

CITY OF CHASKA

2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT

FIFTH ST. E.	
SHEET NO.	**DESCRIPTION**
G0.01	TITLE SHEET, LOCATION PLAN, SHEET INDEX
G0.02	PLAN LEGEND
C0.01	EXISTING CONDITIONS AND REMOVALS
C1.01	TYPICAL SECTIONS
C6.01	ROADWAY IMPROVEMENTS
E1.01-E1.02	ELECTRICAL PLAN - SEAT WALL & LANDSCAPE LIGHTING
E1.03	ELECTRICAL MATERIALS SCHEDULE
E3.01	ELECTRICAL LINE DIAGRAMS
L1.01	STREETSCAPE INDEX SHEET
L1.02	LAYOUT PLAN
L2.01	LAYOUT DETAIL PLANS
L3.01 - L3.06	STREETSCAPE DETAILS

811 Know what's below. Call before you dig.
CALL GOPHER ONE CALL BEFORE DIGGING AT 811

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

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

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PRINT NAME: NATHAN T. DREWS
SIGNATURE:
DATE: 05/16/2024 LIC. NO. 54837

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
TITLE SHEET, LOCATION PLAN, SHEET INDEX
GENERAL

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
G0.01

Plot Date: 05/23/2024 - 9:43am
Drawing name: C:\pw_stn_bh_infra01\dms75111\193805129-G001.dwg
Xrefs: 193805129-BORDER, Majrdtxt, Chaska-5-15-18, SectionReference, 193805129-BORDER-2024

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EXISTING TOPOGRAPHIC SYMBOLS

STORM SEWER APRON	POLE-COMMUNICATIONS
BASKETBALL POST	POLE-GUY
BARRICADE PERMANENT	POLE-LIGHT
BENCH	POLE-POWER
BOOSTER STATION	POLE-UTILITY
BUILDING LOWEST OPENING	POLE-UTILITY SERVICE
BURIAL CONTROL MONUMENT	POST
BUSH DECIDUOUS	PROPANE TANK
CATCH BASIN BEEHIVE	PICNIC TABLE
CURB BOX	SAMPLING WELL
CATCH BASIN	ROCK
COLUMN	RR SIGNAL CONTROL BOX
CONTROL BOX SIGNAL	RR CROSSING GATE
CLEAN OUT (SEWER)	RR SIGNAL
CULVERT END	REGULATION STATION GAS
DRINKING FOUNTAIN	SATELLITE DISH
ENERGY DISSIPATER	SEPTIC TANK
FLAG POLE	SEPTIC VENT
FUEL PUMP	SEPTIC DRAIN FIELD
GUY WIRE	SIGN
GRILL	SOIL BORING
HANDICAP SPACE	STAND PIPE GAS
HANDHOLE	SPIGOT WATER
FIRE HYDRANT	SPRINKLER HEAD
HYDRANT PVMNT MARKER (REFLECTOR)	SPRINKLER VALVE BOX
HYDRANT VALVE	STUMP
INLET (SMALL DIA.)	SERVICE-GAS POINT ON LINE
LIFT STATION CONTROL PANEL	SERVICE-SANITARY SEWER POINT ON LINE
LIFT STATION DRY WELL	SERVICE-STORM SEWER POINT ON LINE
LIFT STATION WET WELL	SERVICE-WATER POINT ON LINE
LIGHT YARD	TELEPHONE BOOTH
LOOP DETECTOR	TRANSMISSION TOWER ELECTRIC
MAIL BOX	TEST PIT LOC
MAIL RELAY BOX	TRACER WIRE BOX
MANHOLE-AIR RELEASE	TRANSFORMER POWER
MANHOLE-HEAT	TREE DEAD
MANHOLE-GAS	TREE-CONIFEROUS
MANHOLE-POWER	TREE-DECIDUOUS
MANHOLE-SANITARY SEWER	TREE-FRUIT
MANHOLE-STORM SEWER	TRASH CAN
MANHOLE-COMMUNICATIONS	TRAFFIC SIGNAL
MANHOLE-UNKNOWN	VALVE GAS
MANHOLE-WATER	VALVE
METER POWER	VENT GAS
METER GAS	WATER REDUCER
ORDINARY HIGH WATER MARK	WETLAND
OUTLET CONTROL STRUCTURE	WELL-MONITORING
PARKING METER	WELL-WATER
PEDESTRIAN PUSH BUTTON	
PEDESTAL POWER	
PEDESTAL CATV	
PEDESTAL COMMUNICATIONS	
POST INDICATOR VALVE	

SURVEY SYMBOLS

AERIAL CONTROL POINT	
BACKSIGHT CONTROL POINT	
GPS CONTROL POINT	
JUDICIAL LAND MONUMENT	
MONUMENT COMPUTED	
MONUMENT IRON FOUND	
MONUMENT IRON SET	
RESECTED POINT	
ROW MONUMENT	
ROW MARKER POST	
SECTION CORNER	
TRAVERSE CONTROL POINT	
BENCH MARK LOCATION	

NEW TOPOGRAPHIC SYMBOLS

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

EXISTING PRIVATE UTILITY LINES

CTV-D	CABLE TV QUALITY LEVEL D
CTV-C	CABLE TV QUALITY LEVEL C
CTV-B	CABLE TV QUALITY LEVEL B
CTV-A	CABLE TV QUALITY LEVEL A
FO-D	FIBER OPTIC QUALITY LEVEL D
FO-C	FIBER OPTIC QUALITY LEVEL C
FO-B	FIBER OPTIC QUALITY LEVEL B
FO-A	FIBER OPTIC QUALITY LEVEL A
E-D	POWER QUALITY LEVEL D
E-C	POWER QUALITY LEVEL C
E-B	POWER QUALITY LEVEL B
E-A	POWER QUALITY LEVEL A
G-D	GAS QUALITY LEVEL D
G-C	GAS QUALITY LEVEL C
G-B	GAS QUALITY LEVEL B
G-A	GAS QUALITY LEVEL A
C-D	COMMUNICATION QUALITY LEVEL D
C-C	COMMUNICATION QUALITY LEVEL C
C-B	COMMUNICATION QUALITY LEVEL B
C-A	COMMUNICATION QUALITY LEVEL A
OHP	OVERHEAD POWER
OHC	OVERHEAD COMMUNICATION
OHU	OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC 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

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

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

952	EXISTING CONTOUR MINOR
950	EXISTING CONTOUR MAJOR
952	NEW CONTOUR MINOR
950	NEW CONTOUR MAJOR
	NEW GRADING LIMITS / SLOPE LIMITS
744.40 × 745.47 × STA:5+67.19 980.87	NEW SPOT ELEVATION
743.21 × 743.78	EXISTING SPOT ELEVATION
4:1	RUN:RISE (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
ℙ	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

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PRINT NAME: NATHAN T. DREWS
SIGNATURE: [signature]
DATE: 05/14/2024
LIC. NO. 54837

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
PLAN LEGEND
GENERAL

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
G0.02

Plot Date: 05/17/2024 - 1:27pm
Plotted by: mmeis
Data Source: C:\Users\mfroh01\dms75111\193805129-G002.dwg
Xrefs: 193805129-BORDER-2024

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Plot Date: 05/17/2024 - 1:28pm
Plotted By: Nathan.Drews
Drawing: I:\MSP\Projects\193805129\Civil\dgn\193805129-C000-2024.dwg
Xrefs: 193805129-ADDRESS NUMBERS, 193805129-ASPL, 193805129-XSXU, 193805129-BORDER-2024, 193805129-XSXT-2024, 193805129-XSSS, 020-052 CHASKA AI LANDSCAPE BASE 5th, 193805072-Parking

CHESTNUT (TH 41)

WALNUT STREET

5TH STREET E.

500

511

424

112

423

415

REMOVE CONCRETE, (TYP.)

PROTECT CONCRETE DRIVEWAY

REMOVE BITUMINOUS DRIVEWAY (TYP.)

PROTECT EXISTING STOP SIGN

ADJUST GATE VALVE

PROTECT EXISTING LIGHT POLE

PROTECT EXISTING CURB

INLET PROTECTION (TYP.)

REMOVE BITUMINOUS PAVEMENT (TYP.)

FULL DEPTH BITUMINOUS SAW CUT (TYP.)

EXISTING CONCRETE FOOTING BELOW BITUMINOUS SURFACE

PROTECT EXISTING CURB

PROTECT EXISTING LIGHT POLE

PROTECT CONCRETE DRIVEWAY

REMOVE CONCRETE (TYP.)

REMOVE BITUMINOUS DRIVEWAY

REMOVE EXISTING BITUMINOUS PAVEMENT

REMOVE CONCRETE SIDEWALK

N

0 15 30'

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PRINT NAME: NATHAN T. DREWS
SIGNATURE:
DATE: 05/14/2024
LIC. NO. 54837

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
EXISTING CONDITIONS AND REMOVALS
FIFTH STREET EAST AND WALNUT STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
C0.01

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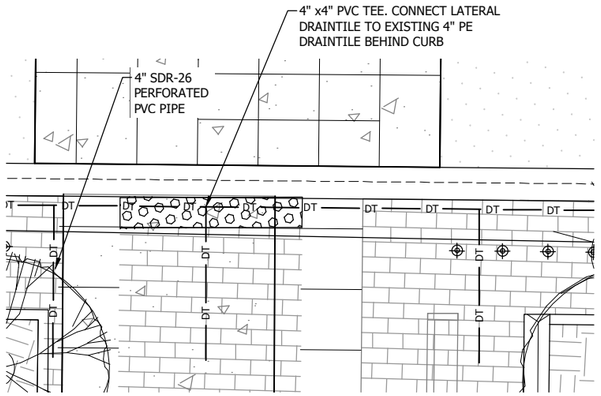
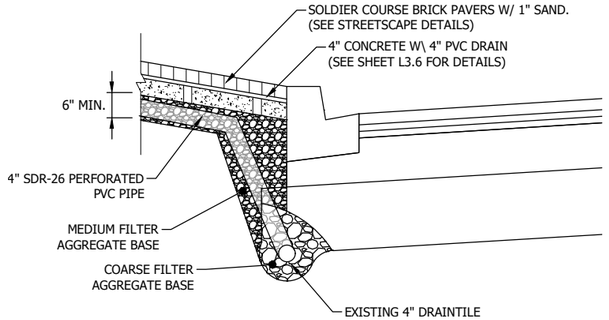


TYPICAL PLAN VIEW
PAVER OVER CONCRETE DRAINTILE DETAIL



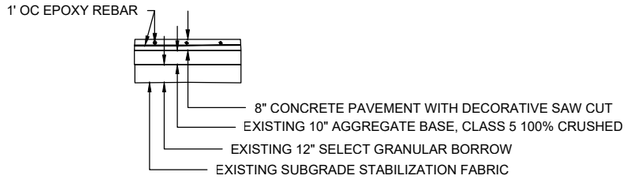
TYPICAL SECTION
PAVER OVER CONCRETE DRAINTILE DETAIL

TOPSOIL NOTES:

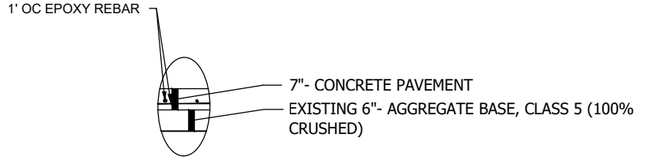
1. SEED AREAS TO RECEIVE 6" OF LOAM TOPSOIL BORROW, SCREENED & PULVERIZED
2. CONTRACTOR SHALL SALVAGE REINSTALL EXISTING TOPSOIL PER SPECIFICATIONS FOR THE USE OF RESTORATION PRIOR TO THE IMPORT OF MATERIAL FOR THESE AREAS.

ROAD IMPROVEMENT NOTES:

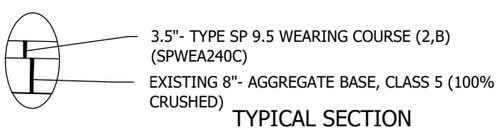
1. CONTRACTOR SHALL ADD/REMOVE EXISTING AGGREGATE BASE AND RE-COMPACT AS NEEDED TO INSTALL SPECIFIED THICKNESS OF PAVED SURFACES.



TYPICAL SECTION
CONCRETE CROSSWALKS



TYPICAL SECTION
COMMENRCIAL DRIVEWAY



TYPICAL SECTION
BITUMINOUS PATCHING

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PRINT NAME: NATHAN T. DREWS
SIGNATURE:
DATE: 05/14/2024
LIC. NO. 54837

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
TYPICAL SECTIONS

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
C1.01

Plot Date: 05/17/2024 - 2:14pm
Plotted by: nathan.drews@stantec.com
Drawing: ...\193805129-C101.dwg
Xrefs: 193805129-BORDER, 193805129-XSNO, 020-052, CHASKA 4 II LANDSCAPE BASE 5th, 193805129-BORDER-2024

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Plot Date: 05/17/2024 - 1:44pm
Plan Name: C:\Users\nathan.drews\Stantec\Chaska - 193805129\Project Files\01\Working\193805129-C600-2024.dwg
Xrefs: 193805129-XSS3, 193800229-PHOTO, 193805129 - ADDRESS NUMBERS, 193805129-XSPL, 193805129-XSS1, 193805129-XSAP, 193805129-BORDER-2024, 193805129-XSNO-2024, 020-052 CHASKA 41 LANDSCAPE BASE 5th, 193805129-XSV1-2024, 020-058 Chaska 5th and Walnut - LANDSCAPE BASE-2024, 193805129-XSS2-2024, 020-052 CHASKA 41 LANDSCAPE BASE 5th, 193805129-XSV1-2024, 020-058 Chaska 5th and Walnut - LANDSCAPE BASE-2024

500

424

112

423

416

415

CHESTNUT ST (TH41)

WALNUT ST

5TH ST E

RESTORE UTILITY BLVD WITH 4" CONCRETE OR DECOMPOSED GRANITE (VERIFY WITH CITY)

MATCH AND DOWEL INTO EXISTING CONCRETE DRIVEWAY. INCIDENTAL TO SIDEWALK INSTALLATION.

CONCRETE PANELS. DOWEL INTO EXISTING WALK (TYP.)

BITUMINOUS PATCHING (TYP)

INSTALL ALL ABOVE GRADE LANDSCAPING & MONUMENTS PER STREETSCAPE PLANS

INSTALL PRIMARY GATEWAY ASSEMBLY OVER EXISTING COLUMN FOOTINGS

MATCH AND DOWEL INTO EXISTING CONCRETE CURB. INCIDENTAL TO CROSSWALK AND DRIVEWAY INSTALLATION

EXISTING ELECTRICAL CABINET LOCATION

REINSTALL LANDSCAPE EDGING AND INSTALL NEW MULCH

INSTALL (1)4" AND (1)2" HDPE IRRIGATION SLEEVE (TYP.)

MATCH AND DOWEL INTO EXISTING CONCRETE DRIVEWAY. INCIDENTAL TO SIDEWALK INSTALLATION.

13'

0+00 1+00 2+00 3+00 4+00

11+00 10+00 9+00 8+00

N

0 15' 30'

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PRINT NAME: NATHAN T. DREWS
SIGNATURE:
DATE: 05/14/2024
LIC. NO. 54837

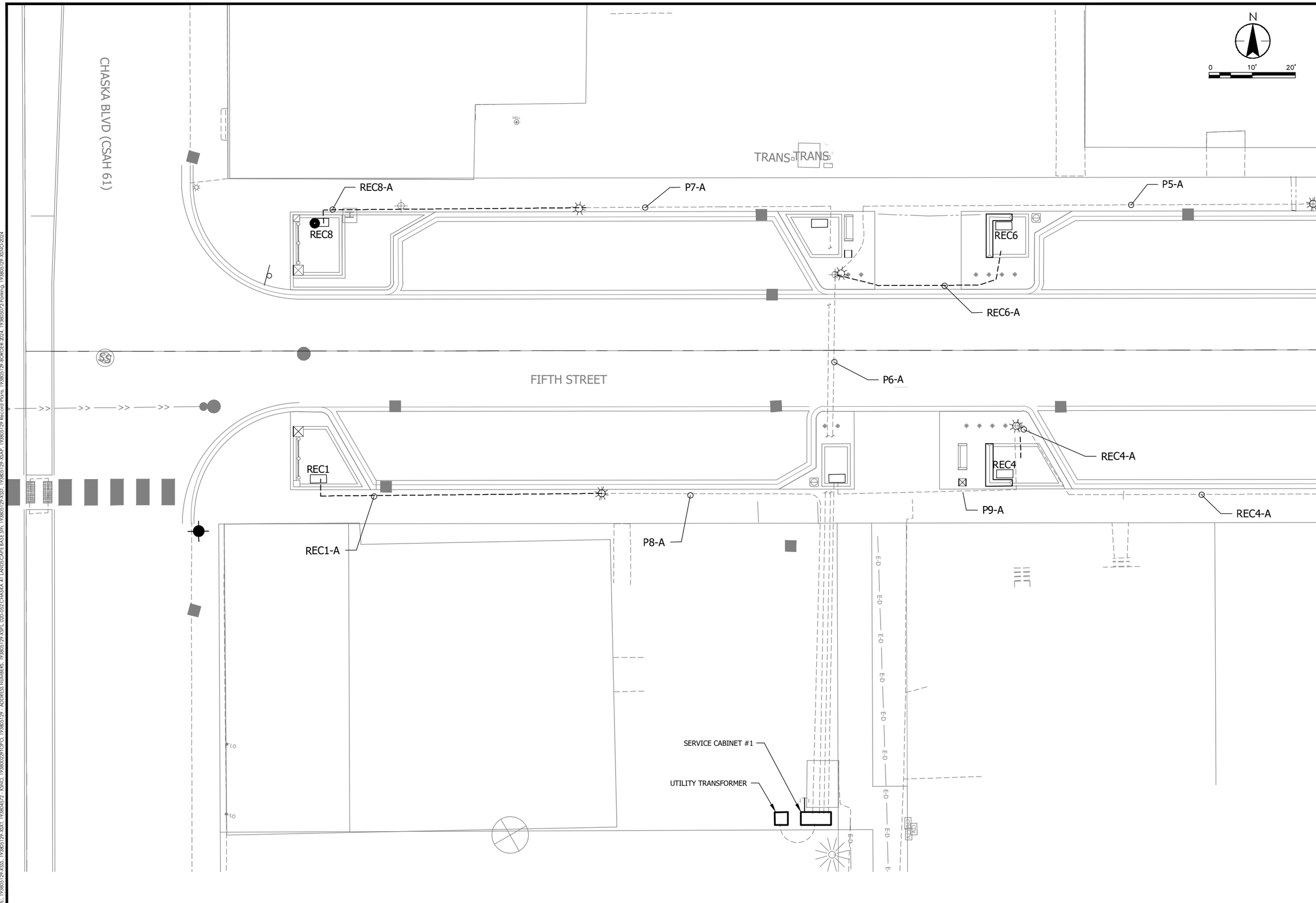
BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
ROADWAY IMPROVEMENTS
FIFTH STREET E AND WALNUT STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
C6.01



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Plot Date: 05/22/2024 - 11:13pm
Drawing name: C:\pw_stn_bh_infra01\dms75111\193805129-E100.dwg
Xrefs: 193805129-XSSS, 193805129-XSXT, 193804572 - XSNO, 193800229TOPO, 193805129 - ADDRESS NUMBERS, 193805129-XSPL, 020-052 CHASKA 41 LANDSCAPE BASE 5th, 193805129-XSST, 193805129-XSAP, 193805129 Record Plans, 193805129-BORDER-2024, 193805072-Parking, 193805129-XSNO-2024

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PRINT NAME: MICHAEL T. FITZPATRICK
SIGNATURE: Michael T. Fitzpatrick
DATE: 05/16/2024
LIC. NO. 53078

BID SET

CITY OF CHASKA, MINNESOTA

2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT

ELECTRICAL PLAN - STREET LIGHTING
WALNUT STREET / FIFTH STREET

NO	REVISION	DATE
1	ADD 2	06/15/21
2	PR 1	08/03/21

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
E1.01

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Plot Date: 05/22/2024 - 10:42pm
Plotted by: mmcdonald
Drawing: I:\193805\129\CAD\Plan\01.dwg [E1.01 193805129 E100.dwg
Xrefs: I:\193805\129-XSSS, I:\193805\129-XSY1, I:\193804\572 - XSNO, I:\938002\2910PO, I:\938051\29 - ADDRESS NUMBERS, I:\938051\29-XSPL 020-052 CHASKA 41 LANDSCAPE BASE 5th, I:\938051\29-XSST, I:\938051\29-XSAP, I:\938051\29 R

CHESTNUT STREET

FIFTH STREET

TRANS

TRANS

BGCLTL1-A

BGCLTL1

HH2

HH2-A

HCTL1-A

HCTL1

BSWTL1-A

BSWTL1

21.0'

22.0'

14.0'

30.7'

BRICK HERITAGE COLUMN WITH TAPE LIGHT (HCTL). REFER TO LANDSCAPE DRAWINGS FOR TAPE LIGHT LENGTH.

BRICK GATEWAY COLUMN LARGE WITH TAPE LIGHT (BGCLTL). REFER TO LANDSCAPE DRAWINGS FOR TAPE LIGHT LENGTH.

BRICK SEATWALL WITH TAPE LIGHT (BSWTL). REFER TO LANDSCAPE DRAWINGS FOR TAPE LIGHT LENGTH.

BGCLTL2

BGCLTL2-A

HH1

HH1-A

HCTL2

HCTL2-A

BSWTL2

BSWTL2-A

BRICK HERITAGE COLUMN WITH TAPE LIGHT (HCTL). REFER TO LANDSCAPE DRAWINGS FOR TAPE LIGHT LENGTH.

SERVICE CABINET #1

UTILITY TRANSFORMER

E-D

0 10' 20'

N

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PRINT NAME: MICHAEL T. FITZPATRICK
SIGNATURE: Michael T. Fitzpatrick
DATE: 05/14/2024
LIC. NO. 53078

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
ELECTRICAL PLAN - SEAT WALL & LANDSCAPE LIGHTING
WALNUT STREET / FIFTH STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
E1.02

CONDUIT AND WIRE SCHEDULE

CONDUIT TAG	CONDUIT AND WIRE	DISTANCE (FT)	EXISTING CONDUIT						WIRE AND CABLE					
			2"		1.25"		1"		#2		#8		#10	
BGCLTL1-A	1"C-2#10	170					1	##					2	340
BGCLTL2-A	1"C-2#10	170					1	##					2	340
BSWTL1-A	1"C-2#10	45					1	45					2	90
BSWTL2-A	1"C-2#10	20					1	20					2	40
HCTL1-A	1"C-2#10	25					1	25					2	50
HCTL2-A	1"C-2#10	35					1	35					2	70
HH1-A	1.25"C-2#10	85			1	85							6	510
HH3-B	1.25"C-2#11	10			2	20							2	20
HH2-A	1.25"C-2#10	60			1	60							4	240
REC1-A	1.25"C-3#8,1#8G	70			1	70					4	280		
REC4-A	1.25"C-3#8,1#8G	10			1	10					4	40		
REC6-A	1.25"C-3#8,1#8G	50			1	50					4	200		
REC8-A	1.25"C-3#8,1#8G	70			1	70					4	280		
												800		1700

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PRINT NAME: MICHAEL T. FITZPATRICK
SIGNATURE: Michael T. Fitzpatrick
DATE: 05/16/2024 LIC. NO. 53078

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
ELECTRICAL MATERIALS SCHEDULE
WALNUT STREET / FIFTH STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
E1.03

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Plot Date: 05/22/2024 - 10:44pm
Drawing name: C:\pw_stn_bh_infra01\dms75111\193805129-E100.dwg
Xrefs: 193805129-XSSS, 193805129-XSXT, 193804572 - XSNO, 193800229TOPO, 193805129 - ADDRESS NUMBERS, 193805129-XSPL 020-052 CHASKA 41 LANDSCAPE BASE 5th, 193805129-XSST, 193805129-XSAP, 193805129 Record Plans, 193805129-BORDER-2024, 193805072-Parking, 193805129-XSNO-2024

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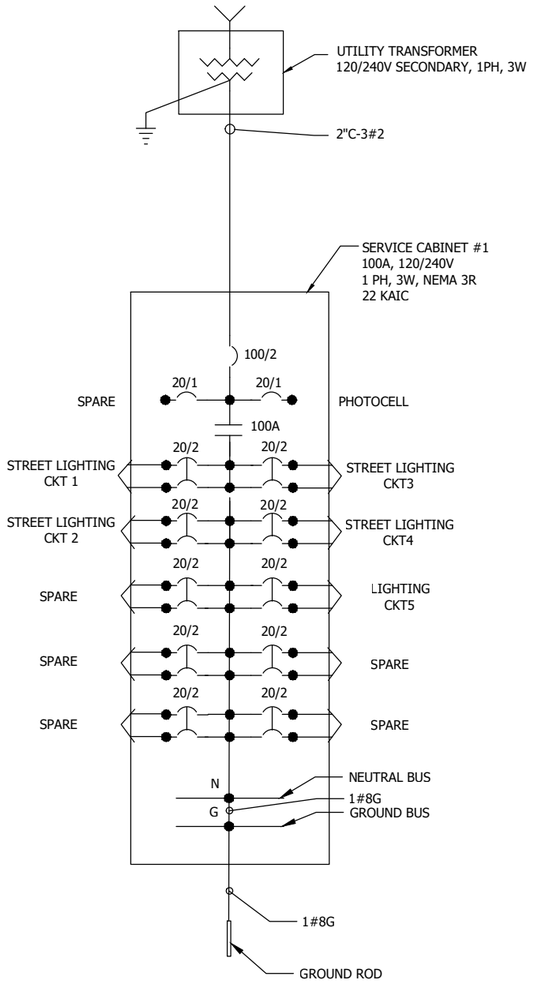
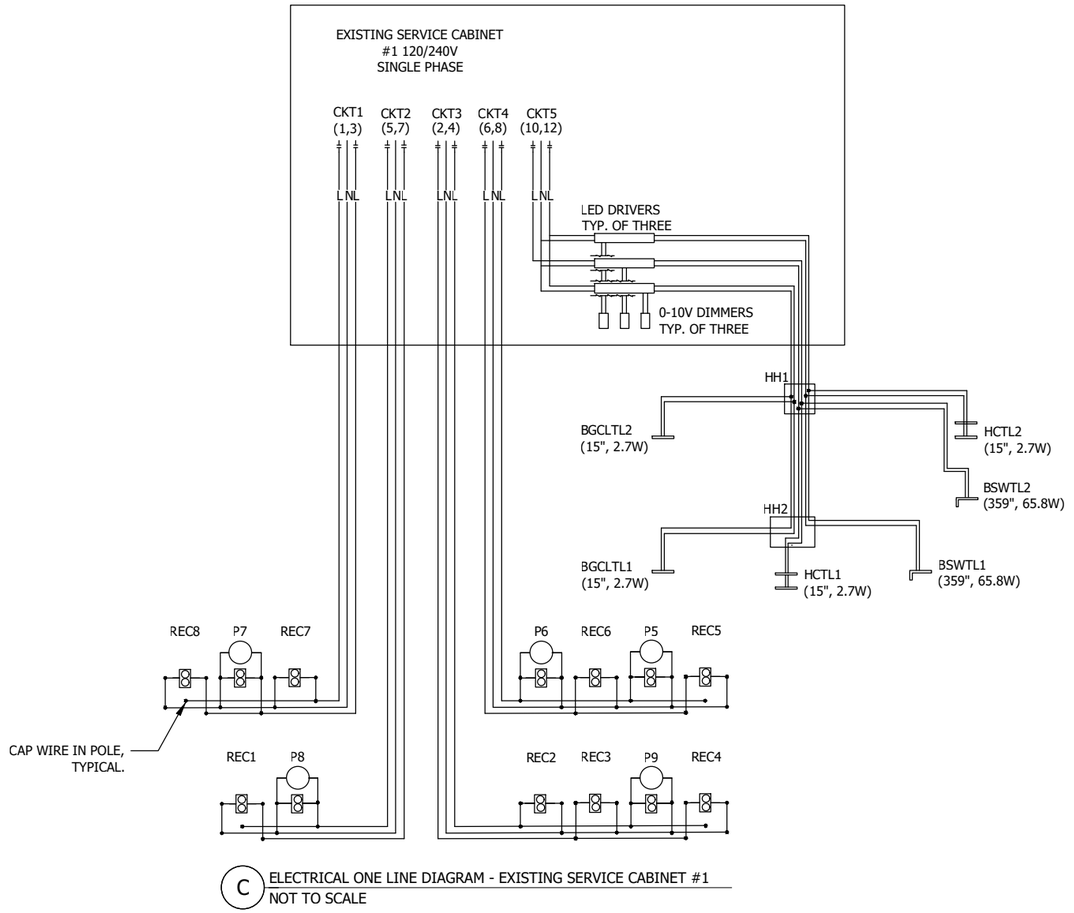


A ELECTRICAL LINE DIAGRAM - SERVICE CABINET #1
NOT TO SCALE



C ELECTRICAL ONE LINE DIAGRAM - EXISTING SERVICE CABINET #1
NOT TO SCALE

GENERAL NOTES:

1. REFER TO CONDUIT AND WIRE SCHEDULE FOR CONDUIT AND WIRE INFORMATION

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PRINT NAME: MICHAEL T. FITZPATRICK
SIGNATURE: Michael T. Fitzpatrick
DATE: 09/16/2024
LIC. NO. 53078

BID SET

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH STREET STREETSCAPE PROJECT
ELECTRICAL LINE DIAGRAMS
WALNUT STREET / FIFTH STREET

NO	REVISION	DATE

SURVEY	PWR
DRAWN	BPF
DESIGNED	ESL
CHECKED	NTD
APPROVED	ESL
PROJ. NO.	193806806

SHEET NUMBER
E3.01

Plot Date: 09/22/2024 - 11:03pm
Drawing name: C:\Users\ntd\Documents\Chaska 2024 Infrastructure\Admin\75111\193805129-ESD1.dwg
Xrefs: 193805129-BORDER-2024

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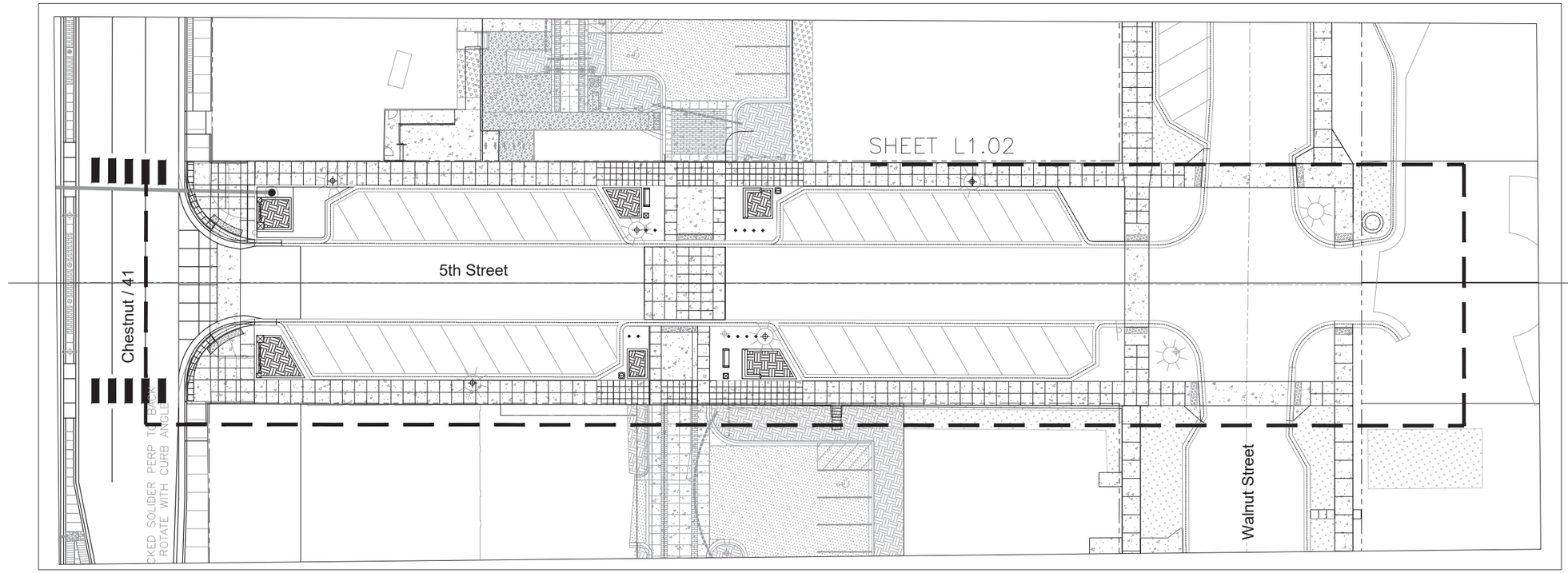


STREETSCAPE INDEX SHEETS:

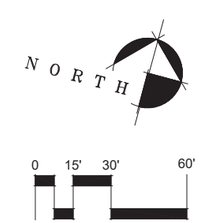
L1.01 INDEX SHEET
L1.02 LAYOUT PLAN

L2.01 LAYOUT DETAIL PLANS

L3.01 DETAILS
L3.02 DETAILS
L3.03 DETAILS
L3.04 DETAILS
L3.05 DETAILS
L3.06 DETAILS

GENERAL NOTES:

- REFER TO CIVIL FOR WORK OUTSIDE STREETSCAPE SHEETS
- REFER TO CIVIL FOR CURB AND ROAD LAYOUT WITHIN STREETSCAPE SHEETS
- REFER TO UTILITY AND ELECTRICAL FOR COORDINATION WORK
- SEE CIVIL FOR TURF RESTORATION REQUIREMENTS
- DECIDUOUS TREES BY OTHERS



HKGi
Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

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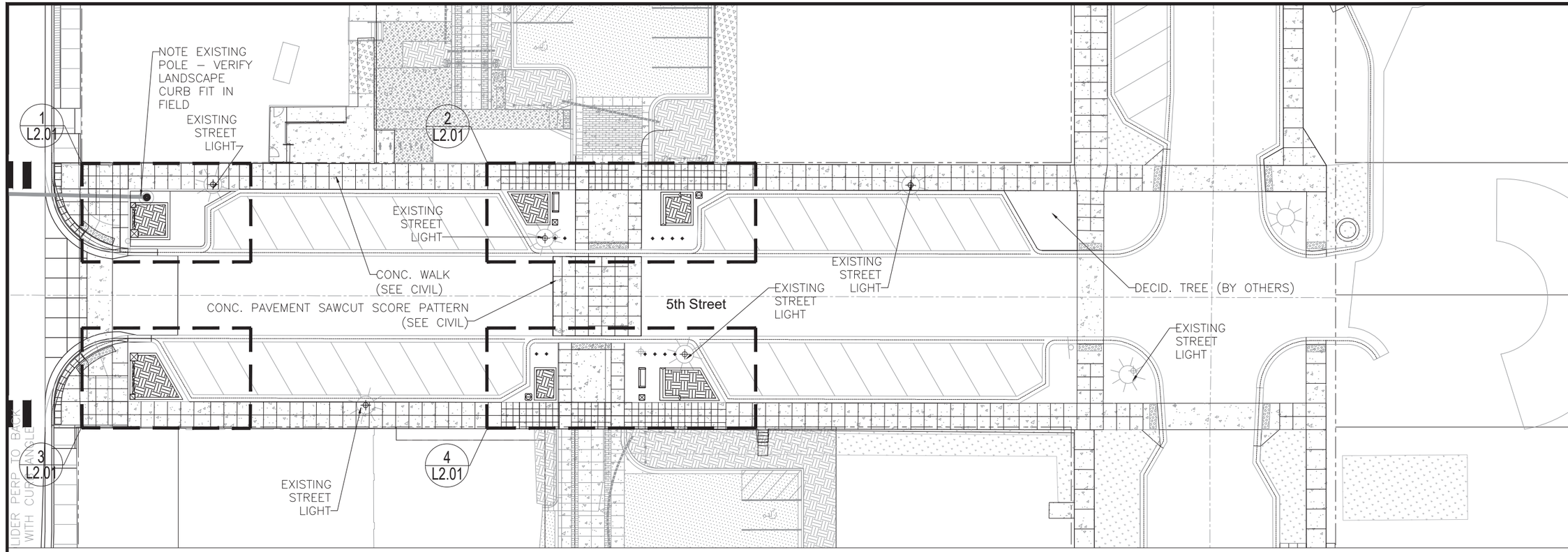
PRINT NAME: PAUL PAIGE, PLA
SIGNATURE:
DATE: 05/16/2024 LIC. NO. 23594

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH ST STREETSCAPE PROEJCT
INDEX SHEET

NO	REVISION	DATE
1	REVISED LAYOUT	7.26.21

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP
PROJ. NO. 020-058
SHEET NUMBER
L1.01

M:\Chaska\ARCHIVE\020-058 Chaska 2021 downtown 5th and Walnut\CAD\020-058 Chaska 5th and Walnut - LANDSCAPE 2024.dwg, 5/16/2024 4:01:00 PM, DWG To PDF.pc3



STREETSCAPE AND LANDSCAPE GENERAL NOTES

- REFER TO CONSTRUCTION PLAN FOR ROADWAY CURB, PEDESTRIAN RAMPS AND PAVEMENT TYPES, EXTENTS AND THICKNESS.
- STREETSCAPE PLANS SHOW SPECIAL CONCRETE SCORING REQUIREMENTS.
- SEE DETAIL SHEETS FOR DETAIL PAVER LAYOUT INFORMATION.
- CONTRACTOR RESPONSIBLE FOR COORDINATING ALL TRADES TO AVOID CONFLICTS WITH UTILITIES, ELECTRICAL AND STREETSCAPE FEATURES.
- SEE CIVIL FOR RESTORATION WORK

LAYOUT LEGEND

SEE CONSTRUCTION PLANS FOR PAVEMENT THICKNESS INFORMATION

- CONCRETE PAVEMENT
- CONCRETE PAVEMENT SPECIAL SAWCUT JOINTS
- BRICK PAVER
- PLANTING BED SOILS ROOTING TOPSOIL BORROW
- BRICK GATEWAY COLUMN - LARGE
- BRICK GATEWAY COLUMN - SMALL
- BRICK HERITAGE COLUMN
- BRICK SEAT WALL
- EXISTING STREET LIGHT POLE
- GRASS BOULEVARD, SEE CIVIL FOR EXTENTS
- 3 POST RAIL ASSEMBLY
- 2 POST RAIL ASSEMBLY
- METAL BOLLARD
- BENCH
- WASTE RECEPTACLE
- TRUNCATED DOMES FOR REFERENCE ONLY - SEE CIVIL
- DECID. TREE (BY OTHERS)

NORTH

0 8' 16' 32'

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2024 DOWNTOWN 5TH ST STREETSCAPE PROJECT
LAYOUT PLANS

NO	REVISION	DATE

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DESIGNED - TDS, AJB
REVIEWED - PP
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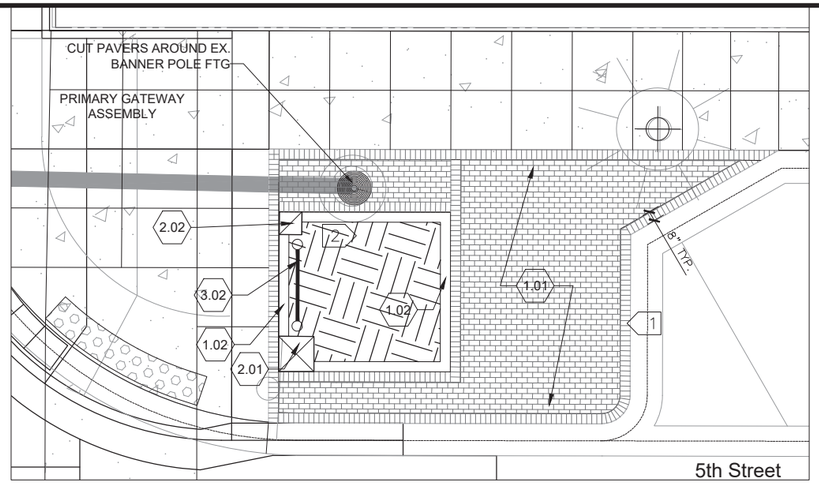
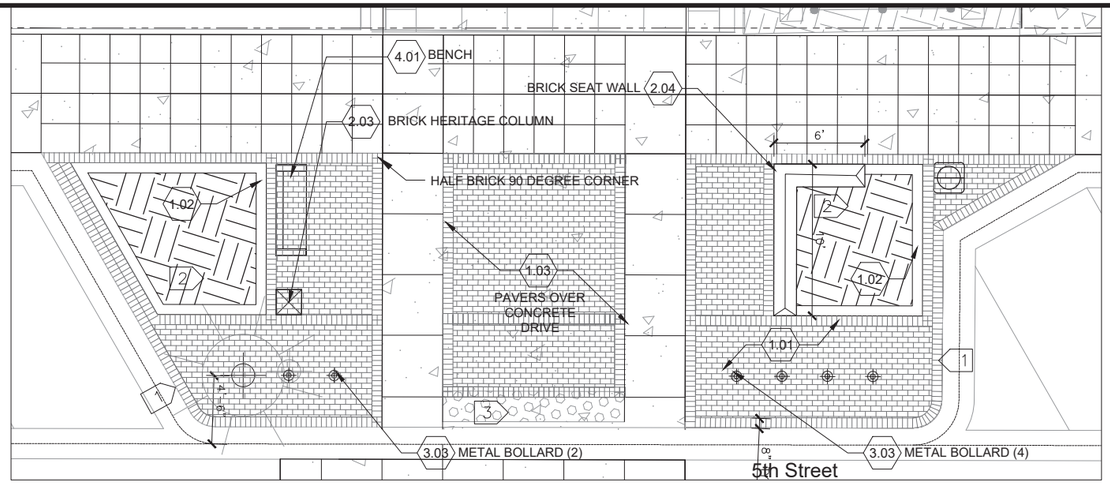
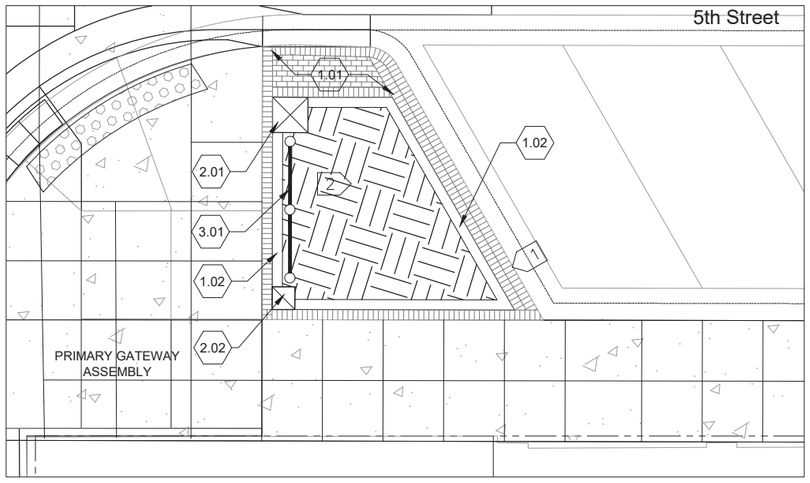


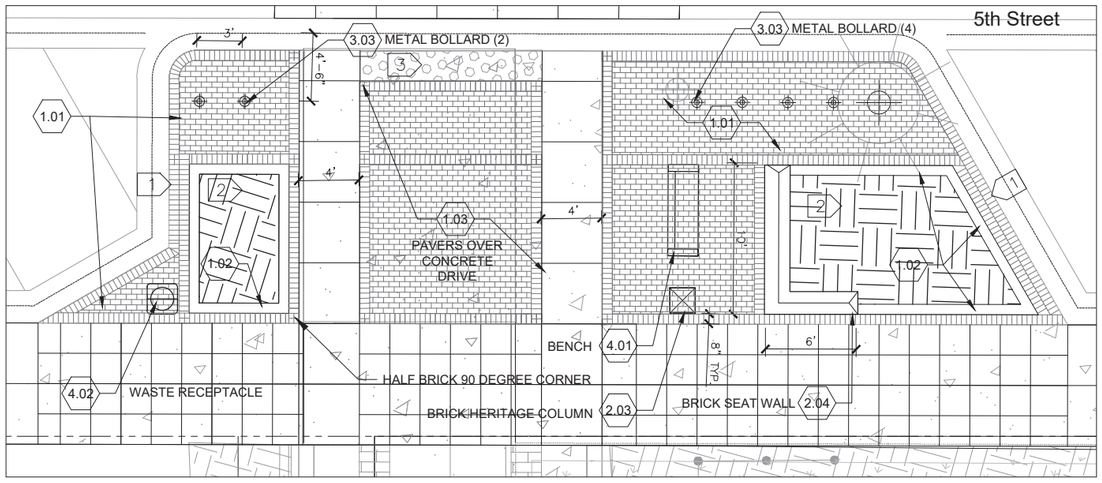
1 L2.01 5TH STREET - NORTH WEST BUMPOUT DETAIL



2 L2.01 5TH STREET - NORTH CENTRAL BUMPOUT DETAIL



3 L2.01 5TH STREET - SOUTH WEST BUMPOUT DETAIL



4 L2.01 5TH STREET - SOUTH CENTRAL BUMPOUT DETAIL

KEY DETAILS

		DETAILS	DETAIL/SHEET
1.00	1.01	PAVERS OVER CONC. WALK	1/L3.06
	1.02	CONCRETE CURB DESIGN SPECIAL	3/L3.06
	1.03	PAVERS OVER CONC. DRIVE	2/L3.06
2.00	2.01	BRICK GATEWAY COLUMN -LARGE,	1/L3.01
	2.02	BRICK GATEWAY COLUMN - SMALL	2/L3.02
	2.03	BRICK HERITAGE COLUMN	1/L3.05
	2.04	BRICK SEAT WALL	1/L3.04
3.00	3.01	3 POST RAIL ASSEMBLY	1/L3.01
	3.02	2 POST RAIL ASSEMBLY	1/L3.02
	3.03	METAL BOLLARD	1/L3.03
4.00	4.01	BENCH	SEE SPECIFICATIONS
	4.02	WASTE RECEPTACLE	SEE SPECIFICATIONS

PAVEMENT LEGEND

SEE CONSTRUCTION PLANS FOR PAVEMENT THICKNESS INFO.

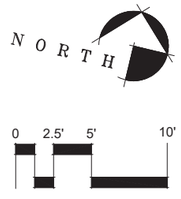
- CONC. PAVEMENT (W/ SAW-CUT JOINTS)
- PAVERS OVER CONC. WALK/DRIVE
- PLANTING BED ROOTING TOPSOIL BORROW

KEY NOTES

1. BACK OF CURB - SEE CONSTRUCTION PLANS
2. PLANTING BED - PLANTS BY OTHERS
3. PEDESTRIAN RAMP - SEE CONSTRUCTION PLANS

LAYOUT NOTES

- USE PAVER SOLDIER COURSE AT ALL EDGES
- CUT/WEDGE PAVERS TO MEET MINIMUM GAP REQUIREMENTS IN SPECIFICATIONS AT CURB BACK.
- MITRE ALL PAVER CORNERS TO PREVENT SMALL PIECES.
- HALF BRICK 90 DEGREE PAVER CORNERS AS SHOWN.
- PLANS SHOW APPROXIMATE PAVER LAYOUT.
- REVIEW PAVER LAYOUT AND CUTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH CONCRETE FORM WORK AND CURB INSTALLATION TO ENSURE STRAIGHT CONCRETE EDGES.
- REVIEW CONCRETE AND CURB EDGES WITH LANDSCAPE ARCHITECT PRIOR TO PAVER INSTALLATION FOR ANY REQUIRED SAW CUTTING FOR STRAIGHT PAVER EDGE AT NO COST TO OWNER.
- CONCRETE EDGER LAYOUT AND ELEVATIONS SHALL BE FIELD VERIFIED FOR GRADES PRIOR TO SETTING FORMS.
- CONCRETE EDGER TO BE LEVEL UNLESS ADJACENT GRADES VARY BY MORE THAN 2 INCHES AROUND PLANTING BED. NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION. LANDSCAPE ARCHITECT MAY ALLOW CONCRETE EDGER TO FOLLOW ADJACENT GRADES FOR AN AVERAGE CURB HEIGHT OF 4 INCHES ALL AROUND.



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DATE: 05/16/2024 LIC. NO. 23994

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH ST STREETSCAPE PROEJCT
LAYOUT DETAIL PLANS

NO	REVISION	DATE

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP

PROJ. NO. 020-058

SHEET NUMBER
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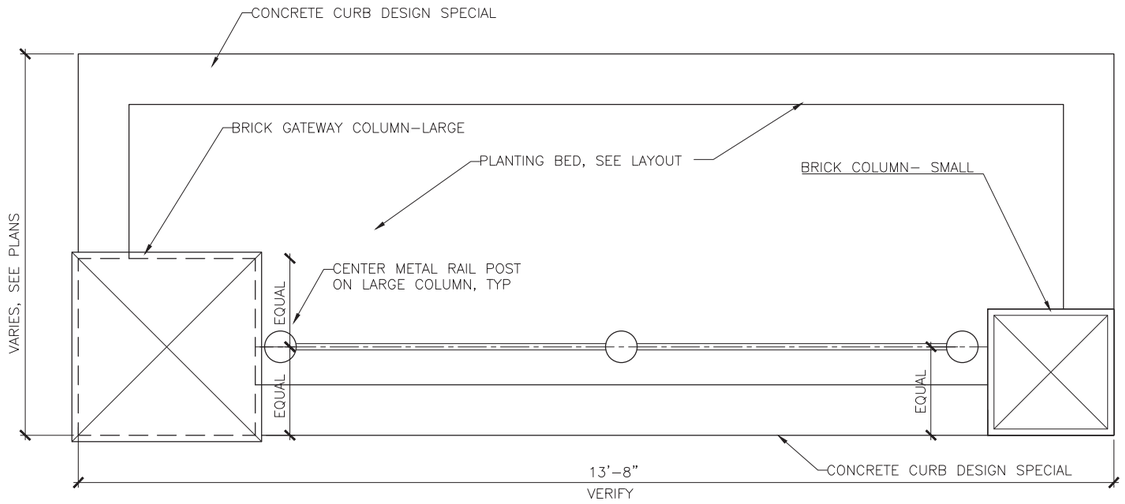
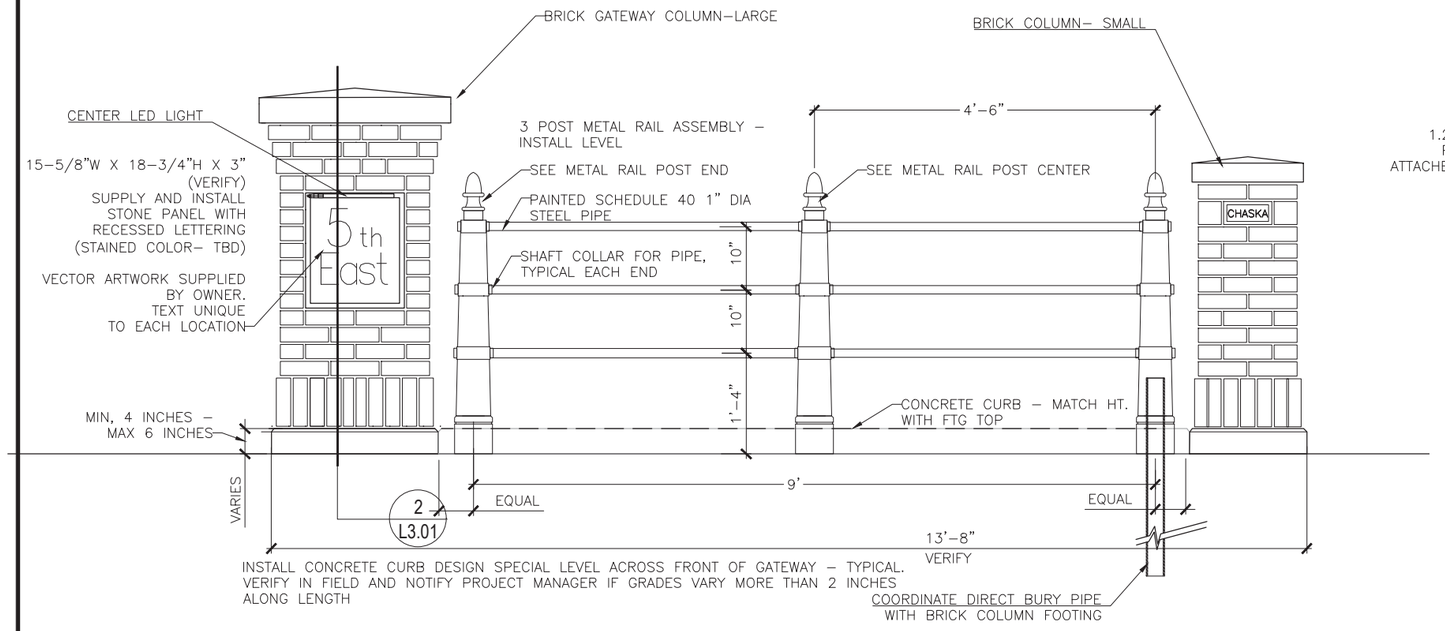
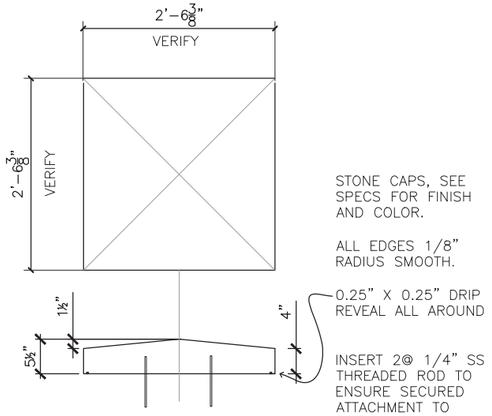


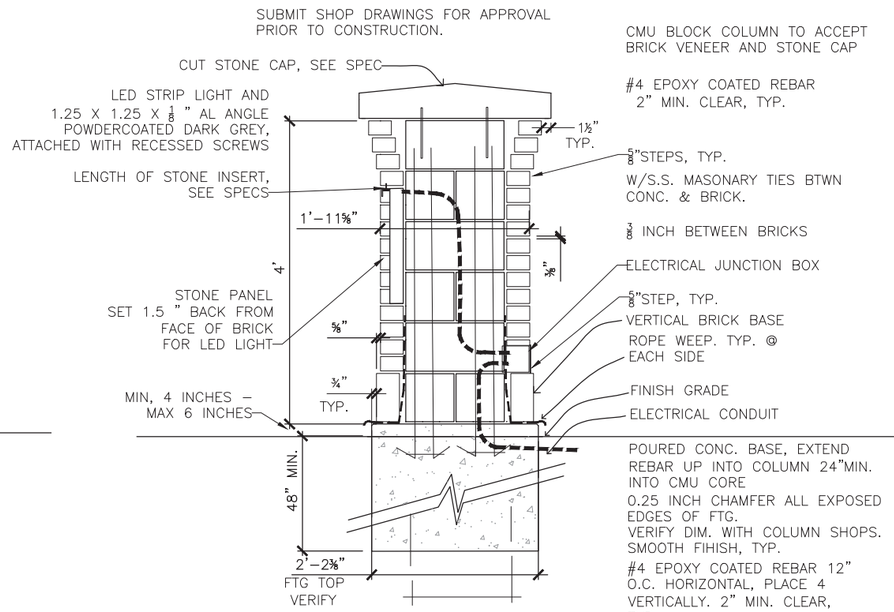
PRIMARY GATEWAY - PLAN VIEW



1 L3.01 PRIMARY GATEWAY - WITH 3 POST RAIL ASSEMBLY - SOUTH SIDE



STONE CAP DETAIL



2 L3.01 BRICK GATEWAY COLUMN - LARGE

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CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH ST STREETSCAPE PROJECT
STREETSCAPE DETAILS

NO	REVISION	DATE

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP
PROJ. NO. 020-058
SHEET NUMBER L3.01

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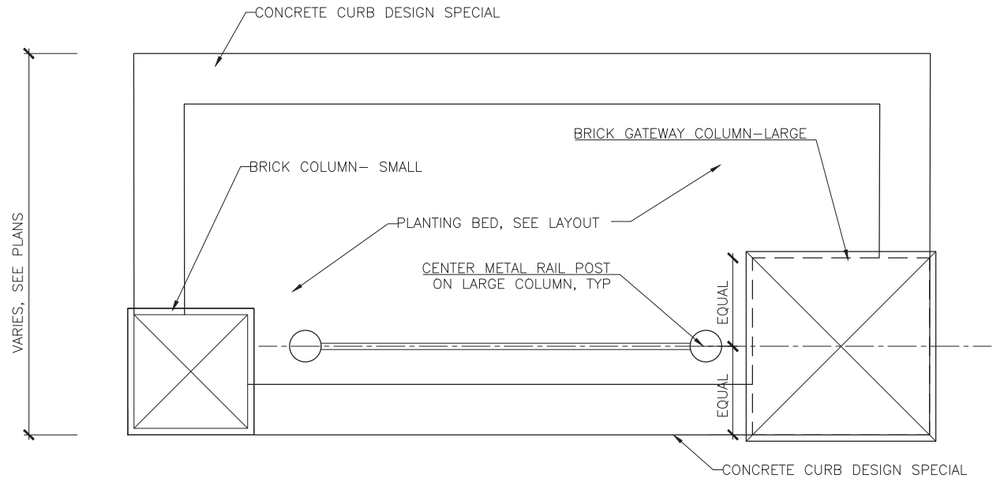
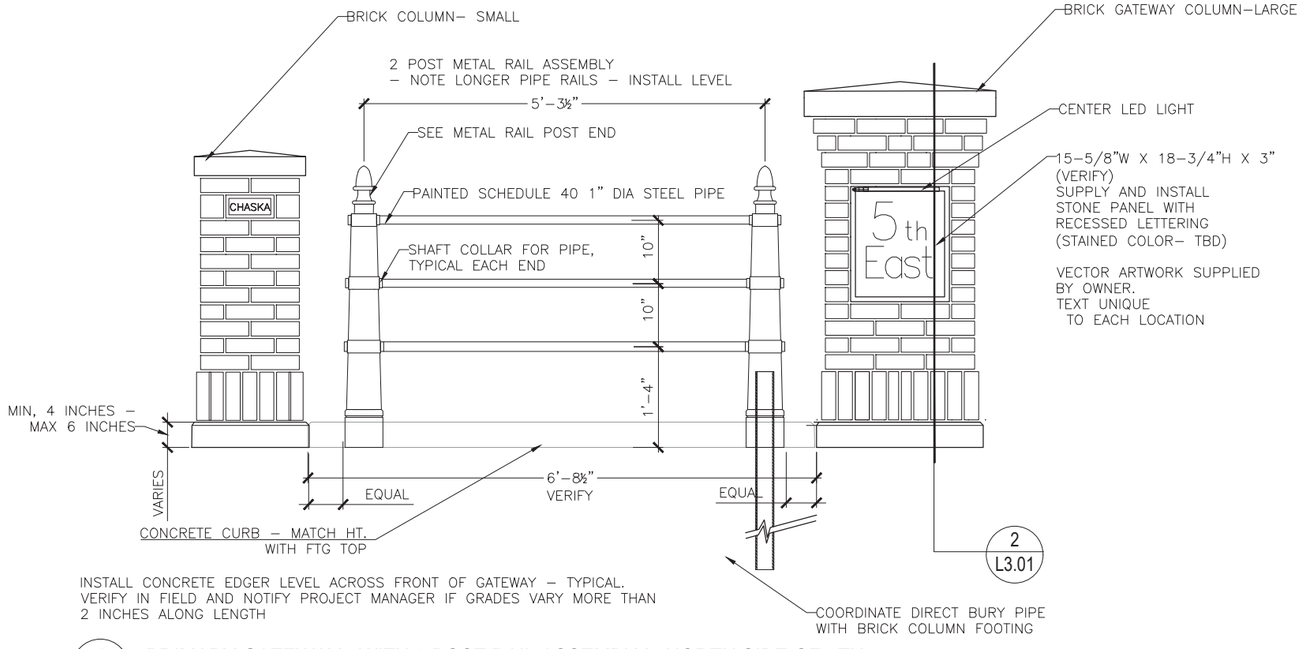
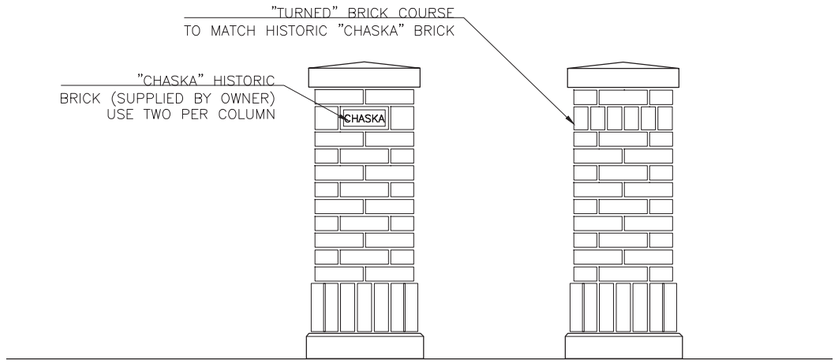


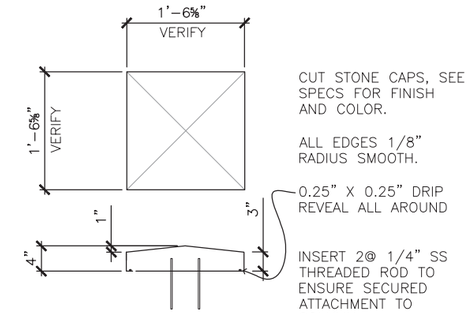
PRIMARY GATEWAY - PLAN VIEW - NORTH SIDE OF 5TH



INSTALL CONCRETE EDGER LEVEL ACROSS FRONT OF GATEWAY – TYPICAL.
VERIFY IN FIELD AND NOTIFY PROJECT MANAGER IF GRADES VARY MORE THAN 2 INCHES ALONG LENGTH

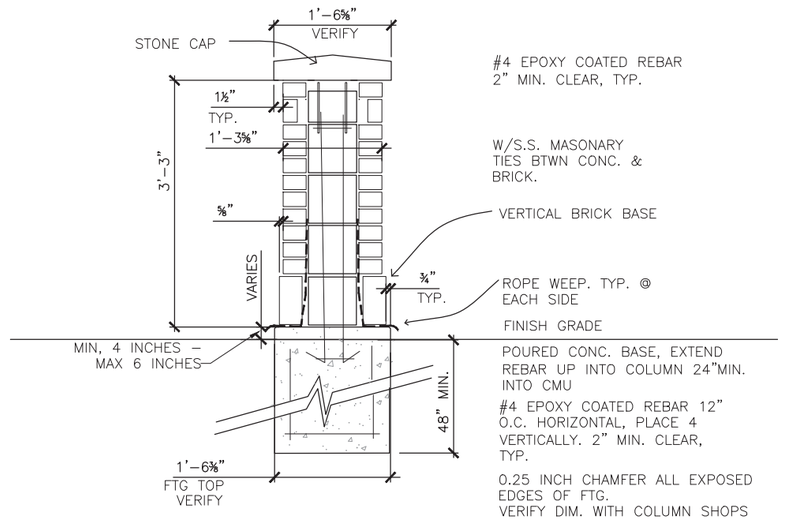
1 L3.02 PRIMARY GATEWAY - WITH 2 POST RAIL ASSEMBLY - NORTH SIDE OF 5TH





STONE CAP DETAIL

SUBMIT SHOP DRAWINGS TO VERIFY DIMENSION FOR APPROVAL PRIOR TO CONSTRUCTION.



2 L3.02 BRICK COLUMN-SMALL - SECTION

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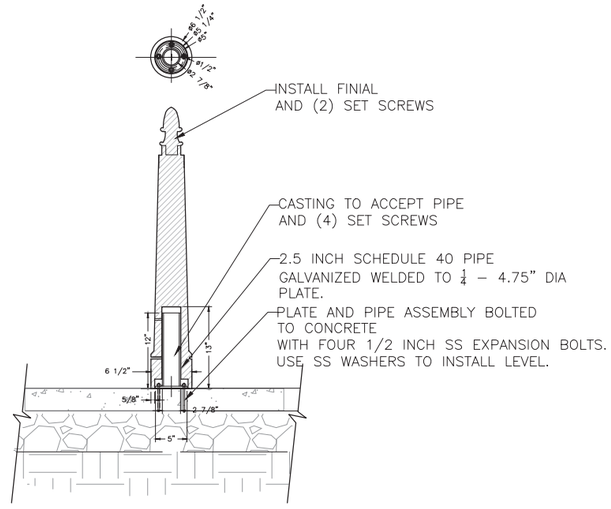
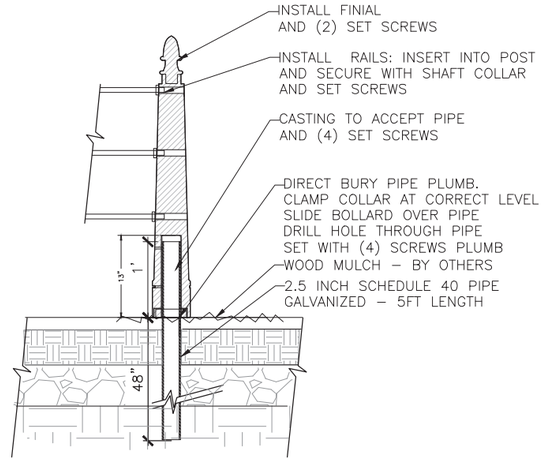
NOTE:
METAL BOLLARD, METAL RAIL POSTS WITH RAILS AND COLLARS, PLATE AND PIPE ASSEMBLY AND DIRECT BURY PIPE, SEE SPECIFICATIONS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION AND MISC. INSTALLATION MATERIALS (BOLTS, WASHERS) VERIFY INSTALLATION TECHNIQUE PRIOR TO INSTALLING.



3 L3.03 METAL BOLLARD - SURFACE MOUNT



4 L3.03 2 AND 3 POST RAIL ASSEMBLY POSTS - INSTALL IN PLANTING BED

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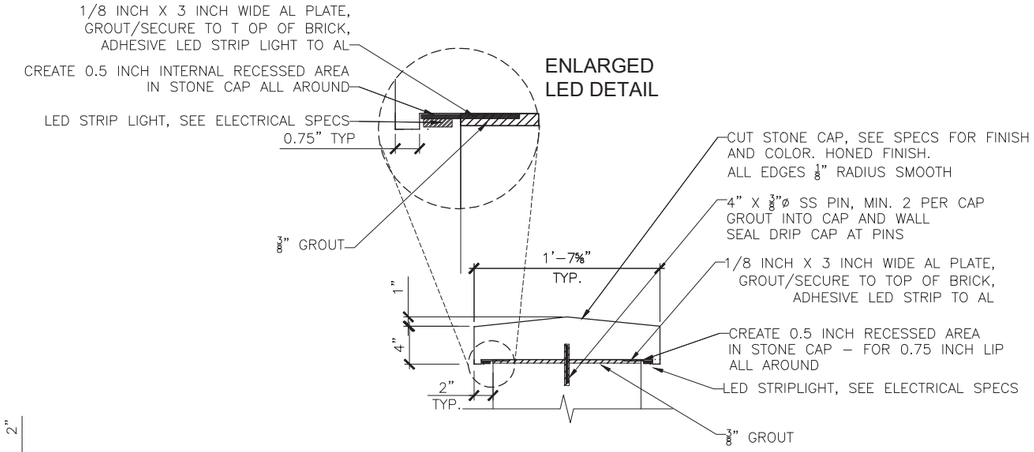
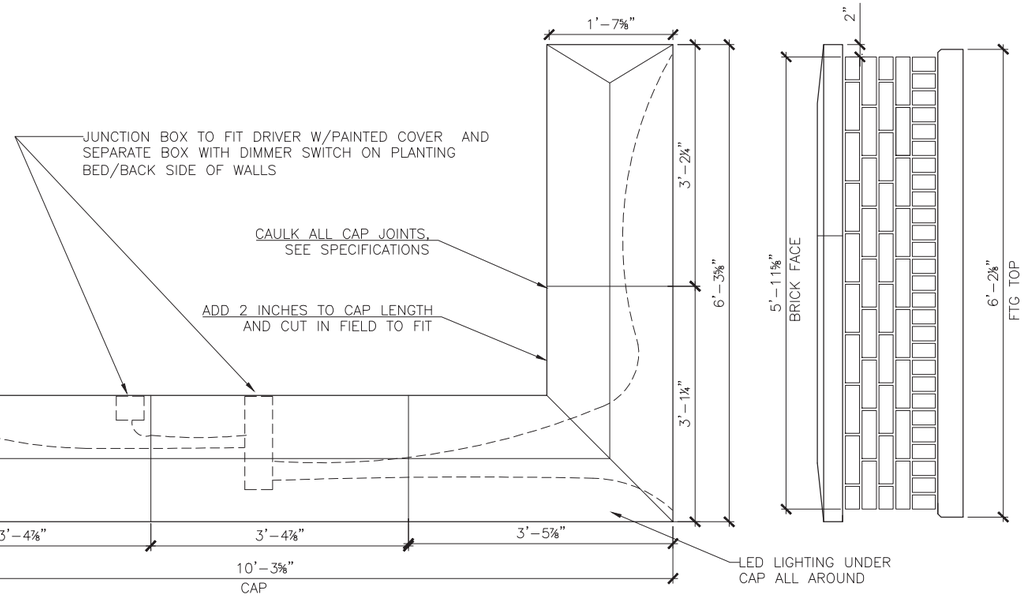
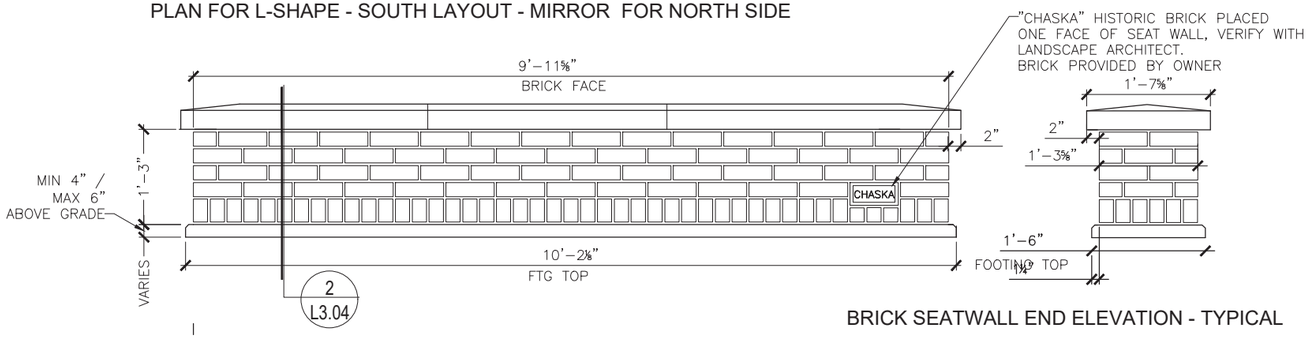


STONE SEAT CAP DETAIL

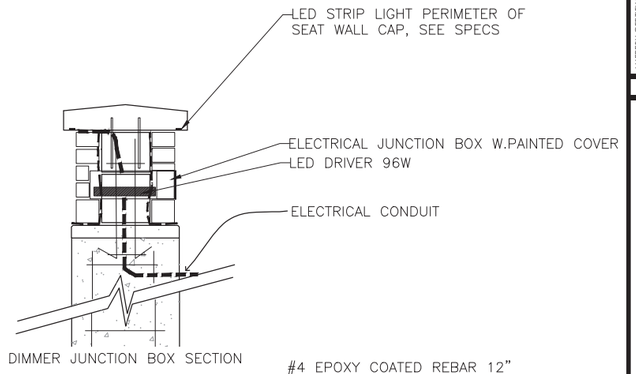


PLAN FOR L-SHAPE - SOUTH LAYOUT - MIRROR FOR NORTH SIDE

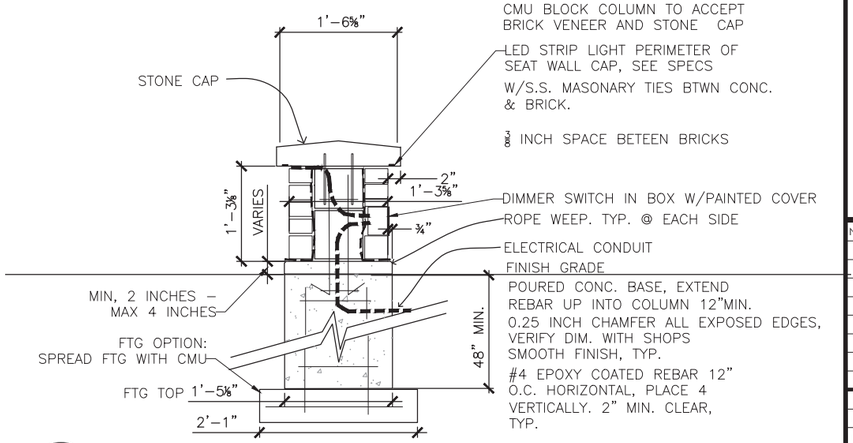


BRICK SEATWALL END ELEVATION - TYPICAL

1 L3.04 BRICK L-SEAT WALL ELEVATION



DIMMER JUNCTION BOX SECTION



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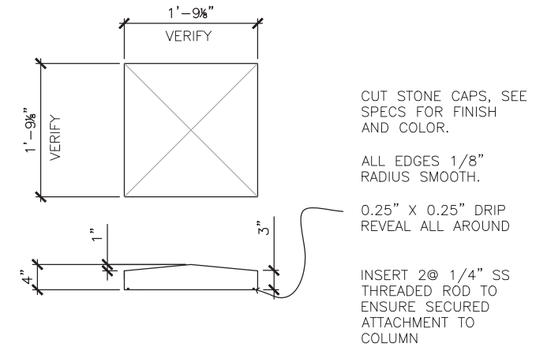
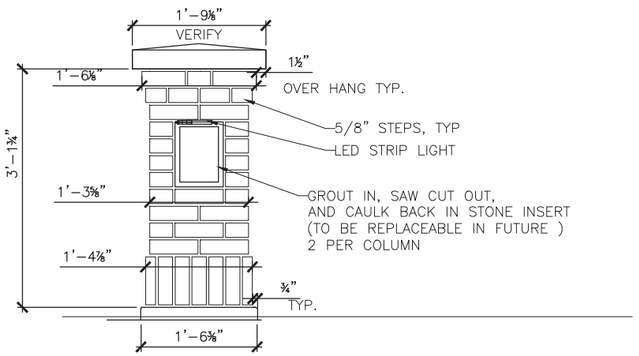
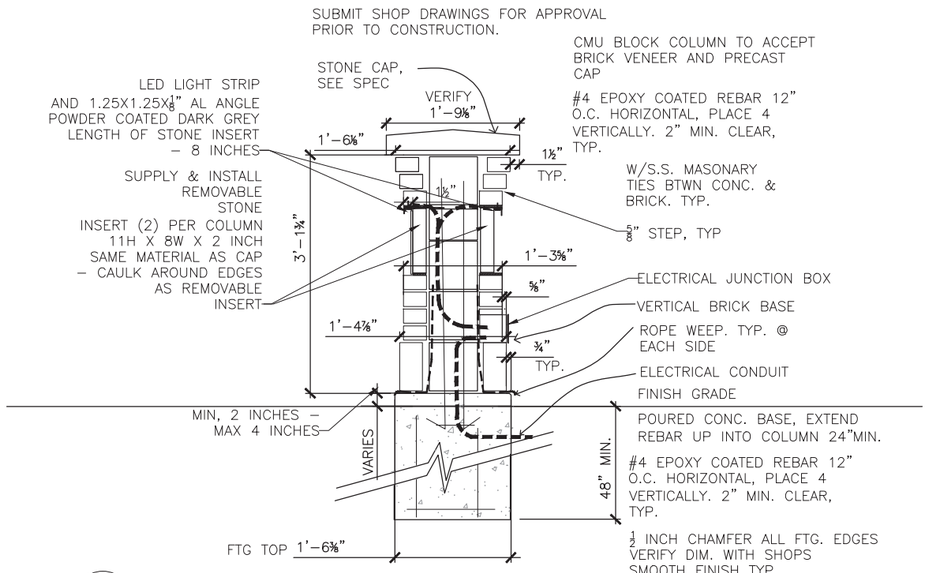


STONE CAP DETAIL



1 L3.05 BRICK HERITAGE COLUMN ELEVATION



2 L3.05 BRICK HERITAGE COLUMN - SECTION

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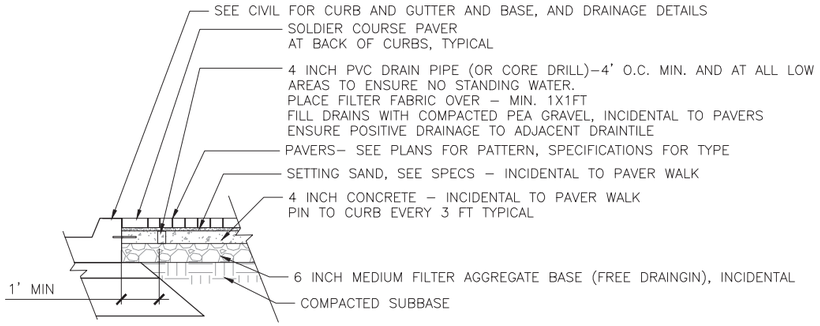
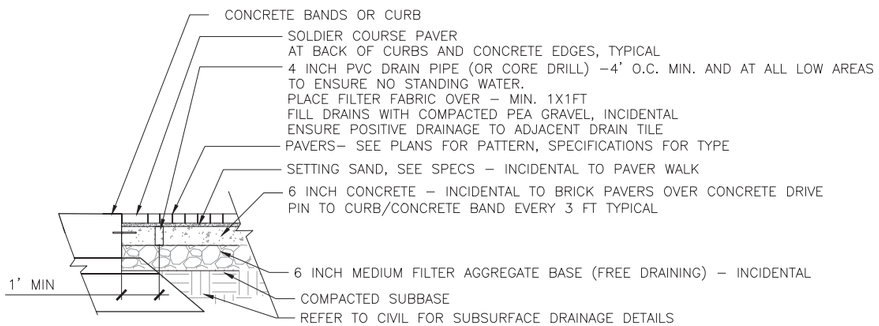
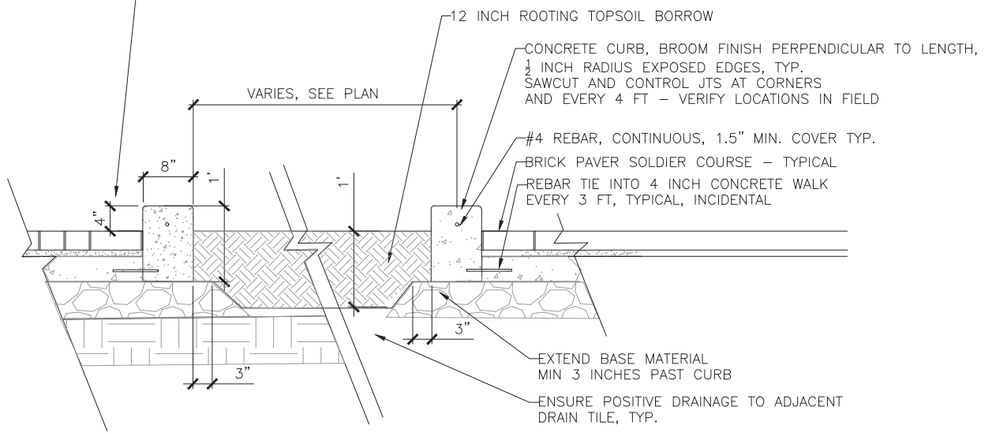


1 L3.06 BRICK PAVERS OVER CONCRETE WALK



2 L3.06 BRICK PAVERS OVER CONCRETE DRIVE



3 L3.06 PLANTING BED WITH 8" CONCRETE CURB DESIGN SPECIAL

Landscape Architecture / Planning / Urban Design
Minneapolis, Minnesota
www.hkgi.com

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: PAUL PAGE, PLA
SIGNATURE:
DATE: 05/16/2024 LIC. NO. 23914

CITY OF CHASKA, MINNESOTA
2024 DOWNTOWN 5TH ST STREETSCAPE PROJECT
STREETSCAPE DETAILS

NO	REVISION	DATE

DRAWN - TDS
DESIGNED - TDS, AJB
REVIEWED - PP
PROJ. NO. 020-058
SHEET NUMBER L3.06

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/17/2024

Subject: **Sustainable Building and Materials Management Grant Application Letter of Support**

Prepared By: Elise Durbin, Assistant City Administrator

Carver County is applying to the Minnesota Pollution Control Agency for a Sustainable Building and Material Management Grant to create opportunities to reuse building materials which would be available to residents of Chaska. They have requested a letter of support from the city for their application.

If funded, Carver County intends on creating a number of opportunities for Carver County residents around building materials reuse. These include:

-Financial incentives through residential deconstruction grants
-Educational opportunities through deconstruction classes (which will be hosted at local libraries
-Sites for residents to drop off their used building materials
-A new South West Metro Reuse Store where these salvaged materials can be purchased

CITY COUNCIL ACTION REQUESTED

Motion to approve a letter of support to the Minnesota Pollution Control Agency's Sustainable Building and Material Management Grant program for building material reuse activities in Carver County.

Chaska

June 20, 2024

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Dear Grant Committee:

As the City of Chaska representative, I am writing to express my strong support for Carver County Environmental Service's application for a grant from the Minnesota Pollution Control Agency. This grant will be utilized to reduce construction and demolition waste through financial incentives, education, reuse stores, and the addition of convenient drop-off sites.

If successful, this initiative will not only help the City of Chaska achieve its sustainability goals but also benefit the residents of Carver County by providing more opportunities to reuse building materials, enhancing residents' skills, and saving money in one of Minnesota's fastest-growing counties.

If Carver County Environmental Services secures funding from the MPCA to expand these efforts into building material reuse, it would bring numerous direct benefits for Chaska's residents. Increasing deconstruction efforts within the City would create more opportunities for material reuse and bring several documented health benefits, such as reduction in dust, asthma triggers, and potential hazardous airborne particles, by avoiding traditional demolition and remodeling practices. Additionally, increased training opportunities would equip our residents with skills that could help them save on monthly budgets. This initiative would complete the loop of reusing building materials for our residents when combined with the potential for an increased stock of used building materials through drop-offs and the South West Metro Reuse Store.

The City wholeheartedly supports this proposal and urges the grant committee to give it full consideration. If you have any further questions, please feel free to contact me.

Sincerely,

Mayor

REQUEST FOR ACTION
CHASKA CITY COUNCIL
JUNE 17, 2024

Subject: Lease Agreement Between City of Chaska and the Arts Consortium of Carver County

Prepared By: Mary Monteith, Assistant to the Director of Parks and Recreation

---

Background

In November of 2020, Council approved a resolution authorizing staff to sign a Letter of intent for a partnership between the City of Chaska and the Arts Consortium of Carver County (ACCC), including the execution of a Lease Agreement and Program Partnership. Upon Council approval, documents were executed and commenced on January 1, 2021. Since that time, there has been a mutual partnership on programing and events, as well as the operations of the gift shop located in the Chaska Community Center.

Marshall Grange, Director of the Parks and Recreation department, recently met with the Executive Director of the Arts Consortium, Kathryn Oliphant, to renew the lease. At that time, Oliphant expressed concerns about the gift shop and whether they would be able to sustain the model going forward. In discussions with Grange, the plan was made for Oliphant to look into potential funding opportunities that could be out there, as well as attending a meeting of the Carver County Board of Commissioners, as the Arts Consortium is a county-program. It was agreed at that time to move forward with executing the new lease with the idea of meeting again after Oliphant had discussions with her board of directors and the county. The lease was signed by Council on 2/26/24.

Recently, Oliphant met again with Grange to let him know there were no options out there to help sustain the gift shop on-going and the Arts Consortium board made the decision to request to terminate the gift shop lease.

Staff Recommendation

Staff recommend termination of the lease for the gift shop, effective 9/1/24. Parks and Recreation staff will be getting together to brainstorm ideas of what to place in the area upon the vacancy.

It is important to note that the Parks and Recreation staff will continue to partner with the Arts Consortium. The Arts Consortium will continue to program the art gallery exhibits and offer various art programming.

CITY COUNCIL ACTION REQUESTED

Motion to approve lease termination of the Arts Consortium gift shop located in the Chaska Community Center effective 9/1/24.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/17/2024

Subject: Temporary On-Sale Intoxicating License for Chaska Rotary

Prepared By: Denise Beebe, Senior Clerk

The Chaska Rotary 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 26th – 28th.

City Council approval is required for the application.

The applicant has provided the required paperwork and we are waiting on the 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 24.5 for the Chaska Rotary, that allows them to serve intoxicating beverages at Chaska City River Days, on July 26th – 28th, 2024 providing permit upon payment of fee.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-17-2024

Subject: **On-Sale Liquor at Community Event – Schram Haus Brewery at Fire & Ice**

Prepared By: Vicki Schmid – Administration Clerk II

The Schram Haus Brewery at 3700 Chaska Blvd., Chaska, MN 55318 has made an application for an On-Sale Liquor Permit at a Community Event for Chaska's Fire & Ice Festival located at Firemen's Park. This will allow patrons to purchase alcohol at their booth during this Community Event on July 12th & 13th, 2024.

All required paperwork is on file. Staff recommends approval of the license.

CITY COUNCIL ACTION REQUESTED

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.02, for Schram Haus Brewery, 3700 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06-17-2024

Subject: **On-Sale Liquor at Community Event – Crooked Pint Ale House at Fire & Ice**

Prepared By: Vicki Schmid – Administration Clerk II

The Crooked Pint Ale House of 3210 Chaska Blvd, Chaska, MN 55318 has made application for an On-Sale Liquor Permit at a Community Event for Chaska's Fire & Ice Festival located at Chaska Firemen's Park. This will allow patrons to purchase alcohol at their booth during this Community Event on July 12th & 13th, 2024.

All required paperwork is on file. Staff recommends approval of the license.

CITY COUNCIL ACTION REQUESTED

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.03, for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska, MN for Chaska's Fire & Ice Festival effective July 12th & 13th, 2024.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2024

Subject: Meadow Spring Settlement Agreement for Parking Lot Acquisition

Prepared By: Nate Kabat, Community Development Director

Background

As part of the TH41 reconstruction project, the City has pursued development of the Paseo network that utilizes the midblock alleyway system that runs north to south on the blocks between TH 41 and Walnut Street. The Paseo network provides pedestrian connections and public parking to support a vibrant downtown commercial environment. Property for public parking in the network has been acquired and developed to offset the loss of on street parking on TH 41 as a result of the highway reconstruction.

The former private parking lot located on the block north of 5th Street E, west of Walnut Street, south of CR61, and east of TH 41 was among the properties acquired by the City through the condemnation process to establish adequate public parking to serve downtown Chaska. Meadow Spring Church was a joint owner of the property. Following the City's acquisition through condemnation, Meadow Spring Church has worked with an attorney to pursue the appeal process. This appeal process has led to a settlement agreement negotiated between the Church and the City of Chaska.

The settlement agreement was shared with City Council in a closed session on June 3, 2024. The agreement is attached to this memo. Generally, the settlement agreement sets the following terms:

- Pay in total $900,000 to Meadow Spring Church.
- Provide Meadow Spring Church with reserved parking rights from 7:00 am – 1:00 pm every Sunday in the amount of 32 spaces in the parking lot, 15 spaces on the west wide of Walnut Street adjacent to the church building, and 9 spaces on the north side of 5th Street adjacent to the church building.
- Currently the Church's building encroaches on a portion of the parking lot property. The City will complete a minor administrative lot split and combination to address this encroachment.
- The City Council will adopt a resolution confirming that the parcel of the church building is legally conforming and incompliance with section 15.28.030 of the zoning code (off-street parking).

Assuming approval of this agreement, Council should expect to see next steps related to the encroachment and the resolution coming to them in subsequent meetings.

City Council Action Requested:

Motion to approve the Mediated Settlement Agreement between the City of Chaska and Meadow Spring Church.

Mediated Settlement Agreement

Controversy: *City of Chaska, a municipal corporation under the laws of Minnesota v. Meadow Spring Church*

Carver County District Court File No. 10-CV-23-667 ("Eminent Domain Action").

Following a mediation in the above-entitled controversy before James A. Yarosh, the Mediator, on March 18, 2024 and continued on May 16, 2024, the parties agree to settle as follows:

1. Pursuant to the requirements of the Minnesota Civil Mediation Act, the Mediated Settlement Agreement is a binding and enforceable agreement. Under this Act , the Mediator further advises the parties that: (a) he has no duty to protect their interests or provide them with information about their legal rights; (b) signing a mediated settlement agreement may adversely affect their legal rights; and (c) they should consult an attorney before signing the Mediated Settlement Agreement if they are uncertain of their rights.
2. The Agreement to Mediate previously executed by the parties is incorporated by reference.
3. This Mediated Settlement Agreement contains the entire agreement between the parties, which is binding and enforceable.
4. The enforcement of this settlement is not dependent on the preparation of formal documents, stipulation and/or releases. The parties and counsel shall use their best efforts to concur as to the detail of such formal documentation, and agree that should any formal documentation detail be the subject of dispute, the Mediator shall serve as a binding arbitrator to resolve such dispute and determine such dispute documentation detail based on his determination of what is consistent with the intent and spirit of the negotiations and/or what is fair and equitable under the circumstances. This Mediated Settlement Agreement shall not be construed against any party by reason of that party being the drafter of the Mediated Settlement Agreement.
5. This Agreement may be executed in any number of counterparts and by different parties in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Delivery by facsimile or by electronic transmission in portable document format (PDF) or other similar electronic form of an executed counterpart of this Agreement is as effective as delivery of an originally executed counterpart of this Agreement.
6. The material and essential terms of the settlement are:

See Attachment A which is made a part hereof and incorporated herein:

[Signatures Appear on following page]

Meadow Spring Church

5/16/24 Lead Pastor

Date: 5/16/24

COUNSEL:

Ryan R. Simatic, attorney for Meadow Spring Church

City of Chaska

Its: City Administrator

Date: 5-16-2024

COUNSEL:

Thomas J. Radio, attorney for City of Chaska

Date 5-16-2024

ATTACHMENT A

1. ***Payment***. Condemnor City of Chaska ("City") shall (i) pay a total of $900,000 less $295,250, the amount of the quick-take payment, for a total of $604,750 ("Payment") to Meadow Spring Church ("Owner") for acquisition of that certain property identified as PID #30.1210030 in Carver County and described as Parcel 18 in the Eminent Domain Action ("Property"); (ii) shall grant ("Owner") certain reserved parking rights as provided below; and (iii) shall convey certain land to Owners to remove an encroachment as further described below in exchange for Owner's release of all claims related to the taking of its Property, including without limitation just compensation, attorneys' fees, costs, witness fees, appraisal fees, interest and all other damages relating to the Eminent Domain Action.

2. The foregoing Payment shall be made to Owner's counsel, Ryan Simatic, via check to Biersdorf & Associates' trust account within 30 days following approval by the City.

3. The terms of this Agreement are contingent upon the approval by the City. City staff will recommend approval. Consideration of this Agreement will be on the City Council's closed-session agenda at its first meeting in June 2024. Consideration of approval of this Agreement shall be on the agenda for the second regularly scheduled meeting in June 2024. The terms of this Agreement are also contingent upon the approval of Owner's board. A meeting for approval by the board shall occur before the City's first council meeting in June of 2024.

4. ***Parking***. The City shall provide owner with reserved parking rights from 7:00 am-1:00 pm every Sunday for the following spaces ("Reserved Parking Spaces"):

    a. 32 spaces on the Property;
    b. 15 spaces on the west side of Walnut Street adjacent to Owner's property; and
    c. 9 spaces on the north side of 5th Street adjacent to Owner's property.

    The Reserved Parking Spaces shall remain reserved to the Property as provided herein for a minimum of 15 years and then shall remain in effect so long as the Property is used as a church or similar place of worship and are all subject to the following restrictions:

    - Owner cannot tow vehicles in enforcing the reserved provision provided herein;
    - The City shall provide reasonable signage of the spaces within 120 days after the City's approval of this Agreement to inform the public of the reserved parking restriction provided herein at its sole cost, subject to the review and approval by Owner;
    - The Reserved Parking Rights in this Agreement are intended to run with the land.

5. ***Conveyance of Land***. Currently the Owner's building encroaches on a portion of the Property that is now owned by the City and as highlighted on the survey attached as Exhibit A ("Encroachment Area"). The City shall within a reasonable time after City approval of this Agreement commence and complete a minor administrative lot split and combination so that it can then convey the Encroachment Area to the Owner and combine it with Owner's existing lot at the City's sole cost (including recording fees).

6. ***Nonconforming Use***. In addition to the foregoing, the City shall adopt the resolution attached hereto as Exhibit B.

7. The parties shall split evenly the entirety of the mediator's fee for the mediation conducted in this matter as provided in the Mediation Agreement.

8. Upon receipt of the Payment, Owners hereby release all claims related to the taking of its Property, including without limitation just compensation, attorneys' fees, costs, witness fees, appraisal fees, interest and all other damages relating to the Eminent Domain Action and the parties will file a joint Stipulation of Dismissal with Prejudice.

9. Signatories above represent they have the authority to execute this Agreement on behalf of the named parties.

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

~ for ~ Meadow Spring Church

DESCRIPTION OF PROPERTY SURVEYED:

Lot 3, Block 1, CHASKA CROSSINGS, according to the recorded plat thereof, Carver County, Minnesota

CERTIFICATION:

To Meadow Spring Church:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 4, 6, 7a, and 7b1, of Table A thereof. The field work was completed on 04/10/23.

Steven V. Ische — 22703 — 04/13/23

Steven V. Ische | License No. | Date

NOTES:

Property Address:	511 Walnut Street North Chaska, MN 55318
Gross Land Area:	17,975 S.F.
Building & Entrance Area:	14,908 S.F.
Current Zoning:	C - 3 (Downtown Commercial)

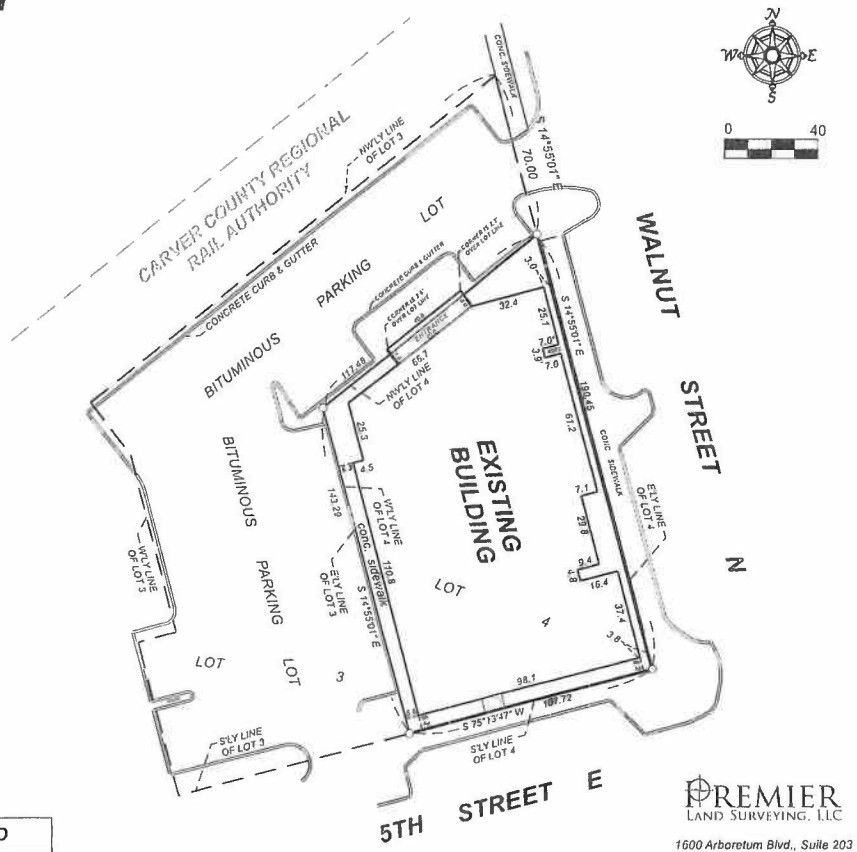
This survey was completed without the benefit on a current Title Commitment. Easements of record, if any, not shown

The entrance on the North side of the building encroaches onto Lot 3

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

Steven V. Ische — 22703 — 04/13/23

Steven V. Ische | License No. | Date



LEGEND

○ Set 1/2" Iron Monument

PREMIER LAND SURVEYING, LLC

1600 Arboretum Blvd., Suite 203
Victoria, MN 55386
952-443-3010

Traverse PC

EXHIBIT B

RESOLVED that the City of Chaska considers Block 1, Lot 4, Chaska Crossings, Chaska, Minnesota (a/k/a PID 301210040), to be legal conforming and in compliance with section 15.28.030 of the City of Chaska zoning code as of the date of this resolution.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2024

Subject: **2023 Annual Financial Reports**

Prepared By: Noel Graczyk, Administrative Services Director
Erica Mattice, Finance Division Director

Background
Staff has completed work with the City's independent auditor on annual audits and financial reports for the City of Chaska and the Chaska Fire Department Relief Association (CFDRA) as of and for fiscal year ended December 31, 2023. The following enclosed reports are related to the completed audit for the City of Chaska:

1) City of Chaska 2023 Annual Comprehensive Financial Report (ACFR)
Included in this ACFR starting on page 11 is the Independent Auditor's Report. This report states that the financial statements present fairly, in all material respects, the financial position of the City as of the year ended December 31, 2023, and the results of its operations for that year. This is considered an unmodified "clean" audit opinion.

2) City of Chaska 2023 Special Purpose Audit Reports
Included in this report are five separate reports issued by the auditor that include additional reports required in accordance with Federal Single Audit requirements. The first report starting on page 1 is the Schedule of Expenditures of Federal Awards, included as part of the Federal Single Audit. As shown on this schedule, the City incurred over $11.8 million in expenditures funded by Federal sources in 2023.

   Governmental units that receive more than $750,000 in federal funding in a fiscal year are required to have an auditor complete a Federal Single Audit. In 2023 the City incurred expenditures funded through Federal sources that are classified as "High Risk" sources under the Federal Single Audit act. This classification requires additional reporting and oversight by both the City and the auditor as part of the Federal Single Audit.

   The second report starting on page 2 addresses internal controls over financial reporting and compliance. This is one of two reports normally issued by the auditor each year. The auditors did not identify any deficiencies in internal controls that they would consider to be material weaknesses.

   The third report starting on page 4 addresses Compliance for Each Major Federal Program and is included as part of the Federal Single Audit. The auditors found that the

City complied, in all material respects, with compliance requirements under Each Major Federal Program.

The fourth report starting on page 7 addresses compliance with Minnesota State Laws and Regulations and is the second of two reports normally issued by the auditor each year. Except for one Minnesota Legal Compliance finding regarding the need for the City to obtain bid and performance bonds as part of bidding and issuing a City contract, this report found that the City complied with all material terms and conditions of applicable legal provisions. A separate response from the City to this finding by the auditor is attached as a separate document.

The fifth report starting on page 8 is a Federal Single Audit requirement and is a Schedule of Findings and Questioned Costs. There was one State of Minnesota compliance finding regarding the need for the City to obtain bid and performance bonds as part of bidding and issuing a City contract, as previously discussed. This finding and the response from the City have been reviewed by City staff as part of Corrective Action Plans as outlined on page 9 of the Special Purpose Audit Reports.

3) City of Chaska 2023 Management Report
   This report was prepared by the auditors and communicates information relevant to City finances and provides comments generated during the audit process. This report also includes Required Communications that addresses the role of the auditor. Included in this report is a fund overview of each of the budgeted operational funds of the City.

The following enclosed reports are related to the completed audit for the CFDRA:

1) CFDRA, 2023 Annual Financial Report (AFR).
   The 2023 AFR for the CFDRA was prepared by Abdo instead of by City staff as part of accounting and reporting services that the CFDRA have contracted with Abdo Financial Services. Included in this AFR starting on page 6 is the Independent Auditor's Report. This report states that the financial statements present fairly, in all material respects, the financial position of the CFDRA as of the year ended December 31, 2023, and the results of its operations for that year. This is considered an unmodified "clean" audit opinion.

2) CFDRA, 2023 Special Purpose Audit Reports
   Included in this report are two separate reports issued by the auditor. The first report addresses internal controls over financial reporting and legal compliance and begins on page 1. The auditors identified two material weaknesses as reportable concerning internal control procedures. The first addresses the lack of segregation of duties due to the small size of the relief accounting staff. The second addresses the lack of complete receipt documentation from fund raising activities. These two comments are consistent with comments from prior years.

   The second report on Compliance with Minnesota State Laws and Regulations begins on page 2. This report found the CFDRA complied with all material terms and conditions of applicable legal provisions.

3) CFDRA, 2023 Management Letter
   This report was prepared by the auditors and communicates information relevant to CFDRA finances and provides comments generated during the audit process. This report also includes Required Communications that addresses the role of the auditor.

Ms. Jackie Huegel, Principal with Malloy, Montague, Karnowski, Radosevich & Co., P.A. (MMKR) will present at the Council meeting to review issued auditor's reports and findings for both the City of Chaska and the CFDRA.

In accordance with Minnesota State Statutes, the 2023 ACFR for the City of Chaska and all associated reports issued by the auditor will be submitted to the Office of the State Auditor. Also, in accordance with State Statutes a summary of the 2023 ACFR will be published in the Waconia Patriot, the City's designated legal paper, in the coming weeks.

In accordance with Securities and Exchange Commission (SEC) requirements, the City of Chaska 2023 ACFR will be submitted to EMMA (Electronic Municipal Market Access) as part of annual continuing disclosure requirements by the City for outstanding bonded debt series. The 2023 ACFR will also be distributed to bond trustees, bond rating agencies, bond insurance companies, various institutions holding City of Chaska bonded debt, and other parties requesting detailed financial reports from the City.

The 2023 ACFR will be available on the City Web Site at www.chaskamn.gov and is also available for public inspection at both Chaska City Hall and Chaska Library.

Recommendation
Adoption of the proposed motion is recommended by City staff.

CITY COUNCIL ACTION REQUESTED
Motion to accept the 2023 Annual Comprehensive Financial Report for the City of Chaska and associated audit reports as well as the 2023 Annual Financial Report for the Chaska Fire Department Relief Association and associated audit reports.

CITY OF CHASKA

STATE OF MINNESOTA



2023 ANNUAL COMPREHENSIVE
FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2023

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

Annual Comprehensive Financial Report

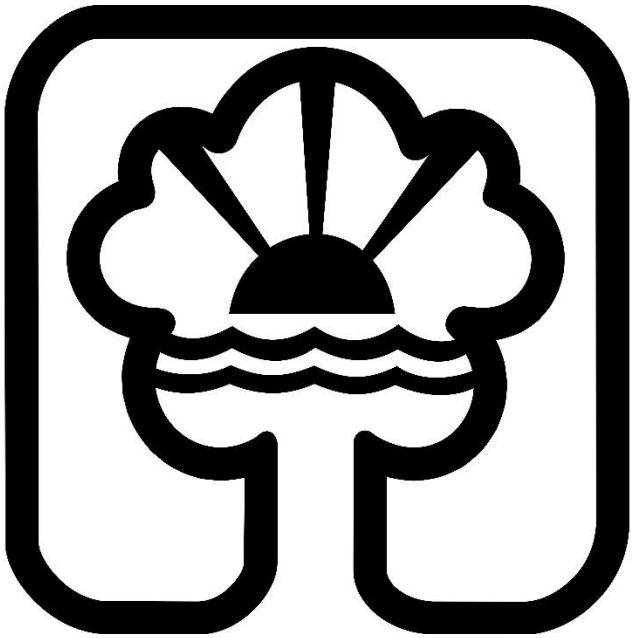
For the Fiscal Year Ended
December 31, 2023

Matthew Podhradsky, City Administrator

Report Prepared by
Administrative Services Department

Noel Graczyk, Administrative Services Director

Erica Mattice, Finance Division Director



Chaska

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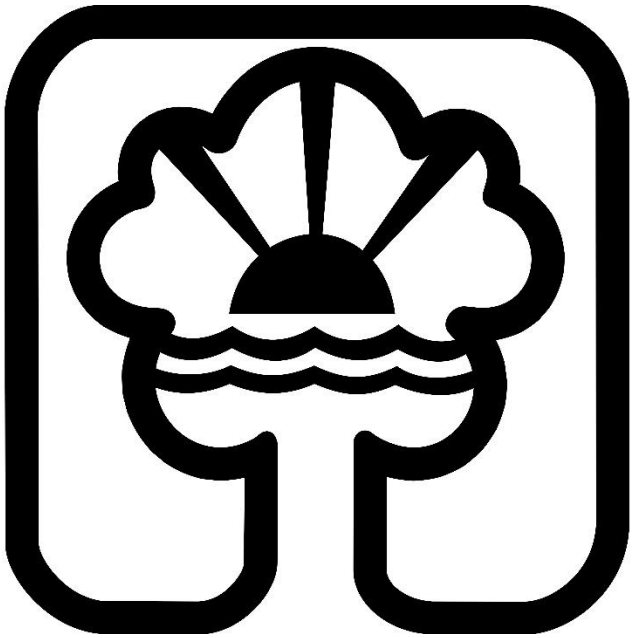


Chaska

City of Chaska

June 12, 2024

To the Citizens of the City of Chaska, Honorable Mayor and Council Members, and Mr. Matt Podhradsky, City Administrator

The Annual Comprehensive Financial Report of the City of Chaska, Minnesota, for the year ended December 31, 2023, is hereby submitted. The report was prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as established by the Governmental Accounting Standards Board and meets the requirements of the Minnesota State Auditor's Office.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Malloy, Montague, Karnowski, Radosevich, & Co., P.A., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2023, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial presentation. Based upon the audit, the independent auditor concluded that there was reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2023, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first item in the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Chaska's MD&A can be found in the financial section of this report, immediately following the independent auditor's report.

ONE CITY HALL PLAZA / CHASKA, MN 55318-1962 / PH: (952) 448-9200 / FAX: (952) 448-9300 / www.chaskamn.gov

City Profile

The City of Chaska was founded in 1851 and incorporated on March 3, 1891. The City is located in eastern Carver County, with the Minnesota River bordering the City to the south. It encompasses 17.8 square miles and has an estimated population of 28,170. The City operates under a Statutory Plan A form of government where policymaking and legislative authorities are vested in the City Council. The City Council consists of a mayor and four council members and is responsible, among other things, for passing ordinances, adopting the budget, and appointing committees. The mayor is elected for a two-year term of office and four council members serve four-year staggered terms, with two council members elected every two years. Non-partisan elections are held on the Tuesday after the first Monday in November, of each even-numbered year.

The City Administrator is appointed by the City Council and also serves as the City Clerk. The City Administrator is responsible for carrying out policies and ordinances of the City Council and overseeing daily operations of the City. A City Attorney is retained and appointed by the Chaska City Council. The Administrative Services Director serves as City Treasurer.

The City of Chaska provides a full range of services, including police and fire protection; building inspections; construction and maintenance of highways, streets, and other infrastructure; recreational activities and cultural events; and general administrative services. The City also operates nine enterprises: electric, water, sewer, and storm water utilities, a community center, two golf courses, a turbine generator, and a curling and event center.

The City is also financially accountable for the Chaska Economic Development Authority (EDA), which is included in this report as a blended component unit. The Chaska City Council serves as the board of the EDA.

The primary focus of the City of Chaska is to enhance and maintain the high quality of life of its “shareholders”, the citizens of Chaska. Consistent with this focus, the City will strive to maintain its unique historical small-town image and sense of community while supporting well-planned, orderly growth. To achieve this focus, the City has established six ongoing core strategies:

- Enhance Chaska’s high quality of life
- Plan orderly community development
- Maintain a sense of community and small-town values
- Assure that quality basic municipal services are provided
- Maintain a commitment to excellence
- Develop and maintain partnerships

The annual budget serves as the foundation for the City of Chaska’s financial planning and control. The objectives of these budgetary controls are to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Chaska City Council. The activities of the General Fund and certain special revenue and capital project funds are included in the annual appropriated budget. Debt service budgetary control is established by bond sale resolution covenants. Project-length financial plans are adopted for capital project funds.

The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the fund level. Expenditures for departments or divisions that exceed appropriations are not authorized unless additional revenue sources or fund balance are identified and available. Unused appropriated expenditures lapse at year-end.

The City maintains stable financial operations due to a history of conservative budgeting, maintenance of healthy reserves, and a lack of reliance on state aid.

Economic Condition and Outlook

Since 2000, the City of Chaska has seen a significant amount of population growth and expects to continue growth through 2040.

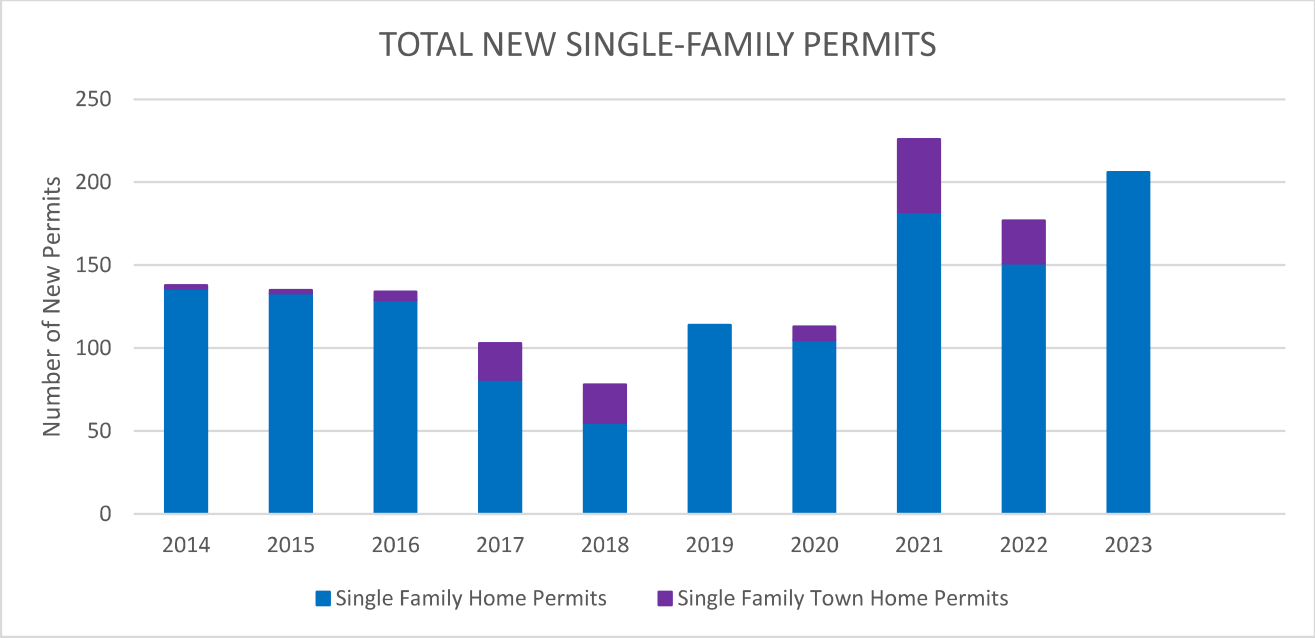
Year	*Population**	*% Increase*
2000	17,603	
2010	23,770	35.0%
2020	27,810	17.0%
2023	28,170	1.3%
2030 Projected	32,000	13.6%
2040 Projected	36,600	14.4%

**Source of Projected Population: Metropolitan Council*

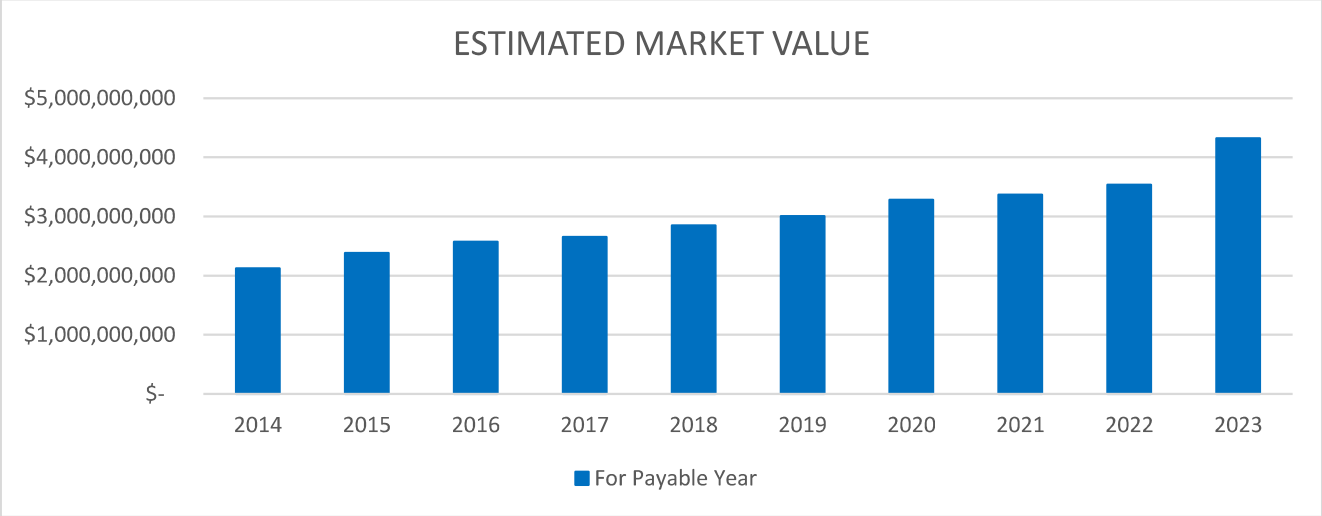
The increase in population between 2000 and 2010 is attributed to the addition of approximately 200 to 500 housing units (both single family and multifamily units) per year from 2002 through 2005, as well as the addition of a significant amount of commercial development in the community. This commercial development included both small boutique stores and large service centers such as Home Depot, Super Target and Kohl's.

Chaska saw the majority of its industrial development growth in the late 1980s and early 1990s. Nearly 8,000 jobs were created, with over 13,000 jobs in total in the community. The industrial park was near full capacity in the 1990s, with the exception of a few remaining sites. National and international companies such as Entegris, TEL-FSI, Lake Region Manufacturing, and Beckman Coulter all offer several hundred jobs at each facility. Housing and commercial development occurring after 2000 resulted directly from both a strong housing market and employment opportunities available in Chaska.

As with other communities across the country, the City saw a drop in new housing development beginning in 2007. The number of new single family permits rebounded beginning in 2012. Between 2013 and 2021 the City averaged 130 new single family permits annually. With 182 new single-family permits in 2023, the city has seen new construction continue above the 10-year average for a third consecutive year.



With the rebound in housing, market value in the City has also continued to increase.



Other development opportunities within the City include the following:

Industrial Parks

There are two existing industrial parks located within Chaska with a combined capacity of 679 acres. Currently there are over one hundred enterprises occupying the parks, the largest of which include Lake Region Manufacturing, TEL-FSI International Inc., Beckman Coulter, Bailiwick and Lifecore Biomedical. There are a few remaining sites available within the industrial park.

Southwest Chaska Corporate and Industrial Development

The City has approximately 390 acres of corporate and industrial land that has started to develop along Highway 212. There is room for 5.5 million square feet of office and industrial space which will be marketed towards bioscience and high-tech companies. When complete, it is expected to add between $300 and $500 million of taxable market value as well as 4,000 to 6,000 quality jobs.

The first project in this new industrial area was United Health Group's 250,000 square foot data center that began operations in 2012. The second project was Stream Data's 115,000 square foot data center that completed construction in late 2014. The third project was the development of an approximately 100,000 square foot data center facility for US Bank National Association completed in 2017. The City continues to actively recruit other data centers to locate in the remaining parcels in this area.

Southwest Chaska Master Plan

Development of objectives outlined in the Southwest Chaska Master Plan began in 2017. The plan guides development and land use for an undeveloped two square mile area in southwest Chaska along Highway 212. While most of this area was originally determined to be residential, the new master plan allows for more corporate uses and allows the residential development to be more consistent with market conditions.

The City received approval in late 2011 for the addition of an interchange off of U.S. Highway 212 at Carver County Road 44. Substantial project completion occurred in 2020. This project enabled the City to expand industrial development rapidly.

To support access to the southwest Chaska area, the City began working on Creek Road. Creek Road is a major development in Chaska that began in 2017, with substantial completion expected in 2024. This $14.2 million dollar project is anticipated to provide 5,000 new jobs over the next 5 years for the metro area.

In 2021, the City began working on a joint State, County, and City cooperative project to reconstruct Minnesota State Highway 41 and Carver County Road 61 through Chaska's historic downtown area. This $31 million reconstruction project is expected to take approximately 3 years, with substantial work done in 2023. The City, acting as the lead on the project, issued $25.3 million of Temporary State Aid Street Bonds in 2022 to support project funding for the share of the project that is to be reimbursed to the City by the State of Minnesota Department of Transportation and Carver County. The City intends to issue permanent bonds when the line of credit expires in 2024. Due to project delays, the official start of construction did not occur until Spring of 2023.

Long-Term Financial Planning

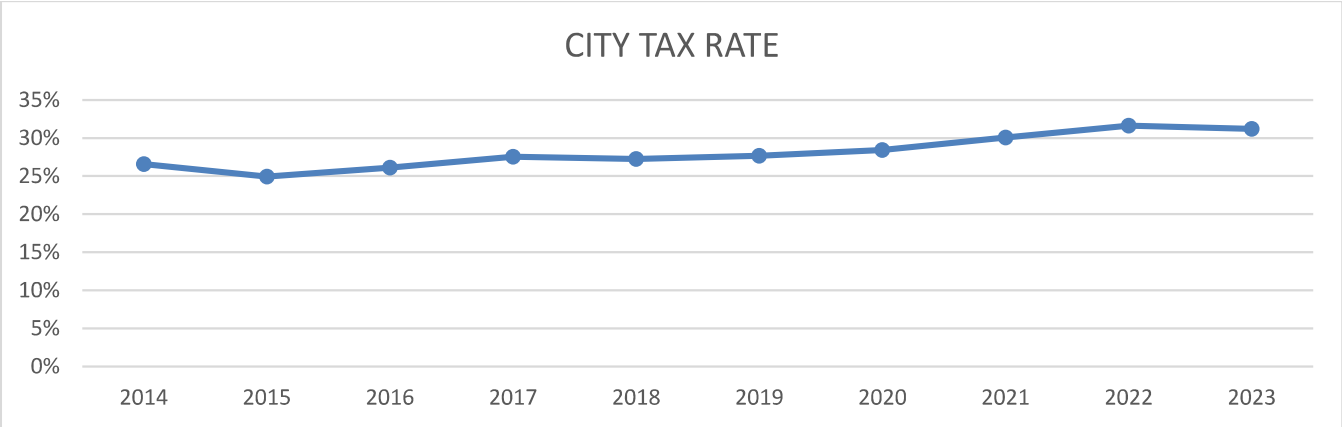
Each year the City develops a five-year financial forecast. The primary purpose of the forecast is to project available revenues and anticipated expenditures for all operating funds supported by property tax levies. The forecast is also used to establish the City's maximum tax levy. In preparing the five-year forecast, every attempt is made to accurately and conservatively estimate revenues and expenditures. The 2023 budget and five-year forecast were both developed based on the following objectives:

1. Support budget programs that help Chaska strengthen its mission of being "The Best Small Town in Minnesota".
2. Maintain existing high-quality service levels.
3. Limit tax levy growth to capture only new growth in the community and inflation. Only increasing levy beyond this point if new service levels and/or assets are added.
4. Fully fund maintenance and replacement of our vehicles, equipment, and physical assets on a regular schedule to ensure sustainability of investments already made.

5. Fund new programs only after existing, necessary programs are funded.
6. Budget utilizing a plan that avoids draw-down of the City's General fund reserves and builds these reserves to a targeted level.
7. Fully fund levy needs of the Street Reconstruction Program.
8. Develop a budget plan that is sustainable from a resource perspective to support the service levels residents expect.

Key factors which impact both the costs of providing services and the City's revenue resources are changes in Chaska's population and households. The current 2023 – 2027 financial forecast strives to balance existing and future service level demands within the forecasted revenues while at the same time maintaining a low property tax rate.

The City's tax rate decreased after the Great Recession in 2008 – 2009 due to declines in market values. Market values have recovered, allowing the City to implement a capital asset maintenance program while keeping property tax rates relatively constant. The tax rate is 31.2 percent in 2023.



In 2018, the City updated its Comprehensive Plan, which is a requirement from the Metropolitan Council to make local plans consistent with its updated Regional Development Framework. The 2040 Comprehensive Plan guides the direction of the City in several major areas: land use, transportation, environment, parks and trails, and public facilities. Each of these areas is examined in a comprehensive manner, in order to take advantage of opportunities, avoid problems, and work towards building a stronger community.

Major Initiatives

One of the City's main initiatives has been the development and implementation of its Downtown Master Plan. Chaska has a historic downtown, with several commercial buildings and homes over 100 years old. A major focus of this initiative is to define how the City, businesses, and residents reinvest back into this unique area, to make it economically viable into the future.

Downtown redevelopment continues to be a priority. The City continues its multi-year program to reconstruct streets in the historic downtown core. This reconstruction has reinvigorated the coordination and planning efforts for the transformation of another downtown block, which will be called City Square West. The City is currently seeking additional funding for the enhancement of downtown.

Another major initiative for the City is the continuing capital asset maintenance plan. Key to this plan is $1 million of levy annually dedicated to reinvest in parks, streets and trails.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Chaska for its Annual Comprehensive Financial Report for fiscal year ended December 31, 2022.

The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Annual Comprehensive Financial Report whose contents conform to program standards. An Annual Comprehensive Financial Report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Chaska has received a Certificate of Achievement every year since 1989. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA.

Acknowledgements

The preparation of this report was made possible by the dedicated service of the City staff, and in particular, members of the Administrative Services Department. Special recognition goes to Lisa Nelson, Controller and Erin Barnum, Assistant Controller. Their contributions were essential in the preparation and production of this report.

We would like to express appreciation to Matt Podhradsky, the City Administrator, and to the Honorable Mayor and Chaska City Council members for their interest and support in planning and conducting the financial operations of the City.

Respectfully submitted,

Noel J. Graczyk
Administrative Services Director, Treasurer

Erica H. Mattice
Finance Division Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

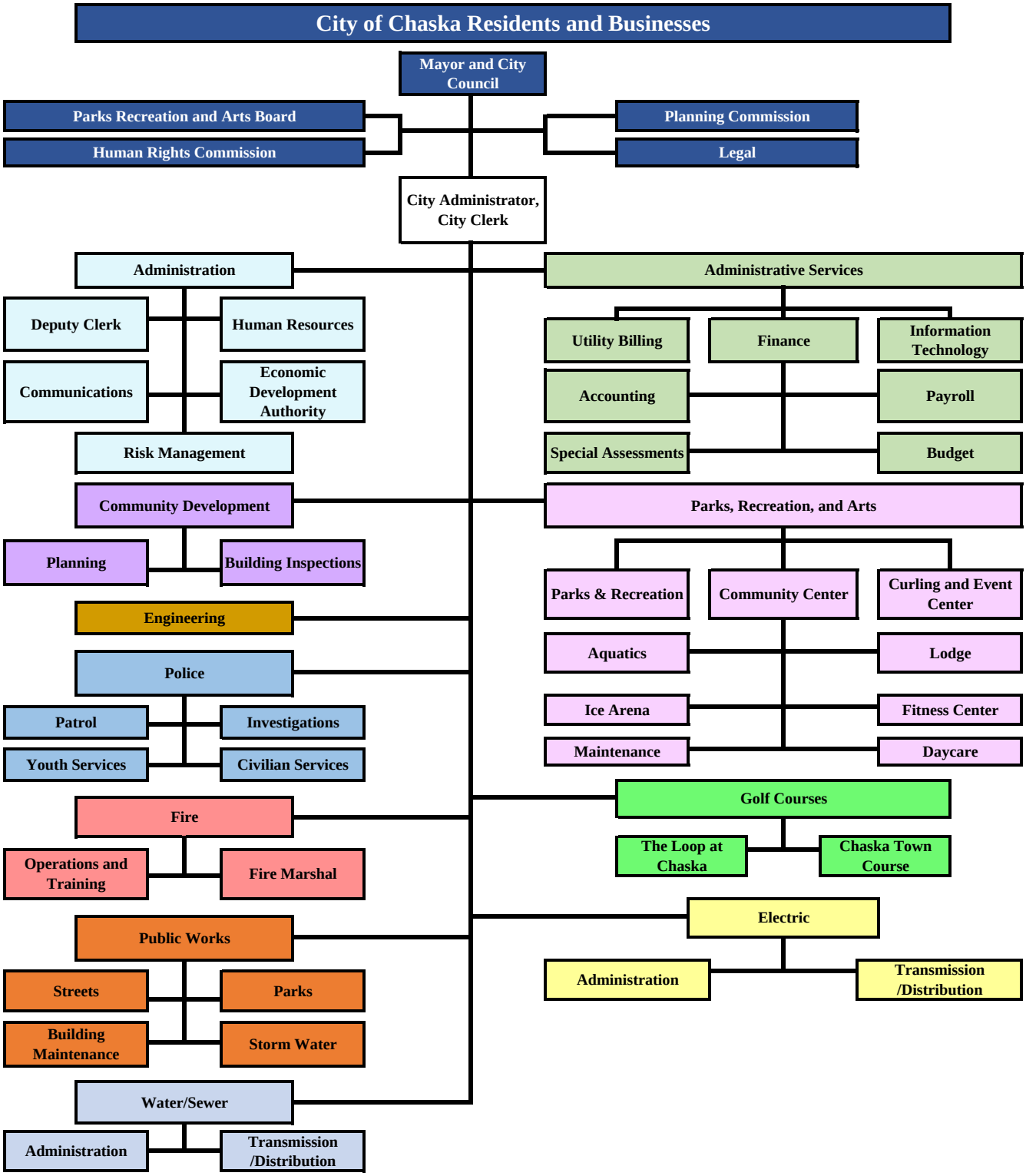
City of Chaska Minnesota

For its Annual Comprehensive Financial Report
For the Fiscal Year Ended

December 31, 2022

Christopher P. Morrill

Executive Director/CEO


City of Chaska Residents and Businesses
Mayor and City Council
Parks Recreation and Arts Board
Human Rights Commission
Planning Commission
Legal
City Administrator, City Clerk
Administration
Deputy Clerk
Human Resources
Communications
Economic Development Authority
Risk Management
Community Development
Planning
Building Inspections
Engineering
Police
Patrol
Investigations
Youth Services
Civilian Services
Fire
Operations and Training
Fire Marshal
Public Works
Streets
Parks
Building Maintenance
Storm Water
Water/Sewer
Administration
Transmission /Distribution
Administrative Services
Utility Billing
Finance
Information Technology
Accounting
Payroll
Special Assessments
Budget
Parks, Recreation, and Arts
Parks & Recreation
Community Center
Curling and Event Center
Aquatics
Lodge
Ice Arena
Fitness Center
Maintenance
Daycare
Golf Courses
The Loop at Chaska
Chaska Town Course
Electric
Administration
Transmission /Distribution

Elected Officials

Name	Title	Term Expires
Mark Windschitl	Mayor	December 31, 2024
Jon Grau	Council Member, Ward 1	December 31, 2026
Taylor Hubbard	Council Member, Ward 2	December 31, 2024
McKayla Hatfield	Council Member, Ward 3	December 31, 2026
Mike Huang	Council Member, Ward 4	December 31, 2024

Administrative Officials

City Staff:	
City Administrator/City Clerk	Matt Podhradsky
Assistant City Administrator	Elise Durbin
Administrator Services Director, Treasurer	Noel Graczyk
Community Development Director	Nate Kabat
City Engineer	Matt Clark
Chief of Police	Ryan Seibert
Fire Chief	Stephen Kraus
Public Works Director	Brian Jung
Parks and Recreation Director	Marshall Grange
Electric Director	Pete Wyffels
Water and Sewer Director	Matt Haefner
Golf Professional	John Kellin
Executive Director of Chaska Economic Development Authority (EDA)	Matt Podhradsky

MMKR
CERTIFIED PUBLIC ACCOUNTANTS

PRINCIPALS
Thomas A. Karnowski, CPA
Paul A. Radosevich, CPA
William J. Lauer, CPA
James H. Eichten, CPA
Aaron J. Nielsen, CPA
Victoria L. Holinka, CPA/CMA
Jaclyn M. Huegel, CPA
Kalen T. Karnowski, CPA

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Chaska, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Chaska, Minnesota (the City) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

EMPHASIS OF MATTER

Change in Accounting Principle

As described in Note 1 of the notes to basic financial statements, in fiscal year 2023, the City adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

(continued)

Malloy, Montague, Karnowski, Radosevich & Co., P.A.
5353 Wayzata Boulevard • Suite 410 • Minneapolis, MN 55416 • Phone: 952-545-0424 • Fax: 952-545-0569 • www.mmkr.com

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

(continued)

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual fund financial statements and schedules, as listed in the table of contents, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

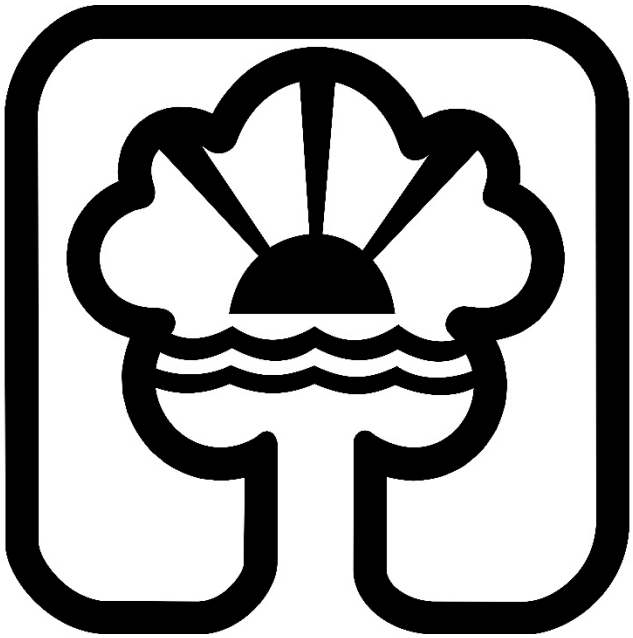
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or if the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 12, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 12, 2024



Chaska

As management of the City of Chaska (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the year ended December 31, 2023. We encourage readers to consider the information presented here in conjunction with additional information we have furnished in our letter of transmittal, located earlier in the report, and the City's basic financial statements following this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded liabilities and deferred inflows of resources at the close of the most recent fiscal year by $237,396,389 *(net position)*. Of that amount, $35,247,592 is restricted for specific purposes *(restricted net position)* and $212,903,715 represents the net investment in capital assets.

- The City's governmental funds reported combined ending fund balances of $37,842,327. This is an increase of $13,823,176 from the prior year.

- At the end of the current fiscal year, the General fund had a fund balance of $5,518,974. Although not legally restricted, the City has committed $1,284,902 in fund balance, with $984,902 committed for compensated absences and $300,000 for a stabilization arrangement. The City has assigned $1,056,678 in fund balance, with $456,678 assigned for compensated absences and $600,000 for a stabilization arrangement. The City has $78,598 in non-spendable fund balance for prepaid expenditures, leaving $3,098,796 in unassigned fund balance.

- Total bonds and premium payable increased $5,977,583 during the year. At the end of the year, the City reported $123,297,255 in bonds and premium payable. This increase is a result of the issuance of 2023A Bonds.

- As described in Note 1 of the notes to the financial statements, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 96, *SBITAs*, during the fiscal year ended December 31, 2023. This standard changed the way subscription-based information technology arrangement transactions are reported by the City, but did not result in a restatement of net position in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

These financial statements include not only the City itself (known as the primary government), but also the Chaska Economic Development Authority (EDA). The EDA has been presented as a blended component unit of the City's financial statements in accordance with accounting principles generally accepted in the United States of America.

Government-wide Financial Statements – The government-wide statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private sector business.

The *Statement of Net Position* presents information on the City's assets, liabilities, and deferred inflows/outflows of resources with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, (e.g., uncollected taxes and earned, but unused employee leave benefits).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include General Government, Public Safety, Public Works, Parks, Recreation and Arts, and Economic Development. The business-type activities of the City include Electric, Water, Sewer, and Storm Water utilities, along with the Community Center, The Loop at Chaska, Chaska Town Course, Turbine Generator, and Curling Center operations.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City's funds are reported in two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains numerous individual governmental funds. Information is presented separately in the governmental funds Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund and Public Improvement Projects Fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements or schedules elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund, Mount Pleasant Maintenance & Care Fund, Chaska EDA Fund, and Equipment Acquisition Fund. Budgetary comparison statements have been provided for these funds to demonstrate compliance with the budget.

Proprietary Funds – The City maintains two different types of proprietary funds:

- *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Electric, Water, Sewer, and Storm Water utilities, along with the Community Center, The Loop at Chaska, Chaska Town Course, Turbine Generator, and Curling Center operations.

- *Internal service funds* are used to accumulate and allocate costs internally among the City's various functions. The City has one internal service fund that is used to account for the purchase of property, liability, and worker's compensation insurance. This internal service fund is included in the governmental activities in the government-wide financial statements. The internal service fund is presented in a single column in the proprietary funds financial statements.

Proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail. Proprietary fund financial statements provide separate information for the Electric, Water, Community Center, Turbine Generator, and Curling Center operations, all of which are considered to be major funds of the City. Data from the non-major enterprise funds are combined into a single, aggregated presentation.

Notes to the Financial Statements - The notes to the financial statements provide additional narrative and financial information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information - In addition to the basic financial statements, the financial section also presents required supplementary information, and the combining and individual fund statements and schedules. These statements and schedules are presented immediately following the notes to the financial statements.

A statistical section has been included to facilitate additional analysis and it is the final section of the report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. For the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $237,396,389 at the close of 2023.

By far, the largest portion of the City's net position (89.7%) reflects its net investment in capital assets (e.g., land, buildings, machinery, equipment, right to use leased assets, right to use subscription assets, and infrastructure), reduced by the outstanding balance of any long-term debt used to acquire those assets and the outstanding balance of any capital related payables, such as contracts and retainage payable. The City uses capital assets, including leased assets and subscription based assets, to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position represents resources that are subject to external restriction on how they may be used. The amount of restricted net position is $35,247,592. After restrictions, the City is reporting an unrestricted net position deficit of $10,754,918, a decrease of $2,720,240 from the prior year.

Summary of Net Position

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets						
Current and Other Assets	$ 64,320,376	$ 59,751,765	$ 42,295,859	$ 45,820,136	$ 106,616,235	$ 105,571,901
Capital Assets	205,483,478	198,671,549	91,122,292	85,538,546	296,605,770	284,210,095
Total Assets	$ 269,803,854	$ 258,423,314	$ 133,418,151	$ 131,358,682	$ 403,222,005	$ 389,781,996
Deferred Outflows of Resources						
Pension Plan Deferments	$ 11,680,896	$ 11,529,413	$ 1,418,057	$ 1,891,662	$ 13,098,953	$ 13,421,075
OPEB Plan Deferments	28,842	23,697	12,638	10,385	41,480	34,082
Total Deferred Outflows of Resources	$ 11,709,738	$ 11,553,110	$ 1,430,695	$ 1,902,047	$ 13,140,433	$ 13,455,157
Total Assets and Deferred Outflows	$ 281,513,592	$ 269,976,424	$ 134,848,846	$ 133,260,729	$ 416,362,438	$ 403,237,153
Liabilities						
Other Liabilities	$ 11,988,074	$ 20,828,929	$ 6,300,223	$ 6,502,604	$ 18,288,297	$ 27,331,533
Noncurrent Liabilities	87,458,654	82,124,988	57,552,979	64,161,458	145,011,633	146,286,446
Total Liabilities	$ 99,446,728	$ 102,953,917	$ 63,853,202	$ 70,664,062	$ 163,299,930	$ 173,617,979
Deferred Inflows of Resources						
Leases	$ 1,993,848	$ 2,120,325	$ 1,738,820	$ 2,080,022	$ 3,732,668	$ 4,200,347
Debt Refunding Deferments	-	-	259,182	296,208	259,182	296,208
Pension Plan Deferments	9,718,388	771,529	1,427,717	125,050	11,146,105	896,579
OPEB Plan Deferments	367,240	428,576	160,924	187,801	528,164	616,377
Total Deferred Inflows of Resources	$ 12,079,476	$ 3,320,430	$ 3,586,643	$ 2,689,081	$ 15,666,119	$ 6,009,511
Net Position						
Net Investment in Capital Assets	$ 157,564,759	$ 150,575,322	$ 55,338,956	$ 47,152,434	$ 212,903,715	$ 197,727,756
Restricted	19,906,018	18,560,127	15,341,574	15,356,458	35,247,592	33,916,585
Unrestricted	(7,483,389)	(5,433,372)	(3,271,529)	(2,601,306)	(10,754,918)	(8,034,678)
Total Net Position	$ 169,987,388	$ 163,702,077	$ 67,409,001	$ 59,907,586	$ 237,396,389	$ 223,609,663
Total Liabilities, Deferred Inflows, and Net Position	$ 281,513,592	$ 269,976,424	$ 134,848,846	$ 133,260,729	$ 416,362,438	$ 403,237,153

Governmental activities – Total net position of the governmental activities increased $6,285,311 to $169,987,388. The change in net position is largely due to the increase in capital assets related to developer contributions of land and infrastructure, and construction for several new road projects. Net investment in capital assets increased $6,989,437 due to these developer contributions and capital projects. Unrestricted net position decreased $2,050,017 from the prior year. The decrease in unrestricted net position stems from construction projects with funding streams not yet received.

Business-type activities – Total net position of the business-type activities increased $7,501,415 to $67,409,001. Net investment in capital assets increased $8,186,522 due to construction of electric, water, sewer, and storm water system assets, and golf course reconstruction. Unrestricted net position decreased $670,223 from the prior year.

Changes in Net Position

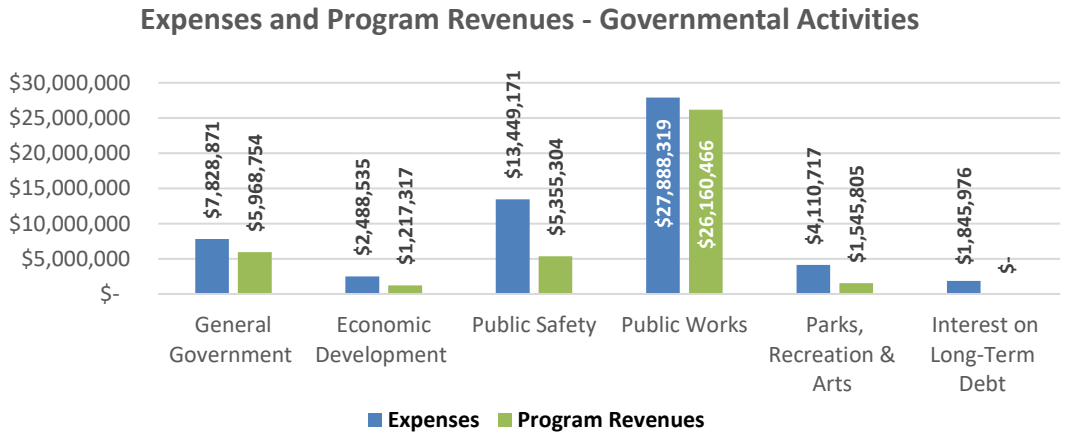
	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program Revenues:						
Charges for Services	$ 17,943,329	$ 16,940,761	$ 79,244,925	$ 75,537,845	$ 97,188,254	$ 92,478,606
Operating Grants & Contributions	6,175,382	976,529	13,796	66,775	6,189,178	1,043,304
Capital Grants & Contributions	16,128,935	13,399,011	1,316,894	1,523,889	17,445,829	14,922,900
General Revenues:						
Property Taxes	16,932,255	14,033,350	-	-	16,932,255	14,033,350
Franchise Taxes	783,615	770,755	-	-	783,615	770,755
Grants & Contributions Not Restricted	10,772	10,150	645	616	11,417	10,766
Investment Earnings	1,389,424	361,050	641,539	110,438	2,030,963	471,488
Other General Revenues	803,970	510,567	70,409	84,756	874,379	595,323
Total Revenues	60,167,682	47,002,173	81,288,208	77,324,319	141,455,890	124,326,492
Expenses						
General Government	7,828,871	7,582,962	-	-	7,828,871	7,582,962
Economic Development	2,488,535	1,863,279	-	-	2,488,535	1,863,279
Public Safety	13,449,171	11,018,862	-	-	13,449,171	11,018,862
Public Works	27,888,319	13,902,073	-	-	27,888,319	13,902,073
Parks, Recreation & Arts	4,110,717	4,005,037	-	-	4,110,717	4,005,037
Interest on Long-term Debt	1,845,976	1,676,423	-	-	1,845,976	1,676,423
Electric	-	-	47,812,178	47,590,197	47,812,178	47,590,197
Water	-	-	3,711,226	3,601,725	3,711,226	3,601,725
Sewer	-	-	5,775,590	5,154,941	5,775,590	5,154,941
Community Center	-	-	4,977,486	4,934,083	4,977,486	4,934,083
The Loop at Chaska	-	-	307,285	191,878	307,285	191,878
Chaska Town Course	-	-	2,803,226	3,065,247	2,803,226	3,065,247
Turbine Generator	-	-	788,095	832,886	788,095	832,886
Storm Water	-	-	1,577,772	1,716,611	1,577,772	1,716,611
Chaska Curling Center	-	-	2,304,717	2,378,347	2,304,717	2,378,347
Total Expenses	57,611,589	40,048,636	70,057,575	69,465,915	127,669,164	109,514,551
Excess Before Transfers	2,556,093	6,953,537	11,230,633	7,858,404	13,786,726	14,811,941
Transfers	3,729,218	752,376	(3,729,218)	(752,376)	-	-
Change in Net Position	6,285,311	7,705,913	7,501,415	7,106,028	13,786,726	14,811,941
Net Position - Beginning	163,702,077	155,996,164	59,907,586	52,801,558	223,609,663	208,797,722
Net Position - Ending	$ 169,987,388	$ 163,702,077	$ 67,409,001	$ 59,907,586	$ 237,396,389	$ 223,609,663

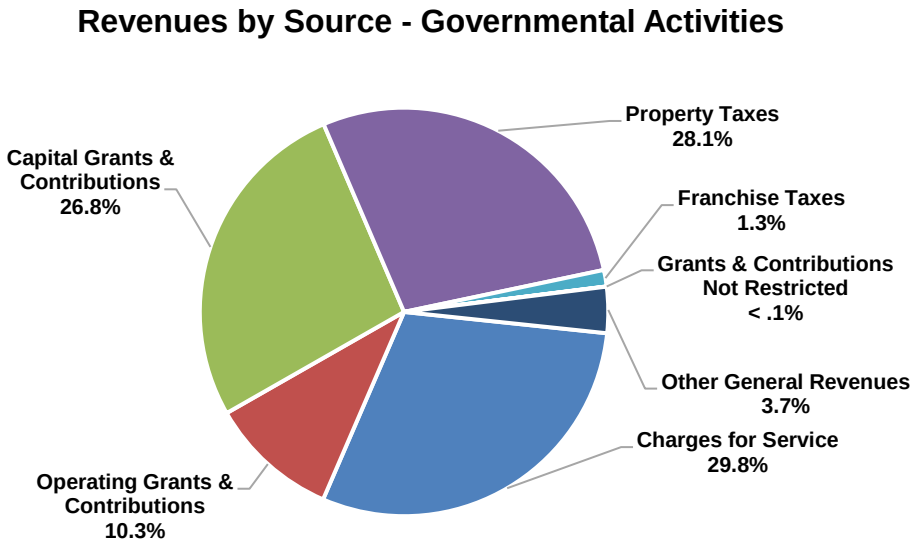
As a whole, the City had total revenues of $141,455,890, for the year ended December 31, 2023. This is an increase of $17,129,398 from the prior year.

The total cost of all programs and services was $127,669,164, an increase of $18,154,613 from the prior year. The City's expenses are predominantly related to providing services such as police, fire, building inspections, street maintenance, snow removal, purchasing power for electric service, and other utility operations for the citizens of Chaska. Recreation expenses include those related to the wide variety of opportunities offered through the Community Center, Curling Center, golf courses and Park and Recreation programs. Other expenses include economic development and interest on long-term debt.

Governmental activities – Governmental Activities revenue increased $13,165,509 from the prior year and expenses increased $17,562,953. Significant components of revenue and expenses include:

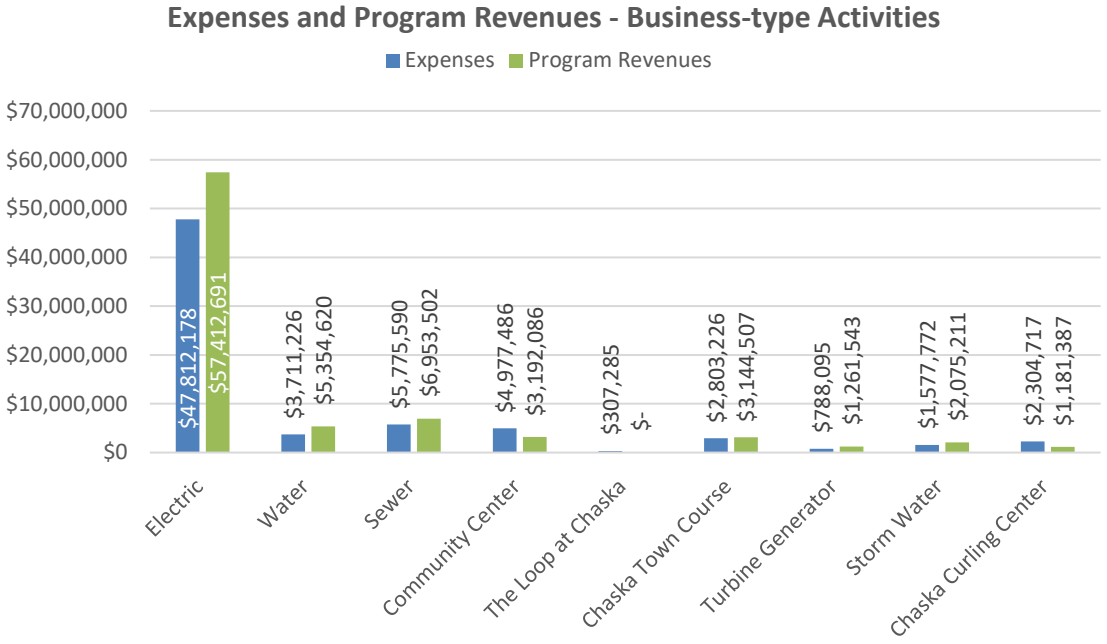
- Property Taxes were the second largest source of revenue at $16,932,255 or 28.1%. Property Taxes for 2023 were $2,898,905 more than the prior year due to an increase in taxes levied based on growth, inflation, and enhanced services.
- Charges for Services made up 29.8% of total revenue, compared to 36.0% the prior year. Charges for services were $1,002,568 more than the prior year. Administrative fees were $514,587 higher than the prior year for services provided to City departments. Public Safety revenue was $896,073 higher than the prior year related to increased building permit revenue. These increases were offset by a decrease in connection and acreage fees that were $334,125 lower than last year.
- Operating Grants and Contributions for 2023 were $5,198,853 higher than the prior year, due to one-time Public Safety Aid dollars from the State, as well as reimbursements from the County, State, and Federal Government for each agency's share of public improvement projects.
- Capital Grants and Contributions were $16,128,935, an increase of $2,729,924 from the prior year. Special assessments, intergovernmental aid and grants, and developer donated assets make up the majority of this revenue.
- Total expenses for all programs and services were $57,611,589, with street maintenance/construction making up 48.4% of this total. The Public Works function increased $13,986,246 from the prior year, due to significant costs for several road projects; assets that are partially city-owned.
- The next largest expenses were in public safety and general government which account for 23.3% and 13.6% of the total, respectively. Public safety expenses were $2,430,309 higher than the prior year due to increased wages and benefits as the departments added employees, and pension expense related to the fire relief and full-time employees of the police and fire departments. General government expenses were $245,909 higher than the prior year due to increases in wages and benefits and higher legal fees related to assistance with, and review of, new developments and ongoing projects.
- Net transfers in 2023 include $1,147,478 in capital asset transfers from governmental activities to business-type activities. Utility infrastructure projects that were reported as construction in progress in governmental activities last year, and completed in 2023, have been transferred to water utilities.
- Additional comparisons can be found in the accompanying graphs.

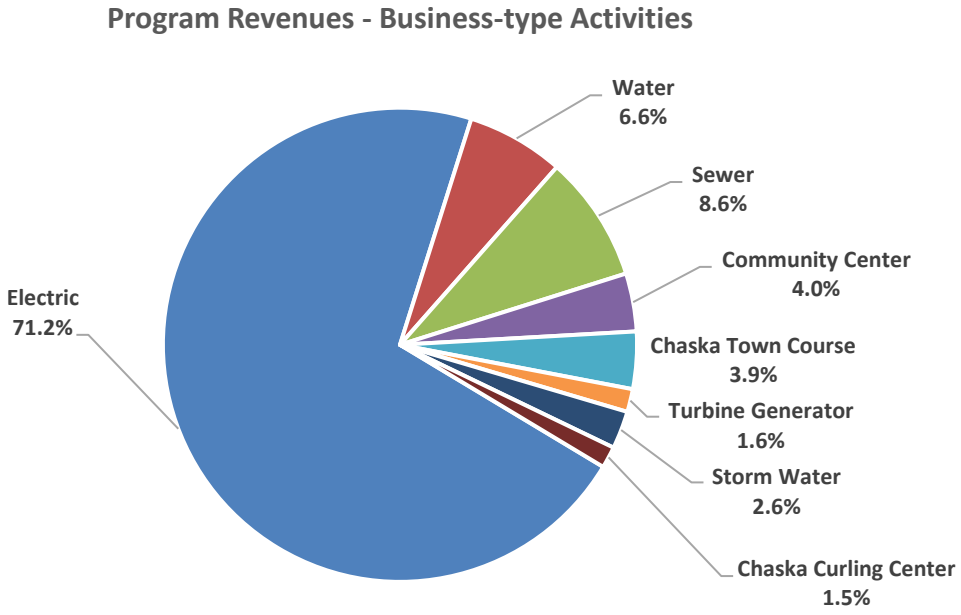




Business-type activities – Business-type Activities revenue increased $3,963,889 from the prior year and expenses increased $591,660. Significant components of revenue and expenses include:

- Charges for services for business-type activities includes charges for Electric, Water, Sewer, and Storm Water utilities. Also included in charges for services are Community Center, The Loop at Chaska golf course, Chaska Town Course golf course, Turbine Generator, and Curling Center operations. The Loop at Chaska was closed in 2023 for reconstruction. Rounds of golf played at the Chaska Town Course continued to be strong.
- The Electric operations comprise 71.2% of all business-type program revenue and 68.2% of all business-type expenses.
- Charges for services increased $3,707,080, or 4.9% compared to the prior year, largely due to increased electric utility sales.
- Capital Grants and Contributions decreased $206,995 due to fewer developer contributed assets during 2023.
- Electric charges for services were $1,721,830 higher than last year due to growth in customer base and increased usage for some customer types.
- The Loop at Chaska (formerly Par 30 golf course) was closed for renovation in 2023 and is reporting minimal expenses of $307,285 as the course transitioned from construction back to operations. The course will reopen as a barrier free course in 2024.
- Charges for Services at the Chaska Community Center increased $392,947. The Community Center is striving to increase memberships and participation in classes, lessons, and programs after several years of decreases due to the pandemic.
- Additional comparisons can be found in the accompanying graphs.


Expenses and Program Revenues - Business-type Activities
Expenses
Program Revenues
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
$47,812,178
$57,412,691
$3,711,226
$5,354,620
$5,775,590
$6,953,502
$4,977,486
$3,192,086
$307,285
$-
$2,803,226
$3,144,507
$788,095
$1,261,543
$1,577,772
$2,075,211
$2,304,717
$1,181,387
Electric
Water
Sewer
Community Center
The Loop at Chaska
Chaska Town Course
Turbine Generator
Storm Water
Chaska Curling Center

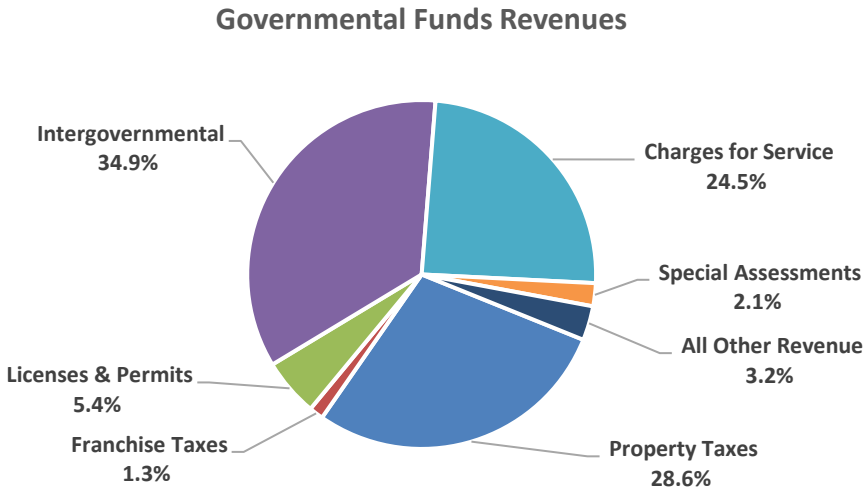

Program Revenues - Business-type Activities
Water
6.6%
Sewer
8.6%
Community Center
4.0%
Chaska Town Course
3.9%
Turbine Generator
1.6%
Storm Water
2.6%
Chaska Curling Center
1.5%
Electric
71.2%

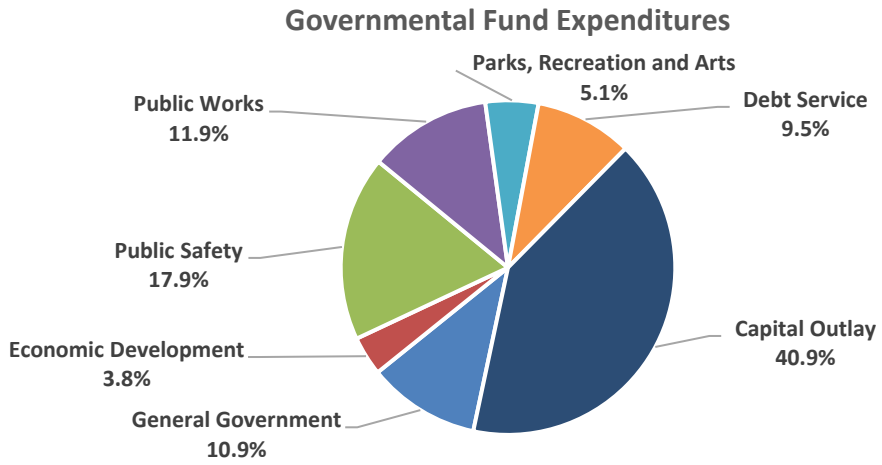
FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the City of Chaska uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Chaska's financing requirements. In particular, assigned and unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported a combined fund balance of $37,842,327. Revenues for the City's governmental funds were $59,188,770, while total expenditures were $65,573,459.





The **General Fund** is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was $3,098,796. Total fund balance increased $1,865,719 to $5,518,974 as of December 31, 2023.

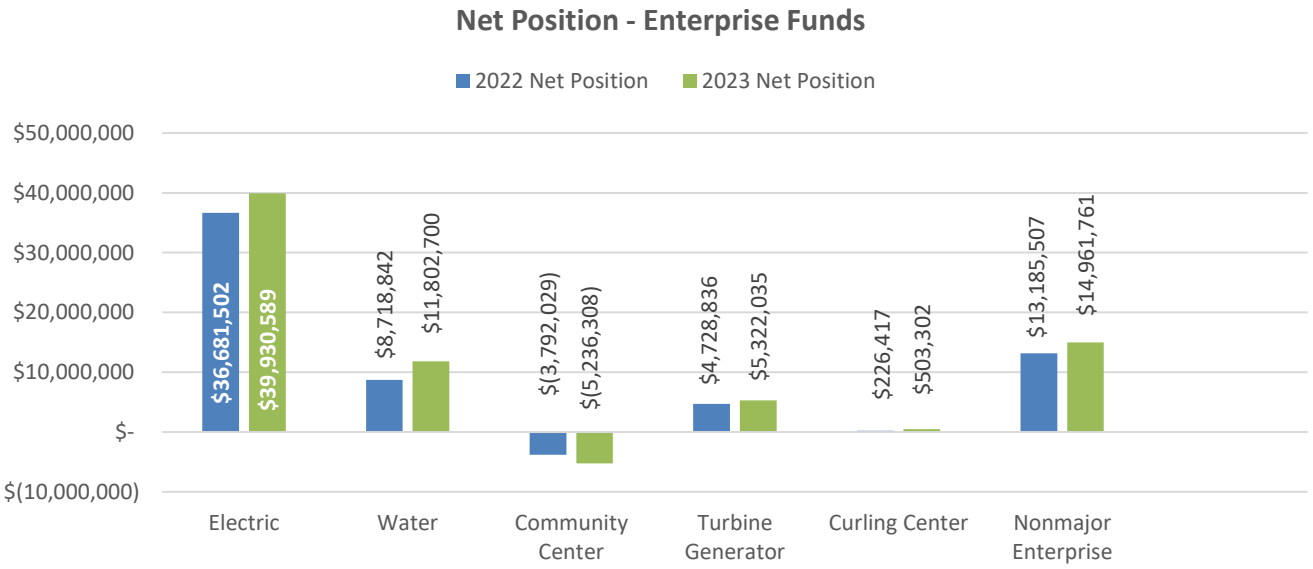
- For the year, total revenues of $22,524,295 and transfers in of $4,870,595 less total expenditures of $23,544,975 and transfers out of $1,984,196, resulted in the $1,865,719 increase in fund balance. Total revenues were $1,020,680 less than total expenditures. Overall revenues were higher than the prior year due to significant increases in building permit revenue and tax revenue, and smaller increases in intergovernmental revenue and administrative fees.
- The City has committed $984,902 in the general fund for compensated absences estimated to be used in the next year based on a three-year average. The remaining balance of compensated absences has been set aside as assigned. The remaining $300,000 in committed fund balance is set aside for working capital and reserve needs.

The **Public Improvement Projects Capital Project Fund** is used to account for the revenues and expenditures for public improvement projects. This fund received $15,381,647 in Federal, State, and local governmental revenue for each agency's share of major construction projects where the City is the lead agency.

Proprietary Funds – The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

The combined net position of all current year enterprise funds operations increased $7,535,004 to $67,284,079. Factors concerning the finances of these funds have been addressed in the discussion of the City's business-type activities.

The following table shows net position changes in individual major funds and combined non-major funds between 2022 and 2023.



General Fund Budgetary Highlights

The final amended budget for the General fund includes the original adopted budget plus any additional supplemental appropriations that were approved by the City Council during the year. In 2023, the original budget was amended, increasing revenues by $351,274 and increasing expenditures by $351,274.

- Charges for services were amended to recognize a reporting change for parks and recreation. Recreation programs which had previously been Community Center revenue will now be General Fund Park and Recreation program revenue. Building permit revenue was amended with a final budget $50,000 higher than the original budget.

- Park and Recreation expenditures were amended to recognize a reporting change in recreation programs that had previously been Community Center expenses and will now be General fund programs. Community Development expenditures were amended to increase the budget for contractual services for planning file retention.

The City's final budget for the General fund anticipated that revenues and other financing sources would be equal to expenditures and other financing uses. At year-end, revenues were $2,541,806 higher than the final budget, and expenditures were $538,486 more than the final budget. Other financing sources and uses were $137,601 less than the budget. For the year, the net change in fund balance was an increase of $1,865,719.

Budgetary variances – Revenues

- Total General Fund property taxes were $10,565,683 which is $24,705 lower than the final budget of $10,590,388. Taxes for the 2023 levy had a collection rate of 99.7%, which is typical for the City.
- License and Permit revenue was $1,844,682 more than the final budget. The City issued a high volume of commercial, industrial, and public agency permits in 2023. A total of 2,837 permits were issued compared to 2,587 in 2022.
- Investment earnings were $214,614 more than the final budget due to favorable interest rates on cash deposits and general investments. A significant cash balance, along with higher interest rates, led to more interest allocated to the fund.
- Other revenue was $189,867 over the final budget due to miscellaneous refunds and reimbursements which vary year to year, and are not predictable.

Budgetary variances – Expenditures

- General government expenditures were $442,980 less than budgeted. Several open positions led to wages and benefits being under budget. The building maintenance department was under budget for repairs and professional services, and budgeted contingency was not used.
- Public Safety expenditures were $704,196 higher than budgeted and are comprised of differences in the police department, fire department and building inspections. Police wages and benefits and costs for upfitting leased vehicles were over budget. Fire department professional services, education and training costs, and payments remitted to the fire relief were all over budget. Wages and benefits for building inspections were also higher due to staff needed to cover the increased permit activity.

- Public Works expenditures were $77,644 under budget. Overages in snow removal costs were offset by expenditures under budget for street maintenance staff and other services and charges netting to a positive change compared to budget.
- Parks, Recreation and Arts expenditures were over budget by $249,836 largely due to park maintenance spending on wages and benefits, fuel and utility costs, and repairs and equipment maintenance. Park maintenance employees allocate time between parks and storm water.

CAPITAL ASSETS AND LONG-TERM DEBT

Capital Assets

As shown in the capital asset table below, at the end of 2023, the City had $296,605,770 (net of depreciation and amortization) invested in a broad range of capital assets, including police and fire equipment, buildings, park facilities, roads and highways, land, and utility infrastructure. Additional detailed information on the City of Chaska's capital assets can be found in **Note 4** of the basic financial statements.

Capital Assets - Net of Depreciation and Amortization

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 58,982,146	$ 58,694,536	$ 1,557,984	$ 1,557,984	$ 60,540,130	$ 60,252,520
Works of Art/Historical Treasures	105,027	105,027	-	-	105,027	105,027
Buildings	2,508,483	2,773,595	31,538,248	33,406,925	34,046,731	36,180,520
Other Improvements	12,670,248	13,242,154	1,774,135	1,118,759	14,444,383	14,360,913
Furniture & Equipment	3,514,997	3,566,602	6,037,498	4,925,825	9,552,495	8,492,427
Infrastructure	91,787,932	97,042,562	38,364,749	36,185,007	130,152,681	133,227,569
Leased Land Improvements	-	-	587,351	599,588	587,351	599,588
Leased Equipment	383,617	330,831	1,235	24,319	384,852	355,150
Subscriptions	120,111	-	47,122	-	167,233	-
Construction in Progress	35,410,917	22,916,242	11,213,970	7,720,139	46,624,887	30,636,381
Total Capital Assets, Net of Depreciation and Amortization	$ 205,483,478	$ 198,671,549	$ 91,122,292	$ 85,538,546	$ 296,605,770	$ 284,210,095

- In 2023, the City implemented GASB #96 for subscription-based information technology arrangements. At year-end, subscription assets in Governmental activities was $120,111 and subscription assets in the Business-Type activities was $47,122.
- The increase in construction in progress is due to several road and utility improvement projects, initial planning and construction costs for a new public safety campus, park development, and on-going construction of The Loop at Chaska golf course, club house, and maintenance building.

Long-Term Debt

At year-end, the City had $118,041,871 in bonds, financed purchase payables, as well as subscription and lease liabilities outstanding, as shown in the following table. Additional detailed information about the City's long-term liabilities is presented in **Note 7** to the financial statements.

Outstanding Long-Term Debt, Lease and Subscription Liabilities

(Does Not Include Premiums, Compensated Absences, Other Post-Employment Benefit or Net Pension Liabilities)

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
General Obligation Equipment Certificates	$ 10,700,000	$ 2,345,000	$ -	$ -	$ 10,700,000	$ 2,345,000
General Obligation Bonds	340,000	665,000	14,215,000	15,420,000	14,555,000	16,085,000
General Obligation Tax Increment Bonds	2,880,000	2,950,000	-	-	2,880,000	2,950,000
General Obligation Abatement Bonds	500,000	540,000	-	-	500,000	540,000
General Obligation Improvement Bonds	25,375,000	26,200,000	-	-	25,375,000	26,200,000
General Obligation State Aid Street Bonds	12,877,000	8,970,000	-	-	12,877,000	8,970,000
General Obligation Revenue Bonds	335,000	420,000	-	-	335,000	420,000
Revenue Bonds		-	18,990,000	20,840,000	18,990,000	20,840,000
EDA Revenue Bonds	7,145,000	7,485,000	-	-	7,145,000	7,485,000
EDA Lease Revenue Bonds	8,095,000	8,400,000	11,960,000	13,380,000	20,055,000	21,780,000
Lease Purchase Bonds	-	-	3,299,000	3,429,000	3,299,000	3,429,000
Financed Purchase Payable	-	-	185,524	234,292	185,524	234,292
Lease Liability	391,737	333,398	601,755	627,906	993,492	961,304
Subscription Liability	106,642	-	45,213	-	151,855	-
Total	$ 68,745,379	$ 58,308,398	$ 49,296,492	$ 53,931,198	$ 118,041,871	$ 112,239,596

- The City implemented GASB #96 for SBITAs in 2023. At year-end, the liability for subscriptions in governmental activities was $106,642 and business-type activities was $45,213.
- During the year, the City made principal payments of $8,495,000 on outstanding bonds, $48,768 on financed purchase payable, $113,596 on lease liabilities, and $110,095 on subscription liabilities. Lease principal write-downs due to early termination were $18,973.
- During the year, the City issued 2023A General Obligation equipment certificates and improvement bonds. The $10,065,000 in bonds are comprised of $1,250,000 for improvements, and $8,815,000 for equipment certificates.
- In 2023, the City requested draws on the 2022A Temporary State Aid Street bonds which is structured in the form of a draw down line of credit. In 2023, draws totaled $4,097,000 for a total outstanding of $8,287,000 at year-end. The line of credit matures at the end of 2024, when permanent bonds will be issued.

The GO Bonds issued in 2023 carry an AA rating by Standard and Poor's. The Chaska EDA Lease Revenue Bonds carry an AA- rating by Standard and Poor's, as of last review. The City was rated A1 from Moody's for Chaska Electric Revenue Bonds issued in 2017 and in 2022, Standard and Poor's reaffirmed the City's A rating for its 2020F Electric Revenue Bonds.

Under Minnesota State Statutes, the general obligation bonded debt issued by the City is subject to a legal debt limitation based on 3% of market value. On December 31, 2023, the City's legal debt margin was $88,045,925. The statutes provide that debt issues supported by tax increment, special assessment revenues or available dedicated reserves are excluded from the total limited debt.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

City operations at the Chaska Community Center and Chaska Curling and Event Center continue to rebound after the pandemic. In 2023 the Community Center began to see memberships improve from the initial 45% loss during the pandemic, to ending the year similar to pre-pandemic levels at just over 2,671 memberships. The Curling operations of the facility also have seen a recovery in memberships from the initial drop from 974 members to 755 at the peak of the pandemic, back to around 1,092 members at the end of 2023. Event Center operations were virtually all lost during the pandemic due to people needing to delay weddings and other major events. The Event Center ended the 2023 year with $171,644 in rental revenue which is significantly higher than the pre-pandemic level revenue amount of $121,975 that it produced in 2019.

With favorable economic conditions, the City Council implemented the first year of the multi-year Public Facility renovation funding. The City is dedicating $1,125,000 in property tax levy to fund a series of four City building renovations over the next six years.

The City uses a five-year financial forecast model for its General fund, enterprise funds, and certain other funds to determine levels of service and to respond to short-term economic and financial changes to make decisions for the long-term. The City models some funds out ten to twenty years to plan for capital improvements.

The City adopted a tax levy policy in 2014. The tax levy is increased each year based on two factors: new construction in the community and inflationary increases in the market. The tax levy is only increased beyond this point if new services or assets are added.

The City's elected and appointed officials considered many factors when setting the fiscal year 2024 budget. Several issues were considered:

1. The City will continue to prioritize ensuring General Fund reserve balances are sufficient for cash flow and other needs, and to also maintain the City's bond rating. The General Fund fund balance is projected to increase $300,000 by year-end 2024.

2. The City will continue to fully fund the established Capital Asset Maintenance Program. The City dedicates $1,000,000 of tax levy each year for this purpose. In 2024, the City is dedicating $500,000 for Street Sealcoat/Overlay, $225,000 for Lions Park Replacement, $215,000 for Bavaria Road Retaining Wall Replacement, and the balance for other projects.

3. Building permit revenue increased in 2023. The City expects levels of activity to stabilize in 2024 due to fewer planned commercial and industrial projects as well as residential housing.

4. The City plans to make strategic investments in the police budget to ensure high levels of service and improve community relations.

5. Electric revenue has continued to increase with continued economic development activity occurring in the last five years, including data center development and additions to existing industrial businesses, driving up this usage. This has had a positive impact on electric fund transfers to the General fund.

6. The City completed a staffing study in 2019 that identified a gap of 16 employees needed to sustainably provide services at expected levels. Due to the pandemic, the City delayed the program for one year, but in 2022 continued with the plan. The 2024 budget proposes filling the last of those positions.

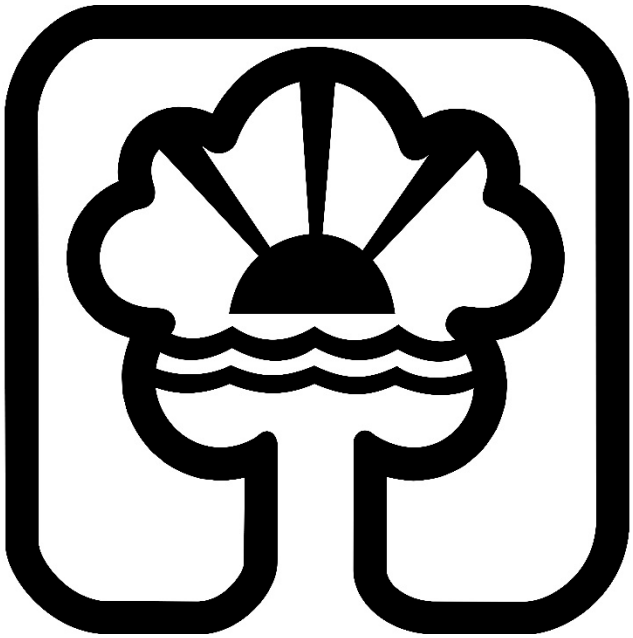
7. In 2024 the City will start it's second of four annual levy increases of $1.125 million and $400,000 transfers from the Enterprise Utility Funds to support the new construction and rehabilitation of the City's Public Safety Campus, Municipal Services Building, City Hall, and a new Library.

Market values across the community increased by an average of 6.6% for taxes payable 2024 to $4,603,098,400. This rate of growth is significantly higher than the average growth of 6.0% over the last five years due to the housing climate in 2021, 2022, and 2023. Adjusted tax capacity for 2024 increased 6.6%.

The City property tax levy is increasing from $15,019,839 for taxes payable in 2023 to $17,941,393 for taxes payable in 2024, which, along with other property tax factors, results in an increase of the City tax rate from 31.2% to 35.9%. The Chaska EDA property tax levy is increasing from $196,308 for taxes payable in 2023 to $212,801 for taxes payable in 2024. The EDA tax rate will increase from 0.40% to 0.42%. Annual taxes on the median value home are projected to increase from $1,171 in 2023 to $1,372 in 2024.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Administrative Services Department, City of Chaska, One City Hall Plaza, Chaska, MN 55318.



Chaska

CITY OF CHASKA, MINNESOTA

STATEMENT OF NET POSITION
DECEMBER 31, 2023

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash And Investments	$ 32,633,012	$ 8,077,679	$ 40,710,691
Receivables:			
Taxes	205,102	-	205,102
Special Assessments	8,584,497	13,328	8,597,825
Accounts, Net Of Allowance	440,030	10,868,476	11,308,506
Interest	66,988	156,422	223,410
Notes	34,913	-	34,913
Internal Balances	11,426,073	(11,426,073)	-
Due From Other Governments	3,860,407	5,360	3,865,767
Supply Contract Receivable	-	1,383,614	1,383,614
Leases Receivable	114,692	327,860	442,552
Inventories	-	3,815,496	3,815,496
Prepaid Items	78,598	2,640	81,238
Restricted Assets:			
Cash And Investments For Operating And Maintenance	-	10,000,000	10,000,000
Cash And Investments For Debt Service	920,464	5,477,234	6,397,698
Cash And Investments Held For Developer	4,022,535	-	4,022,535
Supply Contract Receivable, Non-Current	-	12,122,588	12,122,588
Leases Receivable, Non-Current	1,933,065	1,471,235	3,404,300
Capital Assets:			
Not Depreciated Or Amortized	94,498,090	12,771,954	107,270,044
Net Of Depreciation And Amortization	110,985,388	78,350,338	189,335,726
TOTAL ASSETS	269,803,854	133,418,151	403,222,005
DEFERRED OUTFLOWS OF RESOURCES			
Pension Plan Deferments	11,680,896	1,418,057	13,098,953
OPEB Plan Deferments	28,842	12,638	41,480
TOTAL DEFERRED OUTFLOWS OF RESOURCES	11,709,738	1,430,695	13,140,433
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 281,513,592	$ 134,848,846	$ 416,362,438
LIABILITIES			
Accounts Payable	$ 4,076,520	$ 989,787	$ 5,066,307
Salaries Payable	289,637	156,863	446,500
Deposits Payable	5,966,171	901,491	6,867,662
Accrued Interest Payable	656,607	496,507	1,153,114
Due To Other Governments	25,695	3,130,615	3,156,310
Unearned Revenue	973,444	624,960	1,598,404
Non-Current Liabilities:			
Due Within One Year	13,818,517	5,392,649	19,211,166
Due In More Than One Year	73,640,137	52,160,330	125,800,467
TOTAL LIABILITIES	99,446,728	63,853,202	163,299,930
DEFERRED INFLOWS OF RESOURCES			
Leases	1,993,848	1,738,820	3,732,668
Debt Refunding Deferments	-	259,182	259,182
Pension Plan Deferments	9,718,388	1,427,717	11,146,105
OPEB Plan Deferments	367,240	160,924	528,164
TOTAL DEFERRED INFLOWS OF RESOURCES	12,079,476	3,586,643	15,666,119
NET POSITION			
Net Investment in Capital Assets	157,564,759	55,338,956	212,903,715
Restricted for:			
Special Purposes	1,286,064	-	1,286,064
Capital Projects	14,385	-	14,385
Debt Service	14,845,826	15,341,574	30,187,400
Economic Development	3,759,743	-	3,759,743
Unrestricted	(7,483,389)	(3,271,529)	(10,754,918)
TOTAL NET POSITION	169,987,388	67,409,001	237,396,389
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 281,513,592	$ 134,848,846	$ 416,362,438

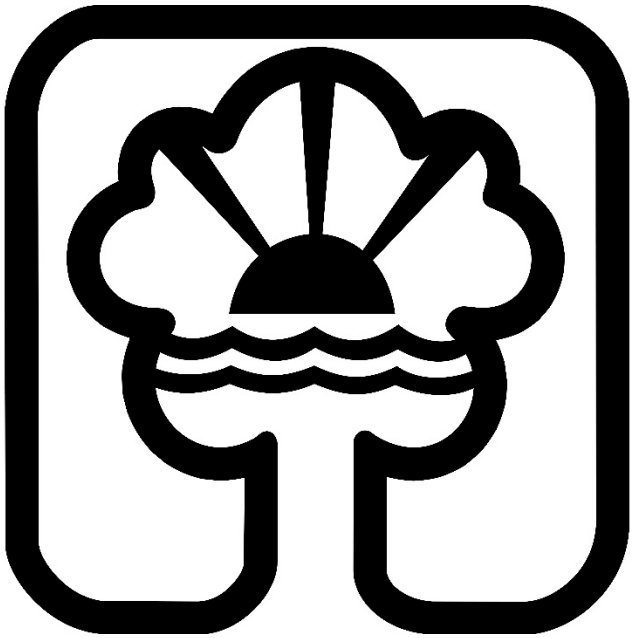
The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2023

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES: CHARGES FOR SERVICES	PROGRAM REVENUES: OPERATING GRANTS AND CONTRIBUTIONS	PROGRAM REVENUES: CAPITAL GRANTS AND CONTRIBUTIONS	NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION: GOVERNMENTAL ACTIVITIES	NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION: BUSINESS-TYPE ACTIVITIES	NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION: TOTAL
Governmental Activities:							
General Government	$ 7,828,871	$ 5,859,612	$ 109,142	$ -	$ (1,860,117)	$ -	$ (1,860,117)
Economic Development	2,488,535	295,886	744,956	176,475	(1,271,218)	-	(1,271,218)
Public Safety	13,449,171	3,166,453	2,063,025	125,826	(8,093,867)	-	(8,093,867)
Public Works	27,888,319	7,135,358	3,237,335	15,787,773	(1,727,853)	-	(1,727,853)
Parks, Recreation And Arts	4,110,717	1,486,020	20,924	38,861	(2,564,912)	-	(2,564,912)
Interest On Long-Term Debt	1,845,976	-	-	-	(1,845,976)	-	(1,845,976)
Total Governmental Activities	57,611,589	17,943,329	6,175,382	16,128,935	(17,363,943)	-	(17,363,943)
Business-type Activities:							
Electric	47,812,178	56,742,382	181	670,128	-	9,600,513	9,600,513
Water	3,711,226	5,194,001	9,311	151,308	-	1,643,394	1,643,394
Sewer	5,775,590	6,761,550	44	191,908	-	1,177,912	1,177,912
Chaska Community Center	4,977,486	3,183,967	124	7,995	-	(1,785,400)	(1,785,400)
The Loop at Chaska	307,285	-	-	-	-	(307,285)	(307,285)
Chaska Town Course	2,803,226	3,144,507	68	-	-	341,349	341,349
Turbine Generator	788,095	1,261,543	-	-	-	473,448	473,448
Storm Water	1,577,772	1,775,622	4,034	295,555	-	497,439	497,439
Chaska Curling Center	2,304,717	1,181,353	34	-	-	(1,123,330)	(1,123,330)
Total Business-type Activities	70,057,575	79,244,925	13,796	1,316,894	-	10,518,040	10,518,040
TOTAL	$ 127,669,164	$ 97,188,254	$ 6,189,178	$ 17,445,829	(17,363,943)	10,518,040	(6,845,903)
General Revenues:							
Property Taxes					16,932,255	-	16,932,255
Franchise Taxes					783,615	-	783,615
Grants & Contributions Not Restricted to Specific Functions					10,772	645	11,417
Investment Earnings					1,389,424	641,539	2,030,963
Other					803,970	70,409	874,379
Transfers					4,876,696	(4,876,696)	-
Transfers - Capital Assets					(1,147,478)	1,147,478	-
Total General Revenues & Transfers					23,649,254	(3,016,625)	20,632,629
Change in Net Position					6,285,311	7,501,415	13,786,726
Net Position - Beginning					163,702,077	59,907,586	223,609,663
Net Position - Ending					$ 169,987,388	$ 67,409,001	$ 237,396,389

The notes to the financial statements are an integral part of this statement.



Chaska

CITY OF CHASKA, MINNESOTA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	GENERAL	PUBLIC IMPROVEMENT PROJECTS	NONMAJOR GOVERNMENTAL	TOTAL GOVERNMENTAL FUNDS
ASSETS				
Cash And Investments	$ 7,397,532	$ -	$ 24,824,548	$ 32,222,080
Cash With Escrow Agent	-	-	920,464	920,464
Restricted Cash And Investments	4,022,535	-	-	4,022,535
Receivables:				
Taxes	156,929	-	48,173	205,102
Special Assessments	-	1,423,418	7,161,079	8,584,497
Accounts, Net of Allowance	246,256	-	193,774	440,030
Interest	9,318	-	53,745	63,063
Notes	-	-	34,913	34,913
Due From Other Funds	-	-	12,917,187	12,917,187
Due From Other Governments	51,333	1,943,493	1,865,581	3,860,407
Interfund Receivable	-	-	1,306,364	1,306,364
Leases Receivable	-	-	2,047,757	2,047,757
Advance To Other Funds	-	-	5,291,718	5,291,718
Prepaid Items	78,598	-	-	78,598
TOTAL ASSETS	$ 11,962,501	$ 3,366,911	$ 56,665,303	$ 71,994,715
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES:				
Accounts Payable	$ 219,311	$ 2,529,429	$ 1,327,780	$ 4,076,520
Salaries Payable	289,637	-	-	289,637
Deposits Payable	5,860,435	74,781	30,955	5,966,171
Due To Other Funds	-	6,652,220	2,399,805	9,052,025
Due To Other Governments	24,109	-	1,586	25,695
Interfund Payable	-	-	1,075,352	1,075,352
Advance From Other Funds	-	-	2,968,475	2,968,475
Unearned Revenue	297	-	973,147	973,444
TOTAL LIABILITIES	6,393,789	9,256,430	8,777,100	24,427,319
DEFERRED INFLOWS OF RESOURCES:				
Unavailable Revenue - Taxes	49,738	-	28,070	77,808
Unavailable Revenue - Special Assessments	-	1,423,418	6,212,671	7,636,089
Unavailable Revenue - Notes Receivable	-	-	17,324	17,324
Lease Revenue For Subsequent Years	-	-	1,993,848	1,993,848
TOTAL DEFERRED INFLOWS OF RESOURCES	49,738	1,423,418	8,251,913	9,725,069
FUND BALANCES:				
Nonspendable	78,598	-	53,909	132,507
Restricted	-	2,024,382	21,694,292	23,718,674
Committed	1,284,902	78,866	2,919,089	4,282,857
Assigned	1,056,678	186,991	20,777,258	22,020,927
Unassigned	3,098,796	(9,603,176)	(5,808,258)	(12,312,638)
TOTAL FUND BALANCES (DEFICITS)	5,518,974	(7,312,937)	39,636,290	37,842,327
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 11,962,501	$ 3,366,911	$ 56,665,303	$ 71,994,715

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2023

Total fund balances - governmental funds	$	37,842,327
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds.		
Cost of Capital Assets		331,823,411
Less: Accumulated Depreciation and Amortization		(126,339,933)
Due to availability, certain revenues are not recognized under the governmental fund statements until received; however, under full accrual in the government-wide Statement of Activities, revenues are recorded when earned regardless of when received.		
Delinquent Taxes		77,808
Special Assessments		7,636,089
Notes Receivable		17,324
Governmental funds do not report long-term amounts related to pensions and other post employment benefits that are included in governmental activities net position.		
Deferred Outflows - Pension Plan Deferments		11,680,896
Deferred Inflows - Pension Plan Deferments		(9,718,388)
Deferred Outflows - OPEB Plan Deferments		28,842
Deferred Inflows - OPEB Plan Deferments		(367,240)
Internal service funds are used by management to charge the costs of property and liability insurance to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position.		5,546,435
Internal balances from business-type activities for internal service fund services.		(124,922)
Interest on long-term debt is included in the change in net position as it accrues, regardless of when payment is due. However, it is included in the change in fund balances when due.		(656,607)
Long-term liabilities, including bonds payable, leases, subscriptions, compensated absences, other post-employment benefits and net pension liabilities are not payable with current financial resources and, therefore, are not reported in governmental funds.		
Due within one year		(13,818,517)
Due in more than one year		(73,640,137)
Net position of governmental activities	$	169,987,388

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	GENERAL	PUBLIC IMPROVEMENT PROJECTS	NONMAJOR GOVERNMENTAL	TOTAL GOVERNMENTAL FUNDS
REVENUES				
Taxes:				
Property	$ 10,565,683	$ -	$ 6,343,142	$ 16,908,825
Franchise	783,615	-	-	783,615
Licenses And Permits	3,171,358	-	-	3,171,358
Intergovernmental	939,684	15,381,647	4,342,005	20,663,336
Charges For Services	6,396,998	-	8,117,441	14,514,439
Fines And Forfeitures	50,110	-	-	50,110
Special Assessments	-	-	1,264,412	1,264,412
Investment Earnings (Charges)	239,614	(386,337)	1,336,408	1,189,685
Leases	-	-	153,020	153,020
Other Revenue	377,233	-	112,737	489,970
TOTAL REVENUES	22,524,295	14,995,310	21,669,165	59,188,770
EXPENDITURES				
CURRENT:				
General Government	7,079,127	-	62,260	7,141,387
Economic Development	-	-	2,488,335	2,488,335
Public Safety	10,142,417	-	1,594,676	11,737,093
Public Works	2,850,198	4,028,573	925,666	7,804,437
Parks, Recreation And Arts	3,251,755	16,816	87,732	3,356,303
DEBT SERVICE:				
Principal	196,146	-	3,890,000	4,086,146
Interest	25,332	-	1,911,678	1,937,010
Issuance Costs And Fiscal Agent Fees	-	-	177,726	177,726
CAPITAL OUTLAY	-	23,574,462	3,270,560	26,845,022
TOTAL EXPENDITURES	23,544,975	27,619,851	14,408,633	65,573,459
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,020,680)	(12,624,541)	7,260,532	(6,384,689)
OTHER FINANCING SOURCES (USES)				
Transfers In	4,870,595	4,870,803	7,523,400	17,264,798
Transfers Out	(1,984,196)	(23,093)	(10,352,198)	(12,359,487)
Bonds Issued	-	4,097,000	10,065,000	14,162,000
Premium on Bonds Issued	-	-	950,373	950,373
Lease Proceeds	-	-	164,756	164,756
Sale Of Capital Assets	-	-	25,425	25,425
TOTAL OTHER FINANCING SOURCES (USES)	2,886,399	8,944,710	8,376,756	20,207,865
NET CHANGE IN FUND BALANCES	1,865,719	(3,679,831)	15,637,288	13,823,176
FUND BALANCES (DEFICITS), JANUARY 1	3,653,255	(3,633,106)	23,999,002	24,019,151
FUND BALANCES (DEFICITS), DECEMBER 31	$ 5,518,974	$ (7,312,937)	$ 39,636,290	$ 37,842,327

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2023

Total net change in fund balances - governmental funds	**$**	**13,823,176**
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortiziaton expense. Further detail on increases and decreases can be found in the note on capital assets. (Increases include donations of capital assets.)		
Capital Outlay		**15,600,017**
Change in Accounting Principle for Subscription Assets		**196,371**
Less: Depreciation and Amortization Expense		**(7,832,583)**
Net Book Value of assets sold or disposed		**(4,398)**
Asset Transfers		**(1,147,478)**
Under modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period. Under the full accrual basis of accounting, these revenues are recognized when earned.		
Delinquent Taxes		**23,430**
Special Assessments		**(661,845)**
Notes Receivable		**17,324**
Long-term debt and other long-term liabilities provide current financial resources to governmental funds, while the repayment of long-term debt and liabilities consume the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Further detail on the additions and reductions can be found in the note on long-term liabilities.		
Additions to long-term liabilities		**(25,288,645)**
Reductions to long-term liabilities		**19,954,979**
Net pension and OPEB activity is not recognized in the governmental funds but recognized as the expense/revenue is incurred in the Statement of Activities.		
Net Pension Asset		**(388,899)**
Deferred Outflows - Pension Plan Deferments		**151,483**
Deferred Inflows - Pension Plan Deferments		**(8,946,859)**
Deferred Outflows - OPEB Deferments		**5,145**
Deferred Inflows - OPEB Deferments		**61,336**
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.		**(17,598)**
Internal service funds are used by management to charge the costs of property and liability insurance to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		**706,766**
Internal service fund loss allocated to business-type activities.		**33,589**
Change in net position - governmental activities	**$**	**6,285,311**

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2023

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES:				
Taxes:				
Property	$ 10,590,388	$ 10,590,388	$ 10,565,683	$ (24,705)
Franchise	762,000	762,000	783,615	21,615
Licenses And Permits	1,276,676	1,326,676	3,171,358	1,844,682
Intergovernmental	757,857	757,857	939,684	181,827
Charges For Services	5,994,705	6,292,979	6,396,998	104,019
Fines And Forfeitures	40,223	40,223	50,110	9,887
Investment Earnings	25,000	25,000	239,614	214,614
Other Revenue	184,366	187,366	377,233	189,867
TOTAL REVENUES	19,631,215	19,982,489	22,524,295	2,541,806
EXPENDITURES:				
Current:				
General Government	7,472,107	7,522,107	7,079,127	442,980
Public Safety	9,438,221	9,438,221	10,142,417	(704,196)
Public Works	2,927,842	2,927,842	2,850,198	77,644
Parks, Recreation And Arts	2,700,645	3,001,919	3,251,755	(249,836)
Debt Service:				
Principal	90,600	90,600	196,146	(105,546)
Interest	25,800	25,800	25,332	468
TOTAL EXPENDITURES	22,655,215	23,006,489	23,544,975	(538,486)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,024,000)	(3,024,000)	(1,020,680)	2,003,320
OTHER FINANCING SOURCES (USES):				
Transfers In	5,004,000	5,004,000	4,870,595	(133,405)
Transfers Out	(1,980,000)	(1,980,000)	(1,984,196)	(4,196)
TOTAL OTHER FINANCING SOURCES (USES)	3,024,000	3,024,000	2,886,399	(137,601)
NET CHANGE IN FUND BALANCES	-	-	1,865,719	1,865,719
FUND BALANCES, January 1	3,653,255	3,653,255	3,653,255	-
FUND BALANCES, December 31	$ 3,653,255	$ 3,653,255	$ 5,518,974	$ 1,865,719

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2023

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS							GOVERNMENTAL ACTIVITIES-INTERNAL SERVICE FUND
	ELECTRIC	WATER	COMMUNITY CENTER	TURBINE GENERATOR	CURLING CENTER	NONMAJOR ENTERPRISE	TOTALS	
ASSETS								
Current Assets:								
Cash And Investments	$ 3,785,421	$ 904,053	$ -	$ 1,603,606	$ -	$ 1,784,599	$ 8,077,679	$ 410,932
Restricted Assets:								
Cash And Investments For Operating And Maintenance	10,000,000	-	-	-	-	-	10,000,000	-
Cash And Investments For Debt Service	861,916	-	237,588	3,051,953	1,325,777	-	5,477,234	-
Receivables:								
Special Assessments	6,092	1,984	-	-	-	5,252	13,328	-
Accounts:								
Current	4,380,640	290,936	179,006	-	132,496	766,825	5,749,903	-
Unbilled	4,355,762	318,259	-	-	-	604,193	5,278,214	-
Allowance For Uncollectible Accounts	(125,941)	(8,603)	(631)	-	(1,987)	(22,479)	(159,641)	-
Interest	26,148	5,703	1,226	113,331	-	10,014	156,422	3,925
Due From Other Funds	-	3,446,748	-	-	-	6,438,724	9,885,472	2,500,000
Due From Other Governments	-	1,360	-	-	-	4,000	5,360	-
Interfund Receivable	-	-	-	69,130	-	-	69,130	74,250
Supply Contract Receivable	-	-	-	1,383,614	-	-	1,383,614	-
Leases Receivable	-	25,791	250,576	51,493	-	-	327,860	-
Inventories	3,529,461	214,115	-	-	-	71,920	3,815,496	-
Prepaid Items	2,640	-	-	-	-	-	2,640	-
Total Current Assets	26,822,139	5,200,346	667,765	6,273,127	1,456,286	9,663,048	50,082,711	2,989,107
Noncurrent Assets:								
Supply Contract Receivable	-	-	-	12,122,588	-	-	12,122,588	-
Leases Receivable	-	207,536	902,575	361,124	-	-	1,471,235	-
Advance To Other Funds	1,191,884	-	-	511,818	-	-	1,703,702	2,557,328
Capital Assets:								
Land	778,843	222,130	90,466	-	-	466,545	1,557,984	-
Construction In Progress	2,301,372	3,362,189	-	-	-	5,550,409	11,213,970	-
Buildings	9,799,403	17,255,218	25,995,010	-	17,040,442	9,107,661	79,197,734	-
Other Improvements	-	1,271,864	955,554	-	-	1,337,777	3,565,195	-
Furniture And Equipment	2,846,525	864,229	3,880,355	-	1,877,363	4,703,985	14,172,457	-
Infrastructure	34,236,503	11,531,550	-	517,116	-	15,503,868	61,789,037	-
Leased Land Improvements	-	-	-	-	-	611,824	611,824	-
Leased Equipment	-	-	6,343	-	-	-	6,343	-
Subscriptions	63,357	1,111				1,111	65,579	-
Less: Accumulated Depreciation And Amortization	(24,279,313)	(17,026,683)	(21,436,623)	(54,434)	(4,519,086)	(13,741,692)	(81,057,831)	-
Total Net Capital Assets	25,746,690	17,481,608	9,491,105	462,682	14,398,719	23,541,488	91,122,292	-
Total Noncurrent Assets	26,938,574	17,689,144	10,393,680	13,458,212	14,398,719	23,541,488	106,419,817	2,557,328
TOTAL ASSETS	53,760,713	22,889,490	11,061,445	19,731,339	15,855,005	33,204,536	156,502,528	5,546,435
DEFERRED OUTFLOWS OF RESOURCES								
Pension Plan Deferments	482,743	120,686	331,886	-	90,514	392,228	1,418,057	-
OPEB Plan Deferments	7,220	903	1,592	-	474	2,449	12,638	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	489,963	121,589	333,478	-	90,988	394,677	1,430,695	-
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 54,250,676	$ 23,011,079	$ 11,394,923	$ 19,731,339	$ 15,945,993	$ 33,599,213	$ 157,933,223	$ 5,546,435
LIABILITIES								
Current Liabilities:								
Accounts Payable	$ 150,095	$ 254,676	$ 87,812	$ -	$ 25,024	$ 472,180	$ 989,787	$ -
Salaries Payable	44,145	12,115	47,912	-	11,249	41,442	156,863	-
Deposits Payable	477,931	24,611	7,077	-	27,149	364,723	901,491	-
Compensated Absences	205,324	54,754	76,325	-	25,785	155,668	517,856	-
Accrued Interest Payable	59,496	33,455	8,713	150,125	153,293	91,425	496,507	-
Due To Other Funds	-	-	9,365,162	-	5,446,748	1,438,724	16,250,634	-
Due To Other Governments	2,942,733	23,123	14,071	92,221	954	57,513	3,130,615	-
Interfund Payable	69,130	16,798	60,930	-	-	227,534	374,392	-
Revenue Bonds Payable	475,000	822,608	345,000	1,475,000	1,115,000	562,392	4,795,000	-
Financed Purchase Payable	-	-	51,365	-	-	-	51,365	-
Lease Liability	-	-	1,098	-	-	3,882	4,980	-
Subscription Liability	14,657	-	-	-	-	-	14,657	-
Other Post Employment Benefits	5,023	629	1,108	-	329	1,702	8,791	-
Unearned Revenue	6,092	1,985	303,193	-	110,718	202,972	624,960	-
Total Current Liabilities	4,449,626	1,244,754	10,369,766	1,717,346	6,916,249	3,620,157	28,317,898	-
Noncurrent Liabilities:								
Compensated Absences	82,955	13,275	60,397	-	38,691	68,898	264,216	-
Advance From Other Funds	511,818	1,355,563	740,821	-	-	3,976,071	6,584,273	-
Revenue Bonds Payable	7,028,728	7,848,290	2,818,086	12,029,997	8,105,000	8,702,194	46,532,295	-
Financed Purchase Payable	-	-	134,159	-	-	-	134,159	-
Lease Liability	-	-	-	-	-	596,775	596,775	-
Subscription Liability	30,556	-	-	-	-	-	30,556	-
Other Post Employment Benefits	177,389	22,182	39,118	-	11,640	60,170	310,499	-
Net Pension Liability	1,461,048	365,262	1,004,471	-	273,947	1,187,102	4,291,830	-
Total Noncurrent Liabilities	9,292,494	9,604,572	4,797,052	12,029,997	8,429,278	14,591,210	58,744,603	-
TOTAL LIABILITIES	13,742,120	10,849,326	15,166,818	13,747,343	15,345,527	18,211,367	87,062,501	-
DEFERRED INFLOWS OF RESOURCES								
Leases	-	226,048	1,109,993	402,779	-	-	1,738,820	-
Debt Refunding Deferments	-	-	-	259,182	-	-	259,182	-
Pension Plan Deferments	486,031	121,508	334,146	-	91,131	394,901	1,427,717	-
OPEB Plan Deferments	91,936	11,497	20,274	-	6,033	31,184	160,924	-
TOTAL DEFERRED INFLOWS OF RESOURCES	577,967	359,053	1,464,413	661,961	97,164	426,085	3,586,643	-
NET POSITION								
Net Investment In Capital Assets	18,185,482	9,443,965	6,141,397	462,682	5,178,719	15,926,711	55,338,956	-
Restricted For Debt Service	10,861,916	-	237,588	2,916,293	1,325,777	-	15,341,574	-
Unrestricted	10,883,191	2,358,735	(11,615,293)	1,943,060	(6,001,194)	(964,950)	(3,396,451)	5,546,435
TOTAL NET POSITION	39,930,589	11,802,700	(5,236,308)	5,322,035	503,302	14,961,761	67,284,079	5,546,435
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 54,250,676	$ 23,011,079	$ 11,394,923	$ 19,731,339	$ 15,945,993	$ 33,599,213	157,933,223	$ 5,546,435
				Net position - total enterprise funds			67,284,079	
				Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			124,922	
				Net position of business-type activities			$ 67,409,001	

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS							GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUND
	ELECTRIC	WATER	COMMUNITY CENTER	TURBINE GENERATOR	CURLING CENTER	NONMAJOR ENTERPRISE	TOTALS	
OPERATING REVENUES:								
Sales	$ 56,742,382	$ 5,194,001	$ 3,183,967	$ 1,261,543	$ 1,181,353	$ 11,681,679	$ 79,244,925	$ 1,236,002
OPERATING EXPENSES:								
Production	38,018,782	839,644	-	-	-	3,733,739	42,592,165	-
Distribution / Collections	3,148,595	950,520	-	-	-	1,224,331	5,323,446	-
Administration	4,751,110	931,058	3,953,489	353,975	1,294,955	4,563,828	15,848,415	1,257,280
Depreciation And Amortization	1,645,519	854,301	882,469	27,217	632,900	746,920	4,789,326	-
TOTAL OPERATING EXPENSES	47,564,006	3,575,523	4,835,958	381,192	1,927,855	10,268,818	68,553,352	1,257,280
OPERATING INCOME (LOSS)	9,178,376	1,618,478	(1,651,991)	880,351	(746,502)	1,412,861	10,691,573	(21,278)
NON-OPERATING REVENUES:								
Investment Earnings (Charges)	767,657	136,660	(386,149)	68,742	(186,874)	241,503	641,539	199,739
Intergovernmental	557	9,380	124	-	34	4,346	14,441	-
Payments	-	3,194	16,206	51,009	-	-	70,409	-
Gain On Sale Of Capital Assets	-	-	-	-	-	161,809	161,809	-
Miscellaneous Refunds	-	-	-	-	-	-	-	556,920
TOTAL NON-OPERATING REVENUES	768,214	149,234	(369,819)	119,751	(186,840)	407,658	888,198	756,659
NON-OPERATING EXPENSES:								
Interest	236,241	125,756	127,101	402,403	370,697	352,955	1,615,153	-
Fiscal Agent Fees	2,700	1,087	3,783	4,500	3,582	1,305	16,957	-
Loss On Sale Of Capital Assets	-	-	-	-	-	333	333	-
TOTAL NON-OPERATING EXPENSES	238,941	126,843	130,884	406,903	374,279	354,593	1,632,443	-
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	9,707,649	1,640,869	(2,152,694)	593,199	(1,307,621)	1,465,926	9,947,328	735,381
CAPITAL CONTRIBUTIONS	670,128	1,298,786	7,995	-	-	487,463	2,464,372	-
TRANSFERS IN (OUT):								
Transfers In	-	400,000	700,420	-	1,584,506	451,870	3,136,796	-
Transfers Out	(7,128,690)	(255,797)	-	-	-	(629,005)	(8,013,492)	(28,615)
TOTAL TRANSFERS IN (OUT)	(7,128,690)	144,203	700,420	-	1,584,506	(177,135)	(4,876,696)	(28,615)
CHANGE IN NET POSITION	3,249,087	3,083,858	(1,444,279)	593,199	276,885	1,776,254	7,535,004	706,766
NET POSITION, JANUARY 1	36,681,502	8,718,842	(3,792,029)	4,728,836	226,417	13,185,507	59,749,075	4,839,669
NET POSITION, DECEMBER 31	$ 39,930,589	$ 11,802,700	$ (5,236,308)	$ 5,322,035	$ 503,302	$ 14,961,761	67,284,079	$ 5,546,435

Change in net position - total enterprise funds	$ 7,535,004
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	(33,589)
Change in net position - business-type activities	$ 7,501,415

The notes to the financial statements are an integral part of this statement.

CITY OF CHASKA, MINNESOTA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS							GOVERNMENTAL ACTIVITIES - INTERNAL SERVICE FUND
	ELECTRIC	WATER	COMMUNITY CENTER	TURBINE GENERATOR	CURLING CENTER	NONMAJOR ENTERPRISE	TOTALS	
CASH FLOWS FROM OPERATING ACTIVITIES:								
Receipts From Customers And Users	$ 56,357,409	$ 5,134,829	$ 3,179,712	$ 1,256,717	$ 1,091,851	$ 11,908,317	$ 78,928,835	$ 1,236,002
Payments To Suppliers	(44,301,065)	(2,090,387)	(1,561,464)	(340,117)	(707,570)	(6,880,826)	(55,881,429)	(1,257,280)
Payments To Employees	(2,672,777)	(804,578)	(2,425,195)	-	(660,802)	(2,800,973)	(9,364,325)	-
Miscellaneous Receipts	-	-	-	-	-	-	-	556,920
Net Cash Provided (Used) By Operating Activities	9,383,567	2,239,864	(806,947)	916,600	(276,521)	2,226,518	13,683,081	535,642
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:								
Transfers From Other Funds	-	400,000	700,420	-	1,584,506	207,870	2,892,796	-
Transfers To Other Funds	(7,128,690)	(255,797)	-	-	-	(629,005)	(8,013,492)	(28,615)
Due From Other Funds	-	(891,748)	-	-	-	(2,688,724)	(3,580,472)	(750,000)
Due To Other Funds	-	-	1,378,255	-	291,748	1,438,724	3,108,727	-
Interfund Loans To Other Funds	-	-	-	65,192	-	-	65,192	50,447
Interest Payments On Interfund Loans	-	-	-	39,027	-	-	39,027	-
Interest Payments On Leases	-	-	16,476	12,096	-	-	28,572	-
Payments	-	3,167	-	-		-	3,167	-
Intergovernmental	557	9,380	124	-	34	4,346	14,441	-
Net Cash Provided (Used) By Non-Capital Financing Activities	(7,128,133)	(734,998)	2,095,275	116,315	1,876,288	(1,666,789)	(5,442,042)	(728,168)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:								
Capital Contributions	670,128	-	-	-	-	24,460	694,588	-
Principal Paid On Bonds	(450,000)	(796,236)	(335,000)	(1,400,000)	(1,085,000)	(538,764)	(4,605,000)	-
Principal Paid On Financed Purchase	-	-	(48,768)	-	-	-	(48,768)	-
Principal Paid On Leases	-	-	(2,627)	-	-	(4,551)	(7,178)	-
Principal Paid On Subscriptions	(18,144)	(1,111)	-	-	-	(1,111)	(20,366)	-
Interest And Fiscal Charges	(254,903)	(140,168)	(134,224)	(675,000)	(388,246)	(317,427)	(1,909,968)	-
Proceeds From Sale Of Capital Assets	-	-	-	-	-	161,942	161,942	-
Construction And Acquisition Of Capital Assets	(3,100,404)	(1,738,670)	(275,773)	-	-	(2,821,611)	(7,936,458)	-
Transfers From Other Funds	-	-	-	-	-	244,000	244,000	-
Supply Contract Payments Received	-	-	-	1,279,443	-	-	1,279,443	-
Interfund Loan Payments To Other Funds	(65,192)	1,284,063	(57,755)	-	-	2,791,980	3,953,096	-
Interest Payments On Interfund Loans	(39,027)	(4,016)	(45,452)	-	-	(68,023)	(156,518)	-
Net Cash Provided (Used) By Capital And Related Financing Activities	(3,257,542)	(1,396,138)	(899,599)	(795,557)	(1,473,246)	(529,105)	(8,351,187)	-
CASH FLOWS FROM INVESTING ACTIVITIES:								
Interest (Charges) On Investments	770,068	139,367	(386,149)	63,944	(186,874)	240,396	640,752	203,869
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(232,040)	248,095	2,580	301,302	(60,353)	271,020	530,604	11,343
CASH AND CASH EQUIVALENTS, January 1	14,879,377	655,958	235,008	4,354,257	1,386,130	1,513,579	23,024,309	399,589
CASH AND CASH EQUIVALENTS, December 31	$ 14,647,337	$ 904,053	$ 237,588	$ 4,655,559	$ 1,325,777	$ 1,784,599	$ 23,554,913	$ 410,932
CASH AND CASH EQUIVALENTS:								
Cash And Investments	$ 3,785,421	$ 904,053	$ -	$ 1,603,606	$ -	$ 1,784,599	$ 8,077,679	$ 410,932
Restricted Assets-Bonds:								
Cash And Investments for Operating And Maintenance	10,000,000	-	-	-	-	-	10,000,000	-
Cash And Investments For Debt Service	861,916	-	237,588	3,051,953	1,325,777	-	5,477,234	-
Total Cash And Cash Equivalents	$ 14,647,337	$ 904,053	$ 237,588	$ 4,655,559	$ 1,325,777	$ 1,784,599	$ 23,554,913	$ 410,932
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:								
Operating Income (Loss)	$ 9,178,376	$ 1,618,478	$ (1,651,991)	$ 880,351	$ (746,502)	$ 1,412,861	$ 10,691,573	$ (21,278)
Adjustments To Reconcile Operating Income (Loss) To Net Cash Provided (Used) By Operating Activities:								
Depreciation And Amortization Expense	1,645,519	854,301	882,469	27,217	632,900	746,920	4,789,326	-
Allowance For Uncollectible Accounts	6,482	2,245	529	-	1,327	4,291	14,874	-
Miscellaneous Receipts	-	-	-	-	-	-	-	556,920
(Increase) Decrease In Assets And Deferred Outflows:								
Special Assessments	(1,377)	(233)	-	-	-	(2,219)	(3,829)	-
Accounts Receivable	(205,626)	(125,150)	8,607	-	(88,493)	(18,864)	(429,526)	-
Due From Other Governments	29,485	81,640	100,000	-	-	41,000	252,125	-
Prepaid Expense	(2,640)	-	2,673	-	-	-	33	-
Leases Receivable	-	24,898	255,339	50,099	-	-	330,336	-
Inventory	(1,020,516)	63,527	-	-	-	(11,288)	(968,277)	-
Deferred Outflows	83,469	68,319	121,829	-	60,734	137,001	471,352	-
Increase (Decrease) In Liabilities And Deferred Inflows:								
Accounts Payable	(35,298)	(193,659)	(45,349)	-	(8,788)	(222,012)	(505,106)	-
Salaries Payable	1,110	604	370	-	(622)	14,127	15,589	-
Deposits Payable	(215,402)	(14,559)	(925)	-	10,007	30,326	(190,553)	-
Compensated Absences Payable	(4,533)	2,298	4,838	-	(3,277)	11,768	11,094	-
Net Pension Liability	(323,335)	(229,532)	(423,036)	-	(201,889)	(478,322)	(1,656,114)	-
Due To Other Governments	(200,872)	5,854	1,648	13,858	(620)	29,364	(150,768)	-
Unearned Revenue	1,465	244	(109,785)	-	(12,343)	172,104	51,685	-
Other Post Employment Benefits	14,100	1,763	3,109	-	925	4,782	24,679	-
Deferred Inflows - Leases	-	(28,257)	(258,020)	(54,925)	-	-	(341,202)	-
Deferred Inflows	433,160	107,083	300,748	-	80,120	354,679	1,275,790	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	$ 9,383,567	$ 2,239,864	$ (806,947)	$ 916,600	$ (276,521)	$ 2,226,518	$ 13,683,081	$ 535,642
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:								
Contributions of Capital Assets	$ -	$ 1,298,786	$ 7,995	$ -	$ -	$ 463,003	$ 1,769,784	$ -
Payment of Capital Assets on Account	$ (12,267)	$ (172,192)	$ -	$ -	$ -	$ (436,231)	$ (620,690)	$ -
Net Book Value of Capital Assets Disposed	$ -	$ -	$ -	$ -	$ -	$ 768	$ 768	$ -
Gain on Disposal of Leased Asset	$ -	$ -	$ -	$ -	$ -	$ 635	$ 635	$ -
Amortization Of Bond Premiums	$ 51,441	$ 14,989	$ 47,555	$ 213,571	$ -	$ 25,876	$ 353,432	$ -
Amortization Of Gain On Refunding	$ -	$ -	$ -	$ 37,026	$ -	$ -	$ 37,026	$ -
Acquisition of Subscription Assets	$ 63,357	$ 1,111	$ -	$ -	$ -	$ 1,111	$ 65,579	$ -
Lease Revenue Over(Under) Lease Receivable Payments	$ -	$ 3,359	$ 2,681	$ 4,826	$ -	$ -	$ 10,866	$ -
Termination of Lease Liability	$ -	$ -	$ -	$ -	$ -	$ 18,973	$ 18,973	$ -

The notes to the financial statements are an integral part of this statement.

Note 1 Summary of Significant Accounting Policies

The City of Chaska (the City) operates under the Optional Plan A form of government pursuant to applicable Minnesota laws and statutes. The Plan A form of government prescribes an Administrator-Council form of organization. The Council consists of an elected mayor and four council members. The City provides services such as public safety, highways and streets, culture-recreation, public improvements, planning and zoning, and general administration. The City operates electric, water, sewer, and storm water utilities in addition to a community center, two golf courses, a gas turbine generator, and a curling and event center.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units by the Governmental Accounting Standards Board (GASB). In order to enhance the usefulness of the financial statements to the reader the following is a summary of the City's significant accounting policies.

A) The Financial Reporting Entity

These financial statements present the City (primary government) and its component units. The City includes all funds, organizations, institutions, agencies, departments and offices that are not legally separate from such. Component units are legally separate organizations for which the elected officials of the City are financially accountable and are included within the basic financial statements of the City because of the significance of their operational or financial relationship with the City.

The City is considered financially accountable for a component unit if it appoints a voting majority of the organization's governing body and it is able to impose its will on the organization by significantly influencing the programs, projects, activities, or level of services performed or provided by the organization, or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

As a result of applying the component unit definition criteria above, one organization has been defined and is presented in this report as follows:

Blended component unit – The Chaska Economic Development Authority (Chaska EDA) was established in 1987 by Resolution No. 87-25 of the Chaska City Council. The Chaska EDA is included in these financial statements because the Chaska EDA Board is comprised of City Council members. Activities of the Chaska EDA are financed by a tax levy of the City for that purpose. There are no other statements for the Chaska EDA other than those presented in this report.

B) Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide financial statements and fund financial statements. Government-wide financial statements (Statement of Net Position and Statement of Activities) report information based on the City as a whole. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or

segment. Direct expenses also include allocated expenses to functional programs from centralized expenses reported in the Self Insurance fund. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function, 2) operating grants and contributions that are restricted to meet the operational requirements of a particular function and 3) capital grants and contributions (including special assessments) that are restricted to meeting the capital requirements of a particular function. Taxes and other internally directed revenues are reported as *general revenues.*

The accounts of the City are organized on the basis of funds and separate "Fund Financial Statements" are provided for Governmental funds and Proprietary funds. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions and activities. A fund is a separate accounting entity with self-balancing accounts that include assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures/expenses. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. Fund financial statements present information for individual major funds in separate columns. Nonmajor funds are presented aggregately in one column in the fund financial statements.

Major Funds

The City reports the following major governmental funds:

- **General Fund –** This fund is the City's primary operating fund and is used to account for all financial resources except those required to be accounted for in another fund.
- **Public Improvement Projects Capital Project Fund –** This fund accounts for the financing and construction of public improvement projects.

The City reports the following major proprietary funds:

- **Electric Fund –** This fund accounts for the activities of the City's Electric Utility operations.
- **Water Fund –** This fund accounts for the activities of the City's Water Utility operations.
- **Community Center Fund –** This fund accounts for activities of the City's Community Center operations.
- **Turbine Generator Fund –** This fund accounts for the activities of the City's Turbine Generator Utility operations.
- **Curling Center Fund –** This fund accounts for the activities of the City's Curling and Event Center operations.

Additionally, the City reports the following fund type:

- **Internal Service Fund –** Internal service funds account for operations that provide services to other departments or agencies of the government on a cost reimbursement basis. The City has one Internal Service fund – the Self-Insurance fund. This fund is used to account for the purchase of property, liability, and workers' compensation insurance for all City departments. Costs are allocated to individual departments.

C) Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. The economic resources measurement focus aims to report all inflows, outflows, and balances affecting or reflecting an entity's net position. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year in which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities for the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current period. Expenditures are generally recorded when a liability is incurred, as under the accrual basis of accounting. However, principal and interest on long-term debt and other long-term obligations are recognized as expenditures to the extent they have matured.

Property taxes, franchise taxes, licenses, and interest associated with the current period are all considered to be susceptible to accrual and have been recognized as revenues of the current period. Only the portion of special assessments receivable due within the current period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are administrative charges between the City's enterprise funds and other functions of the government. Elimination of these charges would misrepresent the direct costs and program revenues reported for the various functions concerned.

Proprietary funds are accounted for on a flow of *economic resources measurement focus* and *accrual basis of accounting*. This means that all assets, including capital assets, deferred outflows of resources, and all liabilities, including long-term liabilities and deferred inflows of resources associated with fund activity are included on the Statement of Net Position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net position. Revenues are recognized when they are earned, and expenses are recognized at the time liabilities are incurred.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating expenses for all the City's enterprise funds and internal service fund are cost of sales and services, administrative expense, depreciation of capital assets, and amortization of right to use leased and subscription assets. All other revenues and expenses are reported as non-operating items.

D) Budgetary Accounting

Budgets for the General fund, two Special Revenue funds and one Capital Project fund are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP). The non-major Special Revenue funds with budgets are the Mount Pleasant Maintenance & Care fund and the Chaska EDA fund.

The budgeted non-major capital project fund is the Equipment Acquisition fund. All annual appropriations lapse at fiscal year-end. Budget schedules for the budgeted non-major funds are included later in this financial report.

E) Cash and Investments

Cash balances from all funds are combined and invested to the extent available as authorized by Minnesota State Statutes. Earnings from such investments are allocated to the respective funds based on applicable cash balance participation by each fund. Investments are stated at fair value, except for investments in external investment pools, which are stated at amortized cost. Cash and cash equivalents consist of available cash, cash deposits and highly liquid investments with an original maturity date at the time of purchase of three months or less. The proprietary funds' portion in the government-wide cash and investment management pool is considered to be cash equivalent. Interest on escrow investments is allocated specifically to the related fund. Investment income is accrued at the balance sheet date.

The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America (GAAP). The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See **Note 3** for the City's recurring fair value measurements as of year-end.

F) Receivables

- **Property Tax**

Property tax levies are set by the City Council and must be levied on or before five business days after December 20 each year. Levied property taxes are certified to Carver County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. The county spreads all levies over assessable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Property taxes are due from taxpayers in two equal installments, on May 15 and October 15. Minnesota counties typically provide tax settlements to cities and other local governments three times a year: in July, December, and January of the following year. However, cities can request that 70% of the July settlement be distributed three weeks early. The City has a standing request with the County for this, and thus receives the early settlement each June.

Revenues are accrued and recognized in the government-wide financial statements in the current period. In the fund financial statements, taxes that remain unpaid at December 31 are classified as delinquent taxes and have been offset by a deferred inflow of resources, because it is not known when they will be available to finance current expenditures. No allowance for uncollectible taxes has been provided because such amounts are not expected to be material.

- **Special Assessments**

Special assessments are levied against benefiting properties for the assessable costs of special assessment improvement projects in accordance with state statutes. The City usually adopts assessment rolls before an

improvement contract is awarded. Annual installments (including interest) for special assessments are collected by the County in the same manner as property taxes.

The City recognizes special assessment revenue in the government-wide financial statements when the assessment rolls are levied. In the governmental fund financial statements, the City recognizes special assessment revenue when it becomes both measurable and available. Current assessments, which remain unpaid at December 31 are classified as delinquent receivables and together with deferred assessments are fully offset by unavailable revenue – special assessments, a deferred inflow of resources, because it is not known when they will be available to finance current expenditures. Delinquent special assessments receivable at December 31, 2023, totaled $223,656.

- **Trade Receivables**

Utility and miscellaneous accounts receivable are shown net of an allowance for uncollectible accounts on the Statement of Net Position. On December 31, 2023, the allowance for uncollectible accounts is $160,190.

- **Leases Receivable**

The City's leases receivable are measured at the present value of lease payments expected to be received during the leases' terms. Under the lease agreements, the City may receive variable lease payments that are dependent upon the lessee's revenue or other factors. The variable payments are recorded as an inflow of resources in the period the payment is received.

A deferred inflow of resources is recorded for the lease receivable. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

G) Short-Term and Long-Term Interfund Receivables/Payables

City operations include activity between individual funds for goods provided or services rendered. The current portions of lending/borrowing arrangements are classified as "interfund receivables/payables." The long-term portions of interfund receivables and payables are reported as "advance to other funds" and "advance from other funds."

H) Inventory

The original cost of materials and supplies are recorded as expenditures at the time of purchase for Governmental Funds. These funds do not maintain material amounts of inventories.

Inventories in the Proprietary Funds are valued at cost, which approximates market, using the first in-first out (FIFO) method. Inventory is recorded as an expense when consumed.

I) Prepaid Items

Certain prepayments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

J) Restricted Assets

In the government-wide statement of net position and proprietary fund financial statements, unspent bond proceeds, as well as certain resources set aside for their repayment, are classified as restricted assets because their use is limited by applicable bond covenants. Investment earnings on these assets are allocated directly to the appropriate funds. The City has also restricted cash in the governmental funds. A deposit is being held and administered by the City on behalf of a developer for the sole purpose of funding construction-related expenses.

K) Capital Assets

Capital assets, which include property, buildings, improvements, equipment, right to use leased assets, right to use subscription assets, and infrastructure (e.g., roads, bridges, streets, sidewalks, drainage systems, and lighting systems) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the proprietary fund financial statements. Such assets are capitalized at historical cost or estimated historical cost for assets where actual historical cost is not available. Donated assets are valued at their estimated acquisition value on the date of donation. Right to use leased assets are recorded at the value of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. Right to use subscription assets are recorded at the value of the subscription liability, plus any payments made prior to commencement of the subscription term and any capitalizable implementation costs. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. The City uses the following capitalization policy:

Description	Capitalization Threshold
Land	$25,000
Works of Art/Treasures	5,000
Buildings and Building Improvements	25,000
Other Improvements	25,000
Furniture and Equipment	5,000
Infrastructure	50,000

Depreciation and amortization of assets on the government-wide statements for the primary government (governmental and business-type activities) and in the proprietary funds financial statements is charged as an expense against operations using the straight-line method and the following estimated useful lives:

Description	Life
Buildings and Building Improvements	25 years
Other Improvements	25 - 50 years
Furniture and Equipment	3 - 25 years
Infrastructure	10 - 50 years

Right to use leased assets are amortized over the shorter of the useful life of the asset or the related lease term. Right to use subscription assets are amortized over the shorter of the useful life of the asset or the related subscription term. Capital assets not being depreciated or amortized include land, because land is believed to have an unlimited useful life; works of art/historical treasures, because these assets do not have a determinable useful life; and construction in progress, because construction on the asset has not been fully completed.

L) Compensated Absences

The City's policy permits employees to accumulate earned, but unused paid personal leave (PPL), vacation, sick leave, and compensatory time benefits. Employees are compensated upon termination for unused PPL, vacation, and compensatory time. Sick leave is accrued as used or when it becomes likely that it will be paid as termination pay, while PPL, vacation, and compensatory time is recorded as an expense and liability as the benefits accrue in the government-wide and proprietary fund financial statements. The liability for these amounts is reported in governmental funds only if they have matured, for example, due to employee resignations and retirements.

For the General Fund, the City commits a portion of fund balance for compensated absences equal to the three-year average of the percent of compensated absences expected to be used in the coming year. The remaining portion of compensated absences in the General Fund is set aside in Assigned Fund Balance at the discretion of the Administrative Services Director.

M) Deferred Outflows/Inflows of Resources

In addition to assets and liabilities, statements of financial position will sometimes report separate sections for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption or acquisition of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) or an inflow of financial resources (revenue) until then.

The City reports deferred outflows and inflows of resources related to pensions and other post-employment benefits (OPEB) in the government-wide and enterprise funds Statements of Net Position. These deferred outflows and inflows result from the difference between expected and actual economic experience, changes in actuarial assumptions, net collective difference between projected and actual investment earnings, changes in proportion, and contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension and OPEB standards.

The City reports deferred inflows of resources related to debt refunding in the government-wide and enterprise funds Statements of Net Position. This deferred inflow results from the differences between the resources required to refund debt and the net carrying amount of the refunded issue. These amounts are deferred and amortized over the remaining life of the old debt or the life of the new debt, whichever is shorter.

The City also reports deferred inflows of resources for leases receivable in the government-wide and enterprise funds Statements of Net Position and governmental funds balance sheet. These deferred inflows are amortized on a straight-line basis over the term of the related leases.

Unavailable revenue arises only under the modified accrual basis of accounting and therefore is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues for taxes, special assessments and notes outstanding. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

N) Long-Term Obligations

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as expenditures.

O) Fund Balance Classifications

The difference between fund assets and deferred outflows of resources less liabilities and deferred inflows of resources is "fund balance" on the governmental fund statements. In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in governmental funds. These classifications are as follows:

- **Nonspendable** – consists of amounts that cannot be spent because it is not in spendable form, such as prepaid items, inventory, leases receivable net of deferred inflows, and other long-term assets.

- **Restricted** – consists of amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

- **Committed** – consists of amounts related to internally imposed constraints that are established by formal action (resolution) of the City Council. Those committed amounts cannot be used for any other purposes unless the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

- **Assigned** – consists of amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General fund, assigned amounts represent intended use established by the governing body itself or by an official to which the governing body delegates authority. Pursuant to City Council Resolution, the City's Administrative Services Director is authorized to establish assignments of fund balance.

- **Unassigned** – is the residual classification for the General fund and also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first and then unrestricted as needed. When committed, assigned or unassigned funds are available for expenditure, it is the City's policy to spend committed funds first, assigned funds second, and unassigned funds last.

P) Net Position

Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources in the government-wide and proprietary fund financial statements. Net position is displayed in three components:

- **Net Investment in Capital Assets -** consists of capital assets, net of accumulated depreciation and amortization, reduced by the outstanding balance of any long-term debt used to build or acquire the capital assets and the outstanding balance of any capital related payables such as contracts and retainage payable.

- **Restricted Net Position** - consists of net position restricted by limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulation of other governments.

- **Unrestricted Net Position** – all other elements of net position that do not meet the definition of "restricted" or "net investment in capital assets" are reported as unrestricted.

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

Q) Interfund Transactions

Interfund services provided are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. In the ordinary course of business, transfers between funds are made to finance projects. Other interfund transactions are reported as transfers in/out. Interfund transactions within the respective categories of governmental activities and business-type activities in the government-wide statement of activities are eliminated. The internal balances caption on the government-wide statement of net position represents interfund receivable or payable between governmental and business-type activities.

R) Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America (GAAP), requires management to make estimates and assumptions that affect the amounts reported in the financial statements during the reporting period. Actual results could differ from those estimates.

S) Pension Plans

For purposes of measuring the net pension liability (asset), deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments, and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

For purposes of measuring the net pension liability (asset), deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Chaska Fire Department Relief Association Pension Plan (CFDRAPP) and additions to/deductions from CFDRAPP's fiduciary net position have been reported using a one-year look-back period. Investments are reported at fair value.

T) Change in Accounting Principle

During the year ended December 31, 2023, the City implemented GASB Statement No. 96, *Subscription Based Information Technology Arrangements*. The primary objective of this statement is to enhance the relevance and consistency of information about governments' subscription activities. This statement included major changes in recognition of certain subscription assets and liabilities for software subscriptions that previously were classified as operating expenses. It establishes a single model for subscription accounting based on the foundational principle

that subscriptions are financings of the right to use an underlying asset. Under this statement, an organization is required to recognize a subscription liability and an intangible right-to-use subscription asset. The implementation of this new GASB statement in the current year resulted in the City reporting new subscription liabilities and right-to-use subscription assets. Adjustments to capital assets and long-term liabilities were made but did not require a restatement of net position in the current year. See Note 4 and Note 7 for additional information on this change in the current year.

Note 2 Compliance and Accountability

A) Budget

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annually appropriated budgets are adopted for the General Fund, two Special Revenue Funds: Mount Pleasant Maintenance & Care Fund and Chaska EDA Fund, and one Capital Project Fund: Equipment Acquisition Fund. Budgeted amounts are as originally adopted and as amended by the City Council.

The City follows these procedures in establishing and monitoring the annual budget:

1. Prior to September 30 each year, the City Administrator submits to the City Council a proposed operating budget for the year commencing the following January 1.
2. Public hearings are held to obtain public comments.
3. The budget is legally enacted by resolution after obtaining public comments.
4. The legal level of budgetary control is at the fund level. Budgetary control is maintained by department heads for all assigned divisions. Department heads may reallocate budget appropriations between divisions within the same fund, but not reallocate between funds or functions. The City Administrator may reallocate budget appropriations between functions within the same fund.
5. During the year, expenditures in various categories (i.e., personal services, operating supplies, other services and charges, capital outlay, and other financing uses) may exceed the level of appropriation if additional revenues or reduced expenditures in another account are identified and available to offset the additional expenditures.
6. Unused budgeted expenditure appropriations lapse at year-end.
7. Annual appropriated budgets are not adopted for Debt Service Funds because budgetary control is achieved through bond indenture provisions. Budgetary control for other Capital Project Funds is accomplished through project controls, so budgets are not adopted.

B) Excess of Expenditures Over Appropriations

For the year ended December 31, 2023, expenditures exceeded appropriations in the General fund by $538,486, Mount Pleasant Maintenance & Care Special Revenue fund by $239, Chaska EDA Special Revenue fund by $982,163, and the Equipment Acquisition Capital Project fund by $25,853. Variances in the General fund and Mount Pleasant Special Revenue fund were offset by revenues greater than expected in each fund. The Chaska EDA fund variance was offset by revenue greater than budget and fund balance. The Equipment Acquisition fund variance was offset by other financing sources.

C) Nonmajor Funds with Negative Equity

The following nonmajor funds maintained a deficit fund balance at December 31, 2023:

Special Revenue Fund	
Chaska EDA	$ 1,199,343
Capital Project Funds	
Abatement Program	$ 685,415
Creek Road Phase II Improvements	124,464
Minnesota River Bluffs Regional Trail	400,794
Engler Boulevard	13,530
TIF Dist #14 - Downtown Redevelopment	2,266,385
TIF Dist #20 - Brewery Project	25,220
TIF Dist #21 - Hot Spot Project	88,898
TIF Dist #22 - Ernst House Project	89,051
TIF Dist #23 - City Square West Project	882,110

The deficit in the Chaska EDA fund is due to various economic development projects, some of which have not received final funding. Ongoing activities of the Chaska EDA fund will eliminate this deficit.

The deficits in the Capital Project funds relate to capital projects that have incurred expenditures and have not received final financing. The Abatement Program and TIF District deficits are due to project costs for the districts. Abatement and tax increment revenue collected in future years will eliminate these deficits. All funds are expected to recover their deficits.

Note 3 Cash and Investments

The City maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the government-wide statement of net position as "cash and investments."

Deposits, investments, petty cash and change funds are reported on the City's financial statements as follows:

Statement of Net Position - Government-Wide	
Cash and Investments	$40,710,691
Restricted Cash and Investments	20,420,233
Total Cash and Investments	$61,130,924

A) Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposits.

The following is considered the most significant risk associated with deposits:

Custodial Credit Risk – In the case of deposits, this is the risk that in the event of bank failure, the City's deposits may be lost and not recovered.

Minnesota Statutes require that federal deposit insurance, corporate surety bond or collateral protect all deposits. The fair value of collateral pledged must equal 110% of the deposits not covered by insurance or bonds. Authorized collateral includes the legal investments described below under "credit risk", as well as certain first mortgage notes and certain other state or local government obligations. Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the City or in a financial institution other than that furnishing the collateral. The City's investment policies do not further address limiting exposure to custodial credit risk for deposits.

At year-end, the carrying amount of the City's deposits was $11,460,926, while the balance on the bank records was $11,911,259. Total bank deposits include a developer's escrow with an account balance of $4,022,535. These funds are being held and administered by the City on behalf of the developer for the sole purpose of funding construction-related expenses. At December 31, 2023, all deposits were insured, or collateralized by securities held by the City's agent in the City's name.

B) Investments

The City has the following investments at year-end:

	Credit Risk		Fair Value Measurements	Interest Risk - Maturity Duration in Years		
Investment Type	Rating	Agency	Using	Less Than 1	1 to 5	Total
U.S. Government Agencies	AAA	Moody	Level 2	$ -	$ 1,161,408	$ 1,161,408
U.S. Government Agencies	AA	S&P	Level 2	4,566,850	7,162,347	11,729,197
State and Local Bonds	AA	S&P	Level 2	270,000	2,425,665	2,695,665
Negotiable CDs	N/R	N/R	Level 2	-	716,860	716,860
Investments in Mutual Funds & Money Markets						
First American Government Obligations	AAAm	S&P	Level 1	N/A	N/A	2,483,830
100% Treasury MM Fund	AAAm	S&P	Level 1	N/A	N/A	3,419,510
Minnesota Municipal MM Fund	N/R	N/R	Amortized Cost	N/A	N/A	27,463,528
Total Investments:				$ 4,836,850	$ 11,466,280	49,669,998
					Total Deposits	11,456,537
N/A - Not Applicable					Petty Cash and Change Funds	4,389
N/R - Not Rated					Total Deposits and Investments	$ 61,130,924

The Minnesota Municipal Money Market Fund (the 4M Fund) is regulated by Minnesota statutes and the Board of Directors of the League of Minnesota Cities and is a customized cash management program for Minnesota public funds. It is also sponsored and governed by the League of Minnesota Cities since 1987. Allowable under Minnesota Statutes, the 4M Fund is comprised of top quality, highly rated investments.

The 4M Fund is an external investment pool not registered with the Securities and Exchange Commission (SEC); however, it follows the same regulatory rules of the SEC. The reported value of the pool is the same as the fair value of the pool share. The City's investment in this fund is measured at amortized cost. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the Liquid Class; the redemption notice period is 14 days for the Plus Class.

Investments are subject to various risks, the following of which are considered the most significant:

Custodial Credit Risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer) the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policies do not address limiting exposure to custodial credit risk.

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating are rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of thirteen months or less; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; bankers acceptances of United States banks eligible for purchase by the Federal Reserve System; commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, with a credit quality in one of the top two highest categories; repurchase or reverse purchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000, that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers. The City's investment policies do not further address credit risk.

Concentration Risk – This is the risk associated with investing a significant portion of the City's investment (considered 5.0% or more) in the securities of a single issuer, excluding U.S. guaranteed investments (such as Treasuries), investment pools, and mutual funds. The City's investment policy does not limit the concentration of investments.

At year-end, the City had more than 5.0 percent of its investments in the following:

Issuer	Percent	Amount
Federal Home Loan Banks	13.68%	$6,795,538
Federal Home Loan Mortgage Corp	10.28%	$5,107,528

Interest Rate Risk - This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City's investment policy does not limit the duration of investments.

Note 4 Capital Assets

Capital asset activity for Governmental and Business-Type activities for the year ended December 31, 2023, was as follows:

	Beginning Balance	Change in Accounting Principle*	Increases	Decreases	Reclass & Transfers	Ending Balance
Governmental Activities						
Capital assets, not depreciated/amortized:						
Land	$ 58,694,536	$ -	$ 201,578	$ -	$ 86,032	$ 58,982,146
Works of Art/Treasures	105,027	-	-	-	-	105,027
Construction In Progress	22,916,242	-	13,876,436	-	(1,381,761)	35,410,917
Total capital assets, not depreciated/amortized:	81,715,805	-	14,078,014	-	(1,295,729)	94,498,090
Capital assets, depreciated and amortized:						
Buildings and Building Improvements	11,344,771	-	-	-	-	11,344,771
Other Improvements	24,775,409	-	-	-	148,251	24,923,660
Furniture & Equipment	12,926,552	-	736,773	(148,511)	-	13,514,814
Infrastructure	186,185,695	-	616,463	-	-	186,802,158
Leased Assets/Intangible Right-to-Use Assets						
Leased Equipment	378,265	-	168,767	(3,485)	-	543,547
Subscriptions	-	196,371	-	-	-	196,371
Total capital assets, depreciated and amortized:	235,610,692	196,371	1,522,003	(151,996)	148,251	237,325,321
Less accumulated depreciation and amortization for:						
Buildings and Building Improvements	(8,571,176)	-	(265,112)	-	-	(8,836,288)
Other Improvements	(11,533,255)	-	(720,157)	-	-	(12,253,412)
Furniture & Equipment	(9,359,950)	-	(783,980)	144,113	-	(9,999,817)
Infrastructure	(89,143,133)	-	(5,871,093)	-	-	(95,014,226)
Leased Assets/Intangible Right-to-Use Assets						
Leased Equipment	(47,434)	-	(115,981)	3,485	-	(159,930)
Subscriptions	-	-	(76,260)	-	-	(76,260)
Total accumulated depreciation and amortization:	(118,654,948)	-	(7,832,583)	147,598	-	(126,339,933)
Net capital assets, depreciated and amortized:	116,955,744	196,371	(6,310,580)	(4,398)	148,251	110,985,388
Governmental activities capital assets, net:	$ 198,671,549	$ 196,371	$ 7,767,434	$ (4,398)	$ (1,147,478)	$ 205,483,478

* Change in Accounting Principle is due to implementation of GASB 96 in 2023.

	Beginning Balance	Change in Accounting Principle*	Increases	Decreases	Reclass & Transfers	Ending Balance
Business-Type Activities						
Capital assets, not depreciated/amortized:						
Land	$ 1,557,984	$ -	$ -	$ -	$ -	$ 1,557,984
Construction In Progress	7,720,139	-	5,929,206	-	(2,435,375)	11,213,970
Total capital assets, not depreciated/amortized:	9,278,123	-	5,929,206	-	(2,435,375)	12,771,954
Capital assets, depreciated and amortized:						
Buildings and Building Improvements	78,974,168	-	234,457	(10,891)	-	79,197,734
Other Improvements	2,807,912	-	203,940	-	553,343	3,565,195
Furniture & Equipment	12,613,599	-	1,678,045	(292,773)	173,586	14,172,457
Infrastructure	57,799,307	-	1,133,806	-	2,855,924	61,789,037
Leased Assets/Intangible Right-to-Use Assets						
Leased Land Improvements	611,824	-	-	-	-	611,824
Leased Equipment	28,072	-	-	(21,729)	-	6,343
Subscriptions	-	4,444	61,135	-	-	65,579
Total capital assets, depreciated and amortized:	152,834,882	4,444	3,311,383	(325,393)	3,582,853	159,408,169
Less accumulated depreciation and amortization for:						
Buildings and Building Improvements	(45,567,243)	-	(2,102,801)	10,558	-	(47,659,486)
Other Improvements	(1,689,153)	-	(101,907)	-	-	(1,791,060)
Furniture & Equipment	(7,687,774)	-	(739,190)	292,005	-	(8,134,959)
Infrastructure	(21,614,300)	-	(1,809,988)	-	-	(23,424,288)
Leased Assets/Intangible Right-to-Use Assets						
Leased Land Improvements	(12,236)	-	(12,237)	-	-	(24,473)
Leased Equipment	(3,753)	-	(4,746)	3,391	-	(5,108)
Subscriptions	-	-	(18,457)	-	-	(18,457)
Total accumulated depreciation and amortization:	(76,574,459)	-	(4,789,326)	305,954	-	(81,057,831)
Net capital assets, depreciated and amortized:	76,260,423	4,444	(1,477,943)	(19,439)	3,582,853	78,350,338
Business-type activities capital assets, net:	$ 85,538,546	$ 4,444	$ 4,451,263	$ (19,439)	$ 1,147,478	$ 91,122,292

* Change in Accounting Principle is due to implementation of GASB 96 in 2023.

Depreciation and amortization expense was charged to functions/programs of the primary government as follows:

Governmental Activities	
General Government	$ 315,908
Public Safety	549,423
Public Works	6,242,087
Parks, Recreation and Arts	725,165
Total Depreciation and Amortization Expense - Governmental Activities:	$ 7,832,583

Business-Type Activities	
Electric	$ 1,645,519
Water	854,301
Sewer	219,978
Chaska Community Center	882,469
The Loop at Chaska	15,689
Chaska Town Course	193,372
Turbine	27,217
Storm Water	317,881
Chaska Curling Center	632,900
Total Depreciation and Amortization Expense - Business-Type Activities:	$ 4,789,326

Note 5 Supply Contract Receivable

Turbine Generator Agreement

The City entered into a Power Supply Contract Receivable Agreement with the Minnesota Municipal Power Agency (MMPA) in which the City agrees to sell MMPA the peaking power and peaking power capacity of the City's gas turbine generator for a thirty-year period, commencing May 1, 2001. MMPA receives the sole right to operate the facility and to use the power generated from such operation for the term of the agreement. MMPA is responsible for all expenses of operating and maintaining the facility for this period, with the exception of insurance, which is to be purchased by the City. Under the agreement, MMPA will pay the City an amount representing the total cost to the City of constructing the facility plus a predetermined rate of return and interest. The payments are to be made in equal monthly installments over the thirty-year term of the agreement. The total project cost to the City for constructing the facility was $29,144,986. The total principal after adjusting for issuance costs and interest earnings is $28,468,092.

Under the agreement, the City retains ownership of the facility. In the event the facility is destroyed or damaged to the point of being unusable before the end of the agreement, the City would be indemnified by MMPA for any costs in excess of insurance of retiring any remaining debt incurred to build the facility.

A second agreement between the two parties gives MMPA the annual option to continue this agreement for an additional twenty-year period, commencing May 1, 2031. The agreement calls for annual payments of $500,000 to be made in equal monthly installments. MMPA will have the annual option to cancel the agreement for any of the twenty additional years by giving the City ninety days written notice in advance of May 1 of the year the option will not be exercised.

Annual power supply contract payments through April 1, 2031, are as follows:

Year Ending December 31	Supply Contract Receivable	
	Principal	Interest
2024	$ 1,383,614	$ 1,102,570
2025	1,506,795	979,389
2026	1,640,947	845,237
2027	1,787,041	699,143
2028	1,946,139	540,045
2029 - 2031	5,241,666	559,434
Total:	$ 13,506,202	$ 4,725,818

Note 6 Leases Receivable Agreements

Leases receivable activity for the year ended December 31, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental Activities				
T-Mobile Cell Tower Site A1P757E	$ 177,203	$ -	$ (5,022)	$ 172,181
T-Mobile Cell Tower Site A1P0152A	12,815	-	(12,815)	-
T-Mobile Cell Tower Site A1P0059A	793,181	-	(21,911)	771,270
Verizon Cell Tower	683,165	-	(20,696)	662,469
Sprint Cell Tower MS70XC498-A/A1P032	271,674	26,543	(32,528)	265,689
Northstar Regional Building Space	204,994	-	(28,846)	176,148
Governmental Activities Leases Receivable:	$ 2,143,032	$ 26,543	$ (121,818)	$ 2,047,757
Business-type Activities				
Bountiful Baskets Office Space	$ 258,225	$ -	$ (24,898)	$ 233,327
St. Francis Gym Space	1,162,597	-	(200,183)	962,414
Carver County Arts Consortium Building Space	9,532	-	(9,532)	-
MMPA MRS Breaker Station	462,716	-	(50,099)	412,617
Alphabet Junction Daycare Building Space	236,361	-	(45,624)	190,737
Business-type Activities Leases Receivable:	$ 2,129,431	$ -	$ (330,336)	$ 1,799,095

Lease activity reported in deferred inflows of resources for the year ended December 31, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental Activities				
T-Mobile Cell Tower Site A1P757E	$ 170,014	$ -	$ (8,572)	$ 161,442
T-Mobile Cell Tower Site A1P0152A	11,834	-	(11,834)	-
T-Mobile Cell Tower Site A1P0059A	801,071	-	(28,610)	772,461
Verizon Cell Tower	668,686	-	(34,888)	633,798
Sprint Cell Tower MS70XC498-A/A1P032	266,052	26,543	(37,116)	255,479
Northstar Regional Building Space	202,668	-	(32,000)	170,668
Governmental Activities Deferred Inflows - Leases:	$ 2,120,325	$ 26,543	$ (153,020)	$ 1,993,848
Business-type Activities				
Bountiful Baskets Office Space	$ 254,305	$ -	$ (28,257)	$ 226,048
St. Francis Gym Space	1,123,746	-	(198,308)	925,438
Carver County Arts Consortium Building Space	9,378	-	(9,378)	-
MMPA MRS Breaker Station	457,704	-	(54,925)	402,779
Alphabet Junction Daycare Building Space	234,889	-	(50,334)	184,555
Business-type Activities Deferred Inflows - Leases:	$ 2,080,022	$ -	$ (341,202)	$ 1,738,820

- The City entered into a 250-month lease as Lessor for the use of a water/cell tower by T-Mobile at Site A1P757E. An initial lease receivable was recorded as of January 1, 2022, in the amount of $181,586. As of December 31, 2023, the value of the lease receivable is $172,181. The lessee is required to make monthly fixed payments of $585, with an increase in year two of 13.30% and a 3.00% annual increase through the remainder of the lease term. The lease has an interest rate of 1.70%. As of December 31, 2023, the value of the deferred inflow of resources is $161,442, and the City recognized lease revenue of $8,572 during the fiscal year. A lease incentive of $3,000 paid at commencement of the lease was not included in the present value calculation of deferred inflows, but was included in the present value of the lease receivable. The lessee has 4 extension options, each for 60 months.

- The City entered into a 195-month lease as Lessor for the use of a water/cell tower by T-Mobile at Site A1P0152A. An initial lease receivable was recorded as of January 1, 2022, in the amount of $693,137. During 2022, the Lessee elected not to exercise their renewal option and a termination notice was provided to the City with a lease term date of April 20, 2023. The Lessee's decision to terminate the lease resulted in a remeasured initial value of the lease receivable and deferred inflow of resources of $50,565 each. As of December 31, 2023, the value of the lease receivable is $0. The lessee was required to make monthly fixed payments of $3,120. The lease had an interest rate of 1.52%. As of December 31, 2023, the value of the deferred inflow of resources is $0, and the City recognized lease revenue of $11,834 during the fiscal year.

- The City entered into a 348-month lease as Lessor for the use of a water/cell tower by T-Mobile at Site A1P0059A. An initial lease receivable was recorded as of January 1, 2022, in the amount of $829,681. As of December 31, 2023, the value of the lease receivable is $771,270. The lessee is required to make annual fixed principal payments of $36,500, along with additional variable payments based on the current Consumer Price Index. The variable amount paid in 2023 was $5,152. The lease has an interest rate of 1.84%. As of December 31, 2023, the value of the deferred inflow of resources is $772,461, and the City recognized lease revenue of $28,610 during the fiscal year. The lessee has 5 extension options, each for 60 months.

- The City entered into a 242-month lease as Lessor for the use of a water/cell tower by Verizon at 113995 Hundertmark Road. An initial lease receivable was recorded as of January 1, 2022, in the amount of $703,574. As of December 31, 2023, the value of the lease receivable is $662,469. The lessee is required to make monthly fixed payments of $2,518, with a 3.00% annual increase. The lease has an interest rate of 1.66%. As of December 31, 2023, the value of the deferred inflow of resources is $633,798, and the City recognized lease revenue of $34,888 during the fiscal year. The lessee has 4 extension options, each for 60 months.

- The City entered into a 104-month lease as Lessor for the use of a water/cell tower by Sprint LLC at Site MS70XC498-A/A1P032. An initial lease receivable was recorded in the amount of $300,754. During 2023, an amendment was made to the payment terms of the initial lease and a remeasurement was required. As a result, an additional $26,543 was recorded for both the lease receivable and deferred inflows. As of December 31, 2023, the value of the lease receivable is $265,689. The lessee is required to make monthly fixed payments of $3,091, with a 3% annual increase. The lease has an interest rate of 1.52%. As of December 31, 2023, the value of the deferred inflow of resources is $255,479, and the City recognized lease revenue of $37,116 during the fiscal year. The lessee has 1 extension option for an additional 44 months.

- On May 1, 2022 the City entered into a 84-month lease as Lessor for the use of building space by Northstar Regional. An initial lease receivable was recorded in the amount of $224,001. As of December 31, 2023, the value of the lease receivable is $176,148. The lessee is required to make monthly fixed payments of $2,755. The lease has an interest rate of 2.43%. As of December 31, 2023, the value of the deferred inflow of resources is $170,668, and the City recognized lease revenue of $32,000 during the fiscal year. The lessee has 1 extension option, for an additional 24 months.

- The City entered into a 120-month lease as Lessor for the use of office space by Bountiful Basket at the former water treatment plant. An initial lease receivable was recorded as of January 1, 2022, in the amount of $282,561. As of December 31, 2023, the value of the lease receivable is $233,327. The lessee is required to make monthly fixed payments of $2,297, with a 2.00% annual increase. Additionally, there are monthly other reasonably certain payments of $300 per month. The lease has an interest rate of 1.31%. As of December 31, 2023, the value of the deferred inflow of resources is $226,048, and the City recognized lease revenue of $28,257 during the fiscal year. The lessee has 2 extension options, each for 60 months.

- The City entered into a 80-month lease as Lessor for the use of building space by St Francis Regional Medical Center at the Chaska Community Center. An initial lease receivable was recorded as of January 1, 2022, in the amount of $1,322,054. As of December 31, 2023, the value of the lease receivable is $962,414. The lessee is required to make monthly fixed payments of $14,282, with annual step increases for the duration of the lease term. The lease has an interest rate of 1.05%. As of December 31, 2023, the value of the deferred inflow of resources is $925,438, and the City recognized lease revenue of $198,308 during the fiscal year. The lessee has 1 extension option for an additional 60 months.

- The City entered into a 24-month lease as Lessor for the use of building space by Carver County Arts Consortium at the Chaska Community Center. An initial lease receivable was recorded as of January 1, 2022, in the amount of $18,756. As of December 31, 2023, the value of the lease receivable is $0. The lessee was required to make monthly fixed payments of $773. The lease had an interest rate of 0.38%. As of December 31, 2023, the value of the deferred inflow of resources was $0, and the City recognized lease revenue of $9,378 during the fiscal year.

- The City entered into a 112-month lease as Lessor for the use of an electric breaker by MMPA at the MN River Breaker Station. An initial lease receivable was recorded as of January 1, 2022, in the amount of $512,628. As of December 31, 2023, the value of the lease receivable is $412,617. The lessee is required to make monthly fixed payments of $5,183. The lease has an interest rate of 2.75%. As of December 31, 2023, the value of the deferred inflow of resources is $402,779, and City recognized lease revenue of $54,925 during the fiscal year.

- On September 1, 2022, the City entered into a 60-month lease as Lessor for the use of building space by Alphabet Junction Childcare Center at the Chaska Community Center. An initial lease receivable was recorded in the amount of $251,667. As of December 31, 2023, the value of the lease receivable is $190,737. The lessee is required to make monthly fixed payments of $4,196, with annual step increases for the duration of the lease term. The lease has an interest rate of 2.43%. As of December 31, 2023, the value of the deferred inflow of resources is $184,555, and the City recognized lease revenue of $50,334 during the fiscal year.

Annual payment requirements to maturity are as follows:

Year Ending December 31	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2024	$ 114,692	$ 35,649	$ 327,860	$ 26,805
2025	119,935	33,480	335,114	21,696
2026	125,361	31,212	342,569	16,445
2027	130,496	28,846	330,715	11,105
2028	135,562	26,393	227,454	6,722
2029-2033	416,883	105,540	235,383	6,654
2034-2038	402,643	72,983	-	-
2039-2043	364,492	36,550	-	-
2044-2048	166,659	15,841	-	-
2049-2050	71,034	1,966	-	-
Total:	$ 2,047,757	$ 388,460	$ 1,799,095	$ 89,427

Note 7 Long-Term Liabilities

Long-term liabilities for the year ended December 31, 2023, are as follows:

Governmental Activities	Beginning Balance	Change in Accounting Principle*	Additions	Reductions	Ending Balance	Due Within One Year
Bonds Payable:						
General Obligation Bonds:						
Equipment Certificates	$ 2,345,000	$ -	$ 8,815,000	$ (460,000)	$ 10,700,000	$ 360,000
General Obligation Bonds	665,000	-	-	(325,000)	340,000	340,000
Tax Increment Bonds	2,950,000	-	-	(70,000)	2,880,000	115,000
Taxable Abatement Bonds	540,000	-	-	(40,000)	500,000	35,000
Improvement Bonds	26,200,000	-	1,250,000	(2,075,000)	25,375,000	2,480,000
State Aid Street Bonds	8,970,000	-	4,097,000	(190,000)	12,877,000	8,487,000
Revenue Bonds	420,000	-	-	(85,000)	335,000	75,000
EDA Revenue Bonds	7,485,000	-	-	(340,000)	7,145,000	345,000
EDA Lease Revenue Bonds	8,400,000	-	-	(305,000)	8,095,000	315,000
Plus: Premium	3,058,945	-	950,373	(286,358)	3,722,960	-
Total Bonds Payable:	61,033,945	-	15,112,373	(4,176,358)	71,969,960	12,552,000
Lease Liability	333,398	-	164,756	(106,417)	391,737	116,811
Subscription Liability	-	196,371	-	(89,729)	106,642	17,437
Compensated Absences	1,452,451	-	1,056,335	(1,067,206)	1,441,580	1,112,208
Total OPEB Liability	672,320	-	69,046	(12,721)	728,645	20,061
Net Pension Liability	18,632,874	-	8,689,764	(14,502,548)	12,820,090	-
Governmental Activities Long-term Liabilities:	$ 82,124,988	$ 196,371	$ 25,092,274	$ (19,954,979)	$ 87,458,654	$ 13,818,517

* Change in Accounting Principle is due to implementation of GASB 96 in 2023.

Business-type Activities	Beginning Balance	Change in Accounting Principle*	Additions	Reductions	Ending Balance	Due Within One Year
Bonds Payable:						
General Obligation Revenue Bonds	$15,420,000	$ -	$ -	$ (1,205,000)	$14,215,000	$ 1,250,000
Revenue Bonds	20,840,000	-	-	(1,850,000)	18,990,000	1,950,000
EDA Lease Revenue Bonds	13,380,000	-	-	(1,420,000)	11,960,000	1,460,000
Lease Purchase Bonds	3,429,000	-	-	(130,000)	3,299,000	135,000
Plus: Premium	3,216,727	-	-	(353,432)	2,863,295	-
Total Bonds Payable:	56,285,727	-	-	(4,958,432)	51,327,295	4,795,000
Financed Purchase Payable	234,292	-	-	(48,768)	185,524	51,365
Lease Liability	627,906	-	-	(26,151)	601,755	4,980
Subscription Liability	-	4,444	61,135	(20,366)	45,213	14,657
Compensated absences	770,978	-	513,804	(502,710)	782,072	517,856
Total OPEB Liability	294,611	-	30,254	(5,575)	319,290	8,791
Net Pension Liability	5,947,944	-	836,117	(2,492,231)	4,291,830	-
Business-type Activities Long-term Liabilities:	$64,161,458	$ 4,444	$ 1,441,310	$ (8,054,233)	$57,552,979	$ 5,392,649

* Change in Accounting Principle is due to implementation of GASB 96 in 2023.

For the Governmental Activities, lease liabilities, subscription liabilities, compensated absences, other post-employment benefits, and net pension liabilities are generally liquidated by the General fund. In business-type activities, financed purchase payable, lease liabilities, subscription liabilities, compensated absences, other post-employment benefits, and net pension liabilities are liquidated within the respective Enterprise fund.

Bonds Payable:

The City issues general obligation bonds to provide funds for the construction of capital projects and acquisition of equipment. General obligation bonds have been issued for both governmental and business-type activities.

General obligation debt is supported by the "full faith and credit" of the City including tax increment and improvement bond issues. Bonds in the governmental activities will be repaid by future property tax levies, tax increments or special assessments accumulated in the specific debt service funds. Bonds in the business-type activities will be repaid with the net revenues of the utility issuing the bonds. For both governmental and business-type activities, in the event a deficiency exists at the time a debt service payment is due, the City must provide resources to cover the deficiency until other resources are available.

The City and the Chaska EDA also issue revenue bonds. Revenue bonds are supported by specific fee revenues to pay for debt service.

Bonds outstanding for the year ended December 31, 2023, are as follows:

Governmental Activities	Issue Date	Final Maturity Date	Interest Rate	Original Issue	Outstanding 12/31/2023
Bonds Payable					
General Obligation Bonds					
Equipment Certificates					
G.O. Equipment Certificates, Series 2017B	11/29/17	02/01/27	5.00%	$ 1,960,000	$ 990,000
G.O. Equipment Certificates, Series 2019B	11/06/19	02/01/29	4.00-5.00%	1,240,000	895,000
G.O. Equipment Certificates, Series 2023A	12/28/23	02/01/43	3.75-5.00%	8,815,000	8,815,000
Total Equipment Certificates				12,015,000	10,700,000
General Obligation Bonds					
G.O. Improvement Bonds, Series 2014A	12/30/14	02/01/24	0.70-3.00%	2,705,000	340,000
Tax Increment Bonds					
G.O. Taxable Cross-over Refunding Bonds, Series 2017D	12/27/17	02/01/31	3.00-3.50%	460,000	320,000
G.O. Taxable TI Bonds, Series 2019D	12/04/19	02/01/40	2.55-3.05%	1,670,000	1,635,000
G.O. Taxable TI Bonds, Series 2019D	12/04/19	02/01/40	2.55-3.05%	260,000	260,000
G.O. Taxable TI Bonds, Series 2019D	12/04/19	02/01/40	2.55-3.05%	670,000	665,000
Total Tax Increment Bonds				3,060,000	2,880,000
Taxable Abatement Bonds					
G.O. Taxable Bonds, Series 2017C	11/29/17	02/01/39	1.80-3.45%	245,000	205,000
G.O. Taxable Advance Refunding Bonds, Series 2020D	09/02/20	12/01/32	0.15-1.50%	375,000	295,000
Total Taxable Abatement Bonds				620,000	500,000
Improvement Bonds					
G.O. Improvement Bonds, Series 2012A	08/15/12	02/01/28	2.00-2.40%	2,430,000	855,000
G.O. Cross-over Refunding, Series 2012B	08/15/12	02/01/27	2.00-2.30%	3,295,000	850,000
G.O. Improvement Bonds, Series 2014A	12/30/14	02/01/30	0.70-3.00%	3,080,000	1,570,000
G.O. Improvement Bonds, Series 2015B	08/19/15	02/01/31	3.00-5.00%	5,940,000	3,710,000
G.O. Improvement Bonds, Series 2017B	11/29/17	02/01/38	2.25-5.00%	6,875,000	6,060,000
G.O. Taxable Bonds, Series 2017C	11/29/17	02/01/33	1.70-3.45%	1,790,000	1,150,000
G.O. Cross-over Refunding, Series 2017E	12/27/17	02/01/29	2.01-2.87%	995,000	620,000
G.O. Improvement Bonds, Series 2019B	11/06/19	02/01/39	2.13-5.00%	4,440,000	3,810,000
G.O. Improvement Bonds, Series 2019D	12/04/19	02/01/35	2.55-3.00%	1,165,000	960,000
G.O. Improvement Bonds, Series 2019D	12/04/19	02/01/29	2.55-3.00%	85,000	60,000
G.O. Improvement Refunding, Series 2019E	12/04/19	02/01/33	3.00-5.00%	1,180,000	810,000
G.O. Improvement Refunding, Series 2019E	12/04/19	02/01/31	4.00-5.00%	560,000	350,000
G.O. Improvement Bonds, Series 2020C	09/02/20	02/01/37	2.00-5.00%	1,725,000	1,600,000
G.O. Taxable Advance Refunding Bonds, Series 2020D	09/02/20	12/01/34	0.20-1.70%	2,205,000	1,720,000
G.O. Improvement Bonds, Series 2023A	12/28/23	02/01/38	5.00%	1,250,000	1,250,000
Total Improvement Bonds				37,015,000	25,375,000
G.O. State Aid Bonds					
G.O. State Aid Street Bonds, Series 2021A	01/14/21	04/01/41	1.00-4.00%	4,940,000	4,590,000
G.O. Temporary State Aid Street Bonds, Series 2022A	09/15/22	12/31/24	3.67%	8,287,000	8,287,000
Total State Aid Street Bonds				13,227,000	12,877,000
G.O. Revenue Bonds					
G.O. Cross-over Refunding, Series 2012B	08/15/12	02/01/27	2.00-2.30%	1,380,000	335,000

(Continued)

(Continued)

Governmental Activities	Issue Date	Final Maturity Date	Interest Rate	Original Issue	Outstanding 12/31/2023
EDA Revenue Bonds					
EDA Taxable Installment Purchase Revenue Bonds, Series 2020A	03/09/20	12/01/40	1.75-3.08%	6,285,000	5,740,000
EDA Taxable Installment Purchase Revenue Bonds, Series 2020B	07/08/20	12/01/40	1.47-3.40%	1,530,000	1,405,000
Total EDA Revenue Bonds				7,815,000	7,145,000
EDA Lease Revenue Bonds					
Lease Revenue Bonds, Series 2015B	04/15/15	02/01/35	2.00-4.00%	9,000,000	7,735,000
Lease Revenue Bonds, Series 2015D	12/30/15	02/01/26	2.00-4.00%	1,085,000	360,000
Total EDA Lease Revenue Bonds				10,085,000	8,095,000
Premium				5,462,455	3,722,960
Total Bonds Payable - Governmental Activities:				$93,384,455	$71,969,960

Business-type Activities	Issue Date	Final Maturity Date	Interest Rate	Original Issue	Outstanding 12/31/2023
Bonds Payable					
General Obligation Revenue Bonds					
G.O. Utility Revenue Bonds, Series 2015C	12/30/15	02/01/36	2.00-4.00%	$ 5,170,000	$ 3,655,000
G.O. Utility Revenue Bonds, Series 2017B	11/29/17	02/01/38	2.25-5.00%	735,000	615,000
G.O. Utility Revenue Bonds, Series 2019C	11/06/19	02/01/35	2.00-3.00%	2,135,000	1,780,000
G.O. Utility Revenue Bonds, Series 2019D	12/04/19	02/01/30	2.55-3.00%	780,000	570,000
G.O. Utility Revenue Bonds, Series 2020C	09/02/20	02/01/31	4.00-5.00%	1,215,000	1,035,000
G.O. Taxable Crossover Advance Refunding Bonds, Series 2020D	09/02/20	12/01/32	0.20-1.50%	7,845,000	6,560,000
Total General Obligation Revenue Bonds				17,880,000	14,215,000
Revenue Bonds					
Electric Revenue Refunding Bonds, Series 2015A	10/01/15	10/01/30	2.00-5.00%	21,760,000	12,010,000
Electric Utility Revenue Bonds, Series 2017A	09/06/17	10/01/37	2.25-4.00%	7,220,000	5,575,000
Electric Utility Revenue Refunding Bonds, Series 2020F	12/29/20	10/01/31	4.00%	1,830,000	1,405,000
Total Revenue Bonds				30,810,000	18,990,000
EDA Lease Revenue Bonds					
Taxable Lease Revenue Bonds, Series 2015A	04/15/15	02/01/35	1.22-4.40%	12,855,000	7,180,000
Taxable Lease Revenue Bonds, Series 2015C	12/30/15	02/01/31	1.53-4.57%	3,410,000	2,040,000
Lease Revenue Refunding Bonds, Series 2017A	12/27/17	12/01/27	2.00-4.00%	1,880,000	830,000
EDA Lease Revenue & Limited Tax Refunding Bonds, Series 2020E	09/02/20	12/01/33	4.00-5.00%	2,310,000	1,910,000
Total EDA Lease Revenue Bonds				20,455,000	11,960,000
Lease Purchase Bonds					
Lease-Purchase Agreement, Series 2021	12/28/21	12/01/41	3.47%	3,560,000	3,299,000
Premium				5,109,034	2,863,295
Total Bonds Payable - Business-type Activities:				$77,814,034	$51,327,295

General Obligation Bonds:

The City issues the following types of general obligation bonds:

- Equipment certificates and GO bonds provide funding for the acquisition of equipment and vehicles for various departments.
- Tax Increment bonds provide financing for the construction of streets and utilities and the acquisition of property for business development.
- Taxable abatement bonds provide financing for the City's Housing Improvement Areas and Tax Abatement programs.
- Improvement bonds provide financing for construction projects such as streets, infrastructure, and utilities.
- State Aid Street bonds provide funding for road construction.

Annual debt service requirements to maturity are as follows:

	Governmental Activities					
Year Ending	G.O. Equipment Certificates		G.O. Bonds		G.O. Tax Increment Bonds	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2024	$ 360,000	$ 323,848	$ 340,000	$ 4,250	$ 115,000	$ 84,520
2025	635,000	464,813	-	-	120,000	80,995
2026	705,000	431,312	-	-	125,000	77,220
2027	735,000	395,312	-	-	125,000	73,282
2028	500,000	364,438	-	-	135,000	69,195
2029 - 2033	2,130,000	1,493,337	-	-	705,000	284,050
2034 - 2038	2,505,000	934,563	-	-	735,000	183,368
2039 - 2043	3,130,000	309,319	-	-	820,000	32,178
Total:	$ 10,700,000	$ 4,716,942	$ 340,000	$ 4,250	$ 2,880,000	$ 884,808

	Governmental Activities					
Year Ending	G.O. Abatement Bonds		G.O. Improvement Bonds		G.O. State Aid Street Bonds	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2024	$ 35,000	$ 9,575	$ 2,480,000	$ 792,818	$ 8,487,000	$ 1,229,580
2025	35,000	9,228	2,595,000	726,582	205,000	91,385
2026	40,000	8,827	2,665,000	632,310	215,000	82,985
2027	40,000	8,342	2,775,000	534,865	220,000	74,285
2028	45,000	7,773	2,640,000	436,428	230,000	65,285
2029 - 2033	215,000	26,804	9,760,000	1,046,051	1,275,000	213,500
2034 - 2038	75,000	9,056	2,415,000	158,419	1,375,000	122,510
2039 - 2043	15,000	259	45,000	562	870,000	22,212
Total:	$ 500,000	$ 79,864	$ 25,375,000	$ 4,328,035	$ 12,877,000	$ 1,901,742

General Obligation Revenue Bonds:

G.O. Revenue bonds are issued by the City to construct or expand utility systems. Bonds will be repaid with the net revenues of the Water, Sewer, and Storm Water Utilities.

Annual debt service requirements to maturity are as follows:

Year Ending December 31	Governmental Activities G.O. Revenue Bonds Principal	Governmental Activities G.O. Revenue Bonds Interest	Business-type Activities G.O. Revenue Bonds Principal	Business-type Activities G.O. Revenue Bonds Interest
2024	$ 75,000	$ 6,475	$ 1,250,000	$ 307,491
2025	85,000	4,833	1,275,000	284,281
2026	85,000	3,005	1,320,000	259,241
2027	90,000	1,035	1,345,000	232,252
2028	-	-	1,375,000	201,579
2029 - 2033	-	-	6,170,000	540,736
2034 - 2038	-	-	1,480,000	71,281
Total:	$ 335,000	$ 15,348	$ 14,215,000	$ 1,896,861

Revenue Bonds:

Revenue bonds issued by the City are supported by income derived from specific fee revenues to pay for debt service. These Electric Revenue Bonds in the Electric fund and Turbine Generator fund will be repaid with net revenues of each fund.

Annual debt service requirements to maturity are as follows:

Year Ending December 31	Business-type Activities Revenue Bonds Principal	Business-type Activities Revenue Bonds Interest
2024	$ 1,950,000	$ 834,675
2025	2,035,000	741,925
2026	2,130,000	645,025
2027	2,240,000	543,575
2028	2,345,000	436,825
2029 - 2033	6,450,000	799,150
2034 - 2037	1,840,000	139,950
Total:	$ 18,990,000	$ 4,141,125

EDA Revenue and EDA Lease Revenue Bonds:

Revenue bonds issued by the Chaska EDA are supported by income derived from specific fee revenues to pay for debt service. These bonds have been issued to construct or improve community parks and community facilities.

Annual debt service requirements to maturity are as follows:

Year Ending December 31	Governmental Activities				Business-type Activities	
	EDA Revenue Bonds		EDA Lease Revenue Bonds		EDA Lease Revenue Bonds	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	$ 345,000	$ 192,977	$ 315,000	$ 316,500	$ 1,460,000	$ 454,051
2025	350,000	186,651	325,000	304,700	1,530,000	401,875
2026	355,000	179,628	735,000	283,500	1,075,000	354,320
2027	365,000	172,220	635,000	256,100	1,110,000	314,237
2028	370,000	164,294	660,000	230,200	925,000	271,320
2029 - 2033	2,010,000	680,939	3,720,000	724,800	4,605,000	763,373
2034 - 2038	2,325,000	380,922	1,705,000	68,900	1,255,000	55,770
2039 - 2040	1,025,000	48,578	-	-	-	-
Total:	$ 7,145,000	$ 2,006,209	$ 8,095,000	$ 2,184,700	$11,960,000	$ 2,614,946

Lease Purchase Bonds:

Lease-Purchase Agreement bonds issued by the City are supported by income derived from specific fee revenues to pay for debt service. This Lease-Purchase Agreement has been issued to reconstruct and improve the City's Par 30 golf course which is now known as The Loop at Chaska.

Annual debt service requirements to maturity are as follows:

Year Ending December 31	Business-type Activities	
	Principal	Interest
2024	$ 135,000	$ 114,475
2025	140,000	109,791
2026	145,000	104,933
2027	150,000	99,901
2028	155,000	94,697
2029 - 2033	858,000	389,091
2034 - 2038	1,017,000	229,575
2039 - 2041	699,000	49,066
Total:	$ 3,299,000	$ 1,191,529

Revenue Pledged:

Future revenue pledged for the payment of long-term debt (revenue bonds) is as follows:

		Revenue Pledged				Current Year	
Bond Issue - Revenue Bonds	Use of Proceeds	Type	Percent of Total Debt Service	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
G.O. Water Revenue Bonds:	Water Treatment Plant and Water Systems						$ 5,194,001
Advance Refunding Bonds	Refund 2011A Bonds	Utility Charges	100%	2020 - 2032	$ 6,970,100	$ 719,697	
G.O. Utility Revenue Bonds:	Water, Sanitary Sewer and Storm Water						13,731,173
Series 2015C	Utility System Improvements	Utility Charges	100%	2015 - 2036	4,445,650	341,138	
Series 2017B	Utility System Improvements	Utility Charges	100%	2017 - 2038	779,381	47,938	
Series 2019C	Utility System Improvements	Utility Charges	100%	2019 - 2035	2,046,391	174,031	
Series 2019D	Utility System Improvements	Utility Charges	100%	2019 - 2030	627,214	92,437	
Series 2020C	Utility System Improvements	Utility Charges	100%	2020 - 2031	1,243,125	157,875	
Electric Revenue Bonds:	Electric Utility Systems and Generating Facilities						1,261,543
Series 2015A Refunding Bonds	Refund 2000 & 2005 Bonds - Turbine Generator	Lease Revenue	100%	2015 - 2030	14,527,500	2,070,500	
Electric Utility Revenue Bonds							56,742,382
Series 2017A	Electric System Improvements	Utility Charges	100%	2017 - 2037	6,933,025	495,175	
Series 2020F	Electric System Improvements	Utility Charges	100%	2020 - 2031	1,670,600	207,000	
EDA Revenue Bonds:							
Taxable Installment Purchase Revenue Bonds							
Series 2020A	Southwest Park Development	Revenue	100%	2020 - 2040	7,311,013	431,342	425,867
Series 2020B	NE Collector Phase II - Land	Revenue	100%	2020 - 2040	1,840,196	107,550	105,689
EDA Lease Revenue Bonds:							
	Community Center Additions and Improvements						3,183,967
Series 2017A Refunding Bonds	Refund 2007A Bonds	Lease Revenue	100%	2017 - 2027	893,900	222,500	
Series 2020E Refunding Bonds	Refund 2013A Bonds	Lease Revenue	100%	2020 - 2033	2,360,700	231,900	
Taxable Lease Revenue Bonds	Curling Center, Event Center and Restaurant						1,181,353
Series 2015A	Building Construction	Lease Revenue	100%	2015 - 2035	8,901,197	1,164,670	
Series 2015C	Furniture, Fixtures & Equipment	Lease Revenue	100%	2015 - 2031	2,419,149	304,994	
Lease Revenue Bonds	Firemen's Park Improvements						599,692
Series 2015B	Park Construction	Lease Revenue	100%	2015 - 2035	9,897,700	505,325	
Series 2015D	Fixtures and Equipment	Lease Revenue	100%	2015 - 2026	382,000	126,600	
Lease Purchase Bonds:							
Lease-Purchase Agreement Bonds							-
Series 2021	Golf Course Improvements	Lease Revenue	100%	2021 - 2041	4,490,529	248,986	

Arbitrage Rebate:

The Tax Reform Act of 1986 requires governmental entities to pay the federal government income earned on the proceeds from the issuance of debt in excess of interest costs, pending the expenditure of the borrowed funds. This rebate of interest income (known as arbitrage) applies to governmental debt issued after August 31, 1986. In the opinion of management, any obligation would be immaterial.

Lease Liability:

Lease liabilities outstanding for the year ended December 31, 2023, are as follows:

Governmental Activities	Issue Date	Final Maturity Date	Interest Rates	Outstanding 12/31/2023
Life Fitness Gym Equipment	02/19/19	02/18/24	0.38%	$ 285
US Bank Copier	06/25/19	06/24/24	0.38%	1,098
Enterprise Fleet Ford Interceptor 25KF7M	01/25/22	01/31/26	4.35%	17,367
Enterprise Fleet Chevrolet Tahoe 25XJSB	06/16/22	06/30/26	5.81%	21,262
Enterprise Fleet Ford Edge 25MCFR	06/21/22	06/30/27	6.35%	24,299
Enterprise Fleet Ford Edge 25MCGV	06/21/22	06/30/27	6.35%	24,299
Enterprise Fleet Ford Edge 25KQ96	06/23/22	06/30/27	6.35%	24,206
Enterprise Fleet Ford Edge 25MCR8	06/23/22	06/30/27	6.35%	24,299
Enterprise Fleet Ford Edge 25MCGS	06/29/22	06/30/27	6.13%	24,230
Enterprise Fleet Ford Edge 25MCGT	06/29/22	06/30/27	6.13%	24,230
Enterprise Fleet Ford Explorer 25KQBX	08/31/22	08/31/26	6.40%	21,457
Enterprise Fleet Ford Explorer 25KQCX	08/31/22	08/31/26	6.40%	19,904
Enterprise Fleet Ford Interceptor 25KQDS	10/07/22	10/31/26	7.25%	25,721
Enterprise Fleet Ford Interceptor 25KT49	02/07/23	02/28/27	6.90%	29,326
Enterprise Fleet Ford Interceptor 25KT93	02/18/23	02/28/27	7.19%	29,380
Enterprise Fleet Ford Interceptor 26ZPWK	06/05/23	06/30/27	7.04%	35,916
Enterprise Fleet Ford Interceptor 26ZQ6L	06/05/23	06/30/27	7.04%	35,992
Pitney Bowes Postage Machine	10/30/23	10/29/28	3.65%	8,466
Governmental Activities Total Lease Liabilities:				$ 391,737

Business-type Activities	Issue Date	Final Maturity Date	Interest Rates	Outstanding 12/31/2023
US Bank Copier	06/25/19	06/24/24	0.38%	$ 1,098
Hazeltine Gates Parking Lot	12/06/21	12/31/71	1.85%	600,657
Business-type Activities Total Lease Liabilities:				$ 601,755

- The City entered into a 23-month lease as Lessee with Pitney Bowes for the use of a Postage Machine. An initial lease liability was recorded as of January 1, 2022, in the amount of $3,485. As of December 31, 2023, the value of the lease liability is $0. The City was required to make quarterly fixed payments of $499. The lease had an interest rate of 0.28%. As of December 31, 2023, the value of the right to use asset of $3,485 with accumulated amortization of $3,485 was removed from Leased Equipment for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 25-month lease as Lessee with TCF Equipment Finance (Huntington Bank) for the use of Life Fitness Gym Equipment. An initial lease liability was recorded as of January 1, 2022, in the amount of $7,095. As of December 31, 2023, the value of the lease liability is $285. The City is required

to make monthly fixed payments of $285. The lease has an interest rate of 0.38%. The value of the right to use asset as of December 31, 2023, of $7,095 with accumulated amortization of $6,652 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The City has the option to purchase the Equipment for $1.

- The City entered into a 29-month lease as Lessee with US Bank Equipment Finance for the use of a Copier. The lease is shared equally between the General Fund and Community Center Fund, with each fund being allocated half of both the lease liability and lease asset. An initial lease liability was recorded as of January 1, 2022, in the amount of $12,687. As of December 31, 2023, the value of the lease liability is $2,196. The City is required to make monthly fixed payments of $440. The lease has an interest rate of 0.38%. The value of the right to use asset as of December 31, 2023, of $12,687 with accumulated amortization of $10,218 is included with Leased Equipment for both Governmental and Business-type Activities on Note 4 Capital Assets.

- On January 25, 2022, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2021 Ford Interceptor (#25KF7M). An initial lease liability was recorded in the amount of $32,273. As of December 31, 2023, the value of the lease liability is $17,367. The City is required to make monthly fixed payments of $728. The lease has an interest rate of 4.35%. The value of the right to use asset as of December 31, 2023, of $32,273 with accumulated amortization of $15,534 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $7,340.

- On June 16, 2022, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Chevrolet Tahoe (#25XJSB). An initial lease liability was recorded in the amount of $33,078. As of December 31, 2023, the value of the lease liability is $21,262. The City is required to make monthly fixed payments of $763. The lease has an interest rate of 5.81%. The value of the right to use asset as of December 31, 2023, of $33,431 with accumulated amortization of $12,752 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. At lease inception, the City paid initial direct costs of $353 that were not included in the present value calculation of the lease liability but were included in the present value of the lease asset. The lease has a guaranteed residual value payment of $10,501.

- On June 21, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25MCFR). An initial lease liability was recorded in the amount of $33,503. As of December 31, 2023, the value of the lease liability is $24,299. The City is required to make monthly fixed payments of $647. The lease has an interest rate of 6.35%. The value of the right to use asset as of December 31, 2023, of $33,503 with accumulated amortization of $10,180 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,581.

- On June 21, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25MCGV). An initial lease liability was recorded in the amount of $33,503. As of December 31, 2023, the value of the lease liability is $24,299. The City is required to make monthly fixed payments of $647. The lease has an interest rate of 6.35%. The value of the right to use asset as of December 31, 2023, of $33,503 with accumulated amortization of $10,180 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,581.

- On June 23, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25KQ96). An initial lease liability was recorded in the amount of $33,345. As of December 31, 2023, the value of the lease liability is $24,206. The City is required to make monthly fixed payments of $644. The lease has an interest rate of 6.35%. The value of the right to use asset as of December 31, 2023, of $33,345 with accumulated amortization of $10,107 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,593.

- On June 23, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25MCR8). An initial lease liability was recorded in the amount of $33,472. As of December 31, 2023, the value of the lease liability is $24,299. The City is required to make monthly fixed payments of $647. The lease has an interest rate of 6.35%. The value of the right to use asset as of December 31, 2023, of $33,472 with accumulated amortization of $10,146 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,620.

- On June 29, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25MCGS). An initial lease liability was recorded in the amount of $33,329. As of December 31, 2023, the value of the lease liability is $24,230. The City is required to make monthly fixed payments of $642. The lease has an interest rate of 6.13%. The value of the right to use asset as of December 31, 2023, of $33,329 with accumulated amortization of $10,025 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,617.

- On June 29, 2022, the City entered into a 60-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Edge (#25MCGT). An initial lease liability was recorded in the amount of $33,329. As of December 31, 2023, the value of the lease liability is $24,230. The City is required to make monthly fixed payments of $642. The lease has an interest rate of 6.13%. The value of the right to use asset as of December 31, 2023, of $33,329 with accumulated amortization of $10,025 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $6,617.

- On August 31, 2022, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Explorer (#25KQBX). An initial lease liability was recorded in the amount of $30,969. As of December 31, 2023, the value of the lease liability is $21,457. The City is required to make monthly fixed payments of $731. The lease has an interest rate of 6.40%. The value of the right to use asset as of December 31, 2023, of $30,969 with accumulated amortization of $10,337 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $10,192.43.

- On August 31, 2022, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Explorer (#25KQCX). An initial lease liability was recorded in the amount of $28,728. As of December 31, 2023, the value of the lease liability is $19,904. The City is required to make monthly fixed payments of $678. The lease has an interest rate of 6.40%. The value of the right to use asset as of December 31, 2023, of $28,728 with accumulated amortization of $9,589 is included with Leased

Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $9,459.

- On October 7, 2022, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Interceptor (#25KQDS). An initial lease liability was recorded in the amount of $35,460. As of December 31, 2023, the value of the lease liability is $25,721. The City is required to make monthly fixed payments of $839. The lease has an interest rate of 7.25%. The value of the right to use asset as of December 31, 2023, of $35,460 with accumulated amortization of $10,754 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. The lease has a guaranteed residual value payment of $7,446.

- On February 7, 2023, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Interceptor (#25KT49). An initial lease liability was recorded in the amount of $36,757. As of December 31, 2023, the value of the lease liability is $29,326. The City is required to make monthly fixed payments of $861. The lease has an interest rate of 6.90%. The value of the right to use asset as of December 31, 2023, of $37,210 with accumulated amortization of $8,235 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. At lease inception, the City paid initial direct costs of $453 that were not included in the present value calculation of the lease liability but were included in the present value of the lease asset. The lease has a guaranteed residual value payment of $5,581.

- On February 18, 2023, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2022 Ford Interceptor (#25KT93). An initial lease liability was recorded in the amount of $36,528. As of December 31, 2023, the value of the lease liability is $29,380. The City is required to make monthly fixed payments of $867. The lease has an interest rate of 7.19%. The value of the right to use asset as of December 31, 2023, of $36,981 with accumulated amortization of $7,966 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. At lease inception, the City paid initial direct costs of $453 that were not included in the present value calculation of the lease liability but were included in the present value of the lease asset. The lease has a guaranteed residual value payment of $5,922.

- On June 5, 2023, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2023 Ford Interceptor (#26ZPWK). An initial lease liability was recorded in the amount of $41,234. As of December 31, 2023, the value of the lease liability is $35,916. The City is required to make monthly fixed payments of $967. The lease has an interest rate of 7.04%. The value of the right to use asset as of December 31, 2023, of $42,786 with accumulated amortization of $6,012 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. At lease inception, the City paid initial direct costs of $1,552 that were not included in the present value calculation of the lease liability but were included in the present value of the lease asset. The lease has a guaranteed residual value payment of $12,543.

- On June 5, 2023, the City entered into a 48-month lease as Lessee with Enterprise Fleet Management for the use of a 2023 Ford Interceptor (#26ZQ6L). An initial lease liability was recorded in the amount of $41,321. As of December 31, 2023, the value of the lease liability is $35,992. The City is required to make monthly fixed payments of $969. The lease has an interest rate of 7.04%. The value of the right to use asset as of December 31, 2023, of $42,874 with accumulated amortization of $6,025 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets. At lease inception, the City paid initial direct costs of $1,553 that were not included in the present value calculation of the lease liability but were

included in the present value of the lease asset. The lease has a guaranteed residual value payment of $12,570.

- On October 30, 2023, the City entered into a 60-month lease as Lessee with Pitney Bowes for the use of a Postage Machine. An initial lease liability was recorded in the amount of $8,916. As of December 31, 2023, the value of the lease liability is $8,466. The City is required to make quarterly fixed payments of $487. The lease has an interest rate of 3.65%. The value of the right to use asset as of December 31, 2023, of $8,916 with accumulated amortization of $302 is included with Leased Equipment for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 600-month lease as Lessee with Hazeltine Gates for the use of Parking Spaces. An initial lease liability was recorded as of January 1, 2022, in the amount of $611,824. As of December 31, 2023, the value of the lease liability is $600,657. The City is required to make annual fixed payments of $14,000. The lease has an interest rate of 1.85%. The value of the right to use asset as of December 31, 2023, of $611,824 with accumulated amortization of $24,472 is included with Leased Land Improvements for Business-type Activities on Note 4 Capital Assets. The City has 9 extension option(s), each for 60 months.

- On September 22, 2022, the City entered into a 60-month lease as Lessee with Shamrock Group for the use of an Ice Machine. An initial lease liability was recorded in the amount of $21,729. During 2023, the lease was terminated early due to equipment failure. A gain on termination was recorded in the amount of $635. As of December 31, 2023, the value of the lease liability is $0. The City was required to make monthly fixed payments of $385. The lease had an interest rate of 2.43%. The value of the right to use asset of $21,729 with accumulated amortization of $3,391 was removed from Leased Equipment for Business-type Activities on Note 4 Capital Assets.

Annual debt service requirements to maturity are as follows:

Year Ending	Governmental Activities		Business-type Activities	
December 31	Principal	Interest	Principal	Interest
2024	$ 116,811	$ 21,808	$ 4,980	$ 11,119
2025	123,033	14,201	3,954	11,046
2026	110,994	6,340	4,027	10,973
2027	39,463	779	5,101	10,899
2028	1,436	26	5,196	10,804
2029 - 2033	-	-	29,476	52,524
2034 - 2038	-	-	37,496	49,504
2039 - 2043	-	-	46,286	45,714
2044 - 2048	-	-	55,919	41,081
2049 - 2053	-	-	66,478	35,522
2054 - 2058	-	-	78,052	28,948
2059 - 2063	-	-	90,736	21,264
2064 - 2068	-	-	104,639	12,361
2069 - 2071	-	-	69,415	2,585
Total:	$ 391,737	$ 43,154	$ 601,755	$ 344,344

Subscription Liabilities:

Subscription liabilities outstanding for the year ended December 31, 2023, are as follows:

Governmental Activities	Issue Date	Final Maturity Date	Interest Rates	Outstanding 12/31/2023
Axon Interview Room	03/01/20	04/30/25	2.85%	$ 2,278
PlanSource Software	12/01/20	11/30/26	2.82%	39,863
DebtBook Platform	08/31/21	12/31/28	2.93%	64,501
Governmental Activities Total Subscription Liabilities:				$ 106,642

Business-type Activities	Issue Date	Final Maturity Date	Interest Rates	Outstanding 12/31/2023
GIS Software License	03/31/23	03/31/26	2.80%	$ 45,213
Business-type Activities Total Subscription Liabilities:				$ 45,213

- The City entered into a 15-month subscription with CivicPlus for the use of CivicClerk Management Software. An initial subscription liability was recorded as of January 1, 2023, in the amount of $4,319. As of December 31, 2023, the value of the subscription liability is $0. The City was required to make annual fixed payments of $4,360. The subscription had an interest rate of 3.00%. The value of the right to use asset as of December 31, 2023, of $4,319 with accumulated amortization of $3,280 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 16-month subscription for the use of Axon Fleet 2 Unlimited Software. An initial subscription liability was recorded as of January 1, 2023, in the amount of $19,321. As of December 31, 2023, the value of the subscription liability is $0. The City was required to make annual fixed payments of $19,514. The subscription had an interest rate of 3.00%. The value of the right to use asset as of December, 31, 2023, of $19,321 with accumulated amortization of $14,491 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 17-month subscription with Axon Enterprise, Inc. for the use of OSP 7 Tasers and Body Cameras. An initial subscription liability was recorded as of January 1, 2023, in the amount of $45,572. As of December 31, 2023, the value of the subscription liability is $0. The City was required to make annual fixed payments of $46,237. The subscription had an interest rate of 3.00%. The value of the right to use asset as of December 31, 2023, of $45,572 with accumulated amortization of $30,665 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 17-month subscription with Axon Enterprise, Inc. for the use of Axon Auto Tagging Software. An initial subscription liability was recorded as of January 1, 2023, in the amount of $2,663. As of December 31, 2023, the value of the subscription liability is $0. The City was required to make annual fixed payments of $2,700. The subscription had an interest rate of 3.00%. The value of the right to use asset

as of December 31, 2023, of $2,663 with accumulated amortization of $1,823 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 28-month subscription with Axon Enterprise, Inc. for the use of Axon Interview Room Data Storage. An initial subscription liability was recorded as of January 1, 2023, in the amount of $3,450. As of December 31, 2023, the value of the subscription liability is $2,278. The City is required to make annual fixed subscription payments of $1,138 and annual maintenance payments of $350. The subscription has an interest rate of 2.85%. The value of the right to use asset as of December 31, 2023, of $3,450 with accumulated amortization of $1,478 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 47-month subscription with PlanSource Benefits Administration for the use of PlanSource Benefits Software. An initial subscription liability was recorded as of January 1, 2023, in the amount of $49,046. As of December 31, 2023, the value of the subscription liability is $39,863. The City is required to make annual fixed payments of $9,183. The subscription has an interest rate of 2.82%. The value of the right to use asset as of December 31, 2023, of $49,046 with accumulated amortization of $12,523 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 72-month subscription with Debtbook for the use of the DebtBook Platform. An initial subscription liability was recorded as of January 1, 2023, in the amount of $72,000. As of December 31, 2023, the value of the subscription liability is $64,501. The City is required to make annual fixed payments of $7,500, with annual step increases through the remaining subscription term. The subscription has an interest rate of 2.93%. The value of the right to use asset as of December 31, 2023, of $72,000 with accumulated amortization of $12,000 is included with Subscriptions for Governmental Activities on Note 4 Capital Assets.

- The City entered into a 17-month subscription with KorTerra, Inc. for the use of Korwebb Mapping Software. An initial subscription liability was recorded as of January 1, 2023, in the amount of $4,444. The subscription is shared between the Electric, Water and Sewer funds. As of December 31, 2023, the value of the subscription liability is $0. The City was required to make annual fixed payments of $4,500. The subscription had an interest rate of 3.00%. The value of the right to use asset as of December 31, 2023, of $4,444 with accumulated amortization of $3,131 is included with Subscriptions for Business-type Activities on Note 4 Capital Assets.

- The City entered into a 37-month subscription with Carver County for the use of GIS Software. An initial subscription liability was recorded as of March 31, 2023, in the amount of $61,135. As of December 31, 2023, the value of the subscription liability is $45,213. The City is required to make annual fixed payments of $15,922. The subscription has an interest rate of 2.80%. The value of the right to use asset as of December 31, 2023, of $61,135 with accumulated amortization of $15,326 is included with Subscriptions for Business-type Activities on Note 4 Capital Assets.

Annual debt service requirements to maturity are as follows:

Year Ending December 31	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2024	$ 17,437	$ 3,077	$ 14,657	$ 1,264
2025	20,624	2,577	15,067	854
2026	34,145	1,985	15,489	433
2027	15,491	1,009	-	-
2028	18,945	555	-	-
Total:	$ 106,642	$ 9,203	$ 45,213	$ 2,551

Financed Purchase Payable:

The City has the following financed purchase payable for the acquisition of fitness equipment:

- In 2021, the Chaska Community Center entered into a financed purchase agreement for the acquisition of fitness equipment. This agreement qualifies as a financed purchase agreement and was recorded at the present value of the minimum required payments. The equipment was capitalized by the City. The purchase agreement matures in December 2026 and carries an interest rate of 5.20%. In the event of default, Municipal Asset Management, Inc., may exercise one or more of the following remedies: (1) terminate the agreement and any or all of the City's rights to the property; (2) proceed by court action to take possession from the City of any or all property; (3) proceed by court action to enforce performance by the City of its obligations or to recover damages for the breach or pursue any other remedy available to Municipal Asset Management, Inc.; (4) declare all unpaid purchase agreement payments and other sums payable to be immediately due and payable.

Financed purchase payable outstanding for the year ended December 31, 2023, is as follows:

Business-type Activities	Issue Date	Final Maturity Date	Interest Rates	Original Issue	Outstanding 12/31/2023
Financed Purchase Payable	12/13/21	12/13/26	5.20%	$ 280,594	$ 185,524

The future minimum obligation and the net present value of these minimum payments are as follows:

Year Ending December 31	Business-type Activities
2024	$ 59,800
2025	59,800
2026	82,875
Total Minimum Payments	202,475
Less: Amount Representing Interest	(16,951)
Present Value of Minimum Payments	$ 185,524

2023 Activity:

In 2022, the City approved the issuance and sale of temporary financing for the Highway 41 and CSAH 61 reconstruction project. The General Obligation Temporary State Aid Street Bonds, Series 2022A are structured in the form of a draw down line of credit and cannot exceed $25,300,000. The City requested $4,097,000 on the line of credit in 2023 bringing the total outstanding as of year-end to $8,287,000. No principal payments were made in 2023. Interest is paid quarterly on the amount outstanding at an annual percentage rate of 3.67%. The bonds mature December 31, 2024. The City intends to issue permanent bonds at that time.

On December 28, 2023, the City issued $10,065,000 in General Obligation Bonds, Series 2023A, which includes $1,250,000 in Improvement Bonds and $8,815,000 in Equipment Certificates. The true interest cost is 3.51% (coupons range from 3.75% to 5.00%). The final maturity date is February 1, 2043. The Improvement Bonds will be used to finance certain street improvement projects in the City. The Equipment Certificates will be used to finance various capital equipment for fire, public works, water and sewer, golf and storm water departments. These bonds will be repaid from property taxes and special assessments on properties receiving improvements.

Tax Abatements:

The City implemented a Business Incentive Policy (in accordance with Minnesota Statutes, Sections 116J.993 to 116J.995) to assist developers with solutions that increase employment opportunities, improve and develop facilities in the City and increase the availability of essential services. Under this policy, the City provides tax abatements (in accordance with Minnesota Statutes, Section 469.1813, subdivision 8) for up to three times a new developer's total property taxes. The City has eight agreements that could be considered tax abatements under GASB #77 as of December 31, 2023.

- In 2013, the City entered into a development agreement with Ridgeview Two Twelve North Addition, LLC to aid with the construction of an expansion to an existing medical building. The expansion creates employment opportunities, increases resident access to vital services, and increases the tax base of the City. The City assistance helped cover reimbursable costs, including soil correction, architectural enhancement, and fire safety. The maximum assistance is $777,926. The City's obligation is terminated the earlier of after 20 years of payments or once the Developer has been paid $777,926 in tax abatement payments. The City has rebated a total of $242,516, including $34,257 in 2023.

- In 2013, the City entered into a development agreement with IP Stream Minneapolis, LLC to aid with the construction of a data center. This new construction developed an underutilized site, creates employment opportunities, and increases the tax base of the City. The City assistance helped cover reimbursable costs, including site acquisition and site improvements. The maximum assistance is $1,228,500. The City's obligation is terminated the earlier of after 20 years of payments or once the Developer has been paid $1,228,500 in tax abatement payments. The City has rebated a total of $174,768, including $35,132 in 2023.

- In 2014, the City entered into a development agreement with Lucrum Properties, LLC to aid with the expansion of an existing manufacturing facility. The expansion of this high-quality business creates employment opportunities and increases the tax base of the City. The City assistance will help cover reimbursable costs, including storm water and grading improvements, permit fees, development charges, and parking lot improvements. The maximum assistance is $144,699. The City's obligation is terminated

the earlier of after 20 years of payments or once the Developer has been paid $144,699 in tax abatement payments. The City has rebated a total of $73,638 including $17,479 in 2023.

- In 2015, the City entered into a development agreement with Lifecore Biomedical, LLC to aid with the expansion of their existing facilities. The expansion of this high-quality business maximized the use of an underutilized site and increases the tax base of the City. The City assistance will help cover reimbursable costs, including site preparation and grading. The maximum assistance is $144,623. The City's obligation is terminated the earlier of after 20 years of payments or once the Developer has been paid $144,623 in tax abatement payments. The City has rebated a total of $67,395, including $16,924 in 2023.

- In 2016, the City entered into a development agreement with U.S. Bank National Association, to aid with the construction of a new data center. This new construction developed an underutilized site, creates employment opportunities, and increases the tax base, generating substantial revenue for the City. The City assistance will help cover reimbursable costs, including a portion of the construction costs. The maximum assistance is $548,000. The City's obligation is terminated the earlier of after 20 years of payments or once the Developer has been paid $548,000 in tax abatement payments. The City has rebated a total of $162,831, including $46,455 in 2023.

- In 2017, the City entered into a development agreement with MSP/Chaska Medical, LLC to aid with construction of a medical office building. This new construction increases the City's tax base, creates employment opportunities, and encourages economic development in its vicinity. The City agreed to reimburse the Developer for eligible construction costs from the proceeds of an interfund loan to the Developer in an amount not to exceed $280,000 with interest at 3.50% per annum. Tax abatement on the property will be used to repay the loan. The loan will terminate the earlier of December 31, 2039, or when the City has received tax abatements sufficient to repay the principal amount of the loan plus accrued interest. The City advanced $280,000 to MSP/Chaska Medical, LLC in 2018. Tax abatement payments began in 2019. The interfund loan balance at the end of 2023 was $216,537.

- In 2018, the City entered into a development agreement with 3919 Bavaria Road, LLC to aid with construction of a facility for weddings, events, and recreational activities. This new construction increases the City's tax base, creates employment opportunities, and encourages economic development. The City agreed to reimburse the Developer for eligible construction costs. The City assistance will help cover reimbursable costs, including a portion of the construction costs. The maximum assistance is $656,670. The City's obligation is terminated the earlier of after 20 years of payments or once the Developer has been paid $656,670 in tax abatement payments. The developer did not reach the minimum requirements to start receiving payments in 2023.

- In 2022, the City entered into a development agreement with RCS-RCA Oak Ridge, LLC to aid with construction of a roundabout on Minnesota Trunk Highway 41 to accommodate the traffic needs of a new retail and residential development. The new construction will increase the City's tax base as well as create employment opportunities. The City assistance will help cover eligible construction costs. The City has deferred $1,147,601 of area and trail charges for the development at an interest rate of 4.00% per annum and provided $700,000 of up-front assistance for construction costs to the Developer in 2022. The deferred charges and upfront assistance are to be reimbursed to the City with 70.00% of the abatement revenues received by the City annually. The maximum assistance the Developer is eligible for is $492,399 at a 0.00% interest rate with 30.00% of the abatement revenue received by the City annually. The City's obligation is

terminated the earlier of after 20 years of payments or once the Developer has been paid $492,399. The first tax abatement payment is scheduled to be made in 2025.

Tax Increment Pay-As-You-Go Financing Revenue Notes:

The Chaska EDA has entered into private development agreements to facilitate the financing of certain projects established by the Chaska Housing and Redevelopment Authority (pursuant to Minnesota Statutes, Sections 469.001 to 469.047). The costs of these projects are financed using tax increment generated from established tax increment financing districts (pursuant to Minnesota Statutes, Sections 469.174 to 469.179).

As of December 31, 2023, the Chaska Economic Development Authority has entered into five agreements considered Tax Increment Pay-As-You-Go Financing Revenue Notes under GASB #77. The agreements are not general obligations of the EDA or the City and are payable solely from available tax increment. Each note will be cancelled at the end of the agreement term, whether it has been fully repaid or not. Accordingly, the amounts have not been included in long-term debt because the nature of the notes is that repayment is required only if sufficient tax increments are received. The City's position is that these are obligations to assign future and uncertain revenue sources and as such, is not actual debt in substance.

The five agreements were to assist the developer with the financing of certain costs of a project constructed within the Development District and are as follows:

- In 2002, the Chaska EDA issued a pay-as-you-go note to Chaska Place Apartments in the principal sum of $992,221 with an interest rate of 6.50% per annum and payments due each February 1 and August 1, commencing August 1, 2005, and paid through February 1, 2024. Payments are payable solely from available tax increment derived from the housing development and paid to the EDA. The pay-as-you-go note provides for payment to the developer for 100.00% of the tax increment received in the prior six months, less the administrative fees charged by the County, and less $31,750 which shall be retained by the EDA. The current year abatement (TIF note payments) totaled $202,790. On December 31, 2023, the amount outstanding on the note was $731,809.

- In 2007, the Chaska EDA issued a pay-as-you-go note to Clover Field Sinclair Limited Partnership in the principal sum of $3,100,000 with an interest rate of 5.65% per annum and payments due each February 1 and August 1, commencing August 1, 2008, and paid through February 1, 2030. Payments are payable solely from available tax increment derived from the housing development and paid to the EDA. The pay-as-you-go note provides for payment to the developer for 95.00% of the tax increment received in the prior six months, less the administrative fees charged by the County. The current year abatement (TIF note payments) totaled $174,335. On December 31, 2023, the amount outstanding on the note was $4,216,318.

- In 2015, the Chaska EDA issued a pay-as-you-go note to Chaska Heights Senior Living in the principal sum of $2,874,667 with an interest rate of 3.25% per annum and payments due each February 1 and August 1, commencing August 1, 2018, and paid through February 1, 2044. Payments are payable solely from available tax increment derived from the housing development and paid to the EDA. The pay-as-you-go note provides for payment to the developer for 100.00% of the tax increment received in the prior six months, less the administrative fees charged by the County, and less $34,500 which shall be retained by the EDA. The current year abatement (TIF note payments) totaled $208,902. On December 31, 2023, the amount outstanding on the note was $2,555,273.

- In 2016, the Chaska EDA issued a pay-as-you-go note to Creeks Run Phase II, LLC in the principal sum of $242,500 with an interest rate of 4.50% per annum and payments due each February 1 and August 1, commencing August 1, 2018, and paid through February 1, 2036. Payments are payable solely from available tax increment derived from the housing development and paid to the EDA. The pay-as-you-go note provides for payment to the developer for 100.00% of the tax increment received in the prior six months, less the administrative fees charged by the County, and less $9,000 which shall be retained by the EDA. The current year abatement (TIF note payments) totaled $16,523. On December 31, 2023, the amount outstanding on the note was $246,085.

- In 2021, the Chaska EDA issued a pay-as-you-go note to Oppidan, Incorporated in the principal sum of $1,304,000 between two building sites (Building One: $994,000, Building Two: $310,000) with an interest rate of 4.00% per annum and payments due each February 1 and August 1, commencing August 1, 2023, and paid through February 1, 2032. Payments are payable solely from available tax increment derived from the redevelopment project area and paid to the EDA. The pay-as-you-go note provides for payment to the developer for 95.00% of the tax increment received in the prior six months, less the administrative fees charged by the County. The current year abatement (TIF note payments) towards Building One totaled $52,809. On December 31, 2023, the amount outstanding on the note for Building One was $941,191 and the amount outstanding on the note for Building Two was $310,000. The City will start making payments towards the note relating to Building Two in 2024.

Conduit Debt:

From time to time, the City has issued Industrial Revenue Bonds (IRBs) and Housing Revenue Bonds (HRBs) (collectively the "Revenue Bonds") to provide financial assistance to private-sector entities for the acquisition and construction of industrial and housing facilities deemed to be in the public interest. The Revenue Bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the Revenue Bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds, excluding the bonds mentioned below. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2023, there were five series of IRBs outstanding. The aggregate principal amount payable for the two series issued after July 1, 1995, was $21,628,662. The aggregate principal amount payable for the three series issued prior to July 1, 1995, could not be determined; however, their original issue amounts totaled $9,625,000. As of December 31, 2023, there were five series of HRBs outstanding. The aggregate principal amounts payable for the three series issued after July 1, 1995, was $5,480,000. The aggregate principal amount payable for the two series issued prior to July 1, 1995, could not be determined; however, their original issue amounts totaled $6,260,000.

The outstanding HRB balance includes one issue that is backed by the full faith and credit of the City. In 2020, the Carver County Housing and Redevelopment Authority issued $2,200,000 in Housing Development Revenue Bonds. (These bonds refunded the $2,850,000 Housing Revenue Bonds of 2010). This issue is secured by housing revenues and, if not so paid, by a tax levy. The bonds are secured by a general obligation pledge of the City.

Note 8 Interfund Receivables, Payables and Transfers

Interfund receivables and payables as of December 31, 2023, are as follows:

Due To/From Other Funds

Receivable Fund	Payable Fund	Amount
Water	Community Center	$ 1,000,000
Water	Curling Center	2,446,748
Internal Service	Community Center	2,500,000
Nonmajor Governmental	Public Improvement Projects	6,652,220
Nonmajor Governmental	Community Center	3,865,162
Nonmajor Governmental	Nonmajor Governmental	2,399,805
Nonmajor Enterprise	Community Center	2,000,000
Nonmajor Enterprise	Curling Center	3,000,000
Nonmajor Enterprise	Nonmajor Enterprise	1,438,724
Total:		$ 25,302,659

Interfund borrowing is utilized for cash flow purposes to eliminate temporary cash balance deficits.

Interfund Receivables/Payables And Advances To/From Other Funds

Receivable Fund	Payable Fund	Interfund Receivables/ Payables	Advances To/From	Total	Purpose
Electric	Nonmajor Governmental	$ -	$ 1,191,884	$ 1,191,884	1
Turbine Generator	Electric	69,130	511,818	580,948	2
Internal Service	Community Center	24,884	261,652	286,536	3
Internal Service	Nonmajor Governmental	-	1,776,591	1,776,591	1, 4
Internal Service	Nonmajor Enterprise	49,366	519,085	568,451	5
Nonmajor Governmental	Water	16,798	1,355,563	1,372,361	6
Nonmajor Governmental	Community Center	36,046	479,169	515,215	7
Nonmajor Governmental	Nonmajor Governmental	1,075,352	-	1,075,352	8
Nonmajor Governmental	Nonmajor Enterprise	178,168	3,456,986	3,635,154	6, 9
Total:		$ 1,449,744	$ 9,552,748	$ 11,002,492	

Explanation of Interfund Receivables/Payables and Advances To/From Other Funds:

(1) This 2007 loan from the Electric fund and Internal Service fund provides interim financing for TIF District #14 project costs. The outstanding balance of $2,268,475 will be repaid from tax increment generated by the district as it becomes available.

(2) This interfund loan from the Turbine Generator fund to the Electric fund was made in 2001 to finance a substation. Of the $580,948 due at year end, $69,130 is due in one year.

(3) This 2022 loan from the Internal Service fund to the Community Center fund provides financing for equipment and repairs. Of the $286,536 due at year end, $24,884 is due in one year.
(4) This 2022 loan from the Internal Service fund to to the Abatement Program fund provides interim financing for a roundabout and access into a new abatement district. The outstanding balance of $700,000 will be repaid from abatement revenue generated by the district or from permanent financing for the project.
(5) This 2022 loan from the Internal Service fund to the Town Course golf fund provides financing for cart path improvements. Of the $568,451 due at year end, $49,366 is due in one year.
(6) These interfund loans from the Equipment Acquisition fund to the Water fund and Sewer fund are for shared water/sewer equipment purchases. Of the $2,744,722 due at year end, $33,596 is due in one year.
(7) These interfund loans to the Communuity Center for locker room improvements are from the following funds:
- Public Facilities Fund - $80,165 loan balance with $5,609 due in one year.
- Improvement Revolving Fund - $435,050 loan balance with $30,437 due in one year.

(8) These loans eliminate what would have been negative cash in TIF District funds. The outstanding balance of $1,075,352 will be repaid from tax increment generated by the districts as it becomes available.
(9) These interfund loans are from the Equipment Acquisition fund to the following funds:
- The Loop at Chaska - $51,000 loan balance for golf equipment purchases with payments starting in 2025.
- Town Course - $1,449,457 loan balance for golf equipment purchases with $99,034 due in one year.
- Storm Water - $762,336 loan balance for equipment purchases with $62,336 due in one year.

Transfers In/Out for 2023 are as follows:

	Transfers In							
	Governmental Funds			Enterprise Funds				
Transfers Out	General	Public Improvement Projects	Nonmajor	Water	Community Center	Curling Center	Nonmajor	Total
General	$ -	$ 4,196	$ 1,980,000	$ -	$ -	$ -	$ -	$ 1,984,196
Public Improvement Projects	-	-	23,093	-	-	-	-	23,093
Electric	4,741,980	-	1,556,000	-	586,710	-	244,000	7,128,690
Water	40,000	-	158,942	-	56,855	-	-	255,797
Internal Service	28,615	-	-	-	-	-	-	28,615
Nonmajor Governmental	-	4,866,607	3,293,215	400,000	-	1,584,506	207,870	10,352,198
Nonmajor Enterprise	60,000	-	512,150	-	56,855	-	-	629,005
Total:	$ 4,870,595	$ 4,870,803	$ 7,523,400	$ 400,000	$ 700,420	$ 1,584,506	$ 451,870	$ 20,401,594

Explanation of Transfers:

Transfers are used to 1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, 2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and 3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

In the government-wide financial statements, transfers in/out include capital assets transferred from governmental activities to business-type activities in the amount of $1,147,478. Those transfers are not included in the table above.

Note 9 Fund Balance and Net Position

A summary of the governmental fund balance classifications as of December 31, 2023, are as follows:

	General	Public Improvement Projects	Nonmajor Governmental	Totals
Nonspendable:				
Prepaid Items	$ 78,598	$ -	$ -	$ 78,598
Leases	-	-	53,909	53,909
Total Nonspendable Balances	78,598	-	53,909	132,507
Restricted for:				
Housing Loan Program	-	-	13,183	13,183
Police Forfeitures & Evidence	-	-	6,181	6,181
Public Safety	-	-	1,227,000	1,227,000
Debt Requirements	-	-	10,714,523	10,714,523
Economic Development	-	-	3,754,739	3,754,739
Capital Equipment	-	-	5,964,281	5,964,281
Road Construction	-	2,024,382	-	2,024,382
Abatement Program	-	-	14,385	14,385
Total Restricted Fund Balances	-	2,024,382	21,694,292	23,718,674
Committed to:				
Compensated Absences	984,902	-	-	984,902
Stabilization Arrangement	300,000	-	-	300,000
Mt. Pleasant Cemetery Care	-	-	255,144	255,144
Economic Development	-	-	81,177	81,177
Road Construction	-	78,866	-	78,866
Community Fund Projects	-	-	93,117	93,117
Street Improvement Program	-	-	2,489,651	2,489,651
Total Committed Fund Balances	1,284,902	78,866	2,919,089	4,282,857
Assigned to:				
Compensated Absences	456,678	-	-	456,678
Stabilization Arrangement	600,000	-	-	600,000
Mt. Pleasant Cemetery Care	-	-	11,975	11,975
Police Forfeitures	-	-	3,857	3,857
Road Construction	-	186,991	869,218	1,056,209
Capital Equipment	-	-	2,284,895	2,284,895
Public Facility Improvements	-	-	477,076	477,076
Fire Protection Improvements	-	-	78,065	78,065
Park Improvements	-	-	2,364,259	2,364,259
Southwest Chaska Improvements	-	-	1,035,447	1,035,447
Community Fund Projects	-	-	87,888	87,888
Street Improvement Program	-	-	114,802	114,802
Capital Improvements	-	-	13,449,776	13,449,776
Total Assigned Fund Balances	1,056,678	186,991	20,777,258	22,020,927
Unassigned	3,098,796	(9,603,176)	(5,808,258)	(12,312,638)
Total Fund Balances:	$ 5,518,974	$ (7,312,937)	$ 39,636,290	$ 37,842,327

The following table provides further detail of the calculation of Net Investment in Capital Assets reported as part of the Net Position in the Government-wide financial statements as of December 31, 2023:

	Governmental Activities	Business-Type Activities
Total capital assets	$ 331,823,411	$ 172,180,123
Less: Accumulated depreciation and amortization	126,339,933	81,057,831
Net carrying value of capital assets	205,483,478	91,122,292
Less:		
Outstanding principal of capital-related borrowings related to the City's own capital assets	39,051,296	30,726,491
Outstanding principal of debt and other borrowing used to refund capital-related borrowings	3,525,000	6,560,000
Outstanding principal balance of any other capital related liabilities	1,619,463	620,690
Unamortized original issue premiums on outstanding capital debt	3,722,960	1,368,298
	47,918,719	39,275,479
Plus:		
Other additions:		
Outstanding principal of debt for assets not reported in business-type activities	-	3,410,000
Unamortized original issue premium for assets not reported in business-type activities	-	82,143
	-	3,492,143
Total Net Investment in Capital Assets	$ 157,564,759	$ 55,338,956

Note 10 Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

Workers compensation coverage is provided through a pooled self-insurance program through the League of Minnesota Cities Insurance Trust (LMCIT). The City pays an annual premium to LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT.

The LMCIT reinsures through Workers Compensation Reinsurance Association (WCRA) as required by law. For workers compensation, the City is not subject to a deductible. The City's workers compensation coverage is retrospectively rated. With this type of coverage, final premiums are determined after loss experience is known. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid.

Property and casualty insurance coverage is provided through a pooled self-insurance program through the LMCIT. The City pays an annual premium to the LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT. The LMCIT reinsures through commercial companies for claims in excess of various

amounts. The City retains risk for the deductible portion of the insurance policies and for any exclusion from the insurance policies. These amounts are considered immaterial to the financial statements.

The City continues to carry commercial insurance for all other risks of loss, including life, disability, dental, and health insurance. There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three years.

The Self Insurance fund, an internal service fund which charges its costs to user departments, accounts for the risk management activities of the City. The fund is designed to build up a reserve, which will provide the City the opportunity to assume a greater share of its insurance risks and thereby reducing the cost to purchase insurance.

Note 11 Commitments and Contingencies

A) Construction Commitments

At December 31, 2023, the City had the following construction commitments outstanding:

Project	Contractor	Commitment
The Loop at Chaska Golf Course Improvements	Mid-America Golf and Landscape Inc	$ 48,868
Creek Road Utility and Street Improvements	Eureka Construction Co	463,405
2022 Downtown Street Reconstruction	GMH Asphalt Corp	299,932
Hundertmark Water Tower Rehab	Viking Industrial Painting	5,300
TH 41/CSAH 61 Highway Improvements	SM Hentges and Sons	3,750,305
Creek Road Utility and Street/Trail Improvements	Kusske Construction Company	1,132,594
Hill Tower Demolition	Veit & Company	26,491
Well 5 Rehabilitation	Keys Well Drilling Company	119,295
	Total	$ 5,846,190

B) Federal and State Funding

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C) Legal Claims

In connection with the normal conduct of its affairs, the City is involved in various claims litigation and judgments. It is expected that the final settlement of those matters will not materially affect the financial statements of the City.

Note 12 Jointly Governed Organizations

The City, in conjunction with 11 other municipalities that provide distribution of electric services, comprises the Minnesota Municipal Power Agency (MMPA). MMPA began operations on July 1, 1995. MMPA purchases power that is purchased and distributed by the 12 municipalities that operate electric distribution systems. MMPA's board of directors is comprised of one member from each participating entity. Except for minimum purchase requirements, no participant has any obligation, entitlement, or residual interest. The City's purchases of power from MMPA for the year ended December 31, 2023, was $38,018,782. MMPA issues an annual financial report that may be obtained by writing MMPA, 220 S. 6th Street, Suite 1300, Minneapolis, MN 55402, by calling (612) 349-6868, or on the Internet at www.mmpa.org.

Note 13 Defined Benefit Pension Plans

Employees of the City participate in three defined benefit pension plans. Two of the plans are state-wide cost-sharing, multiple employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA): the General Employees Retirement fund and the Public Employees Police and Fire fund. The third is a single-employer defined benefit pension plan administered through the Chaska Fire Department Relief Association (CFDRA). The details of the City's participation in each of these plans are presented later in these notes. The following table summarizes the impact of these plans on the City's government-wide financial statements.

	PERA Pension Plans				
	General Employees Retirement Fund	Public Employees Police & Fire Fund	Total	Chaska Fire Department Relief Association	Total All Plans
Deferred Outflows	$ 3,017,141	$ 8,812,923	$ 11,830,064	$ 1,268,889	$ 13,098,953
Net Pension Liability	9,131,553	5,529,438	14,660,991	2,450,929	17,111,920
Deferred Inflows	3,037,695	8,024,321	11,062,016	84,089	11,146,105
Pension Revenue	1,131	15,403	16,534	202,042	218,576
Pension Expense	1,761,022	1,711,107	3,472,129	2,189,970	5,662,099

Note 14 Defined Benefit Pension Plans – State-wide

A) Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by PERA. PERA's defined benefit pension plans are established and administered in accordance with *Minnesota Statutes*, Chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

1. General Employees Retirement Plan

All full-time and certain part-time employees of the City are covered by the General Employees Plan. General Employees Plan members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

2. Public Employees Police and Fire Plan

The Police and Fire Plan, originally established for police officers and firefighters not covered by a local relief association, now covers all police officers and firefighters hired since 1980. Effective July 1, 1999, the Police and Fire Plan also covers police officers and firefighters belonging to local relief associations that elected to merge with and transfer assets and administration to PERA.

B) Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service.

1. General Employees Plan Benefits

General Employees Plan benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated Plan members. Members hired prior to July 1, 1989, receive the higher of Method 1 or Method 2 formulas. Only Method 2 is used for members hired after June 30, 1989. Under Method 1, the accrual rate for Coordinated members is 1.20% for each of the first 10 years of service and 1.70% for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.70% for all years of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a reduced prorated increase. In 2023, legislation repealed the statute delaying increases for members retiring before full retirement age.

2. Police and Fire Plan Benefits

Benefits for the Police and Fire Plan members first hired after June 30, 2010, but before July 1, 2014, vest on a prorated basis from 50% after five years up to 100% after ten years of credited service. Benefits for Police and Fire Plan members first hired after June 30, 2014, vest on a prorated basis from 50% after ten years up to 100% after twenty years of credited service. The annuity accrual rate is 3% of average salary for each year of service. For Police and Fire Plan members who were first hired prior to July 1, 1989, a full annuity is available when age plus years of service equal at least 90.

Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a reduced prorated increase.

In 2023, the Legislature allocated funding for a one-time lump-sum payment to the General Employee and Police and Fire Plan benefit recipients. Eligibility criteria and the payment amount is specified in statute. The one-time payment is non-compounding towards future benefits.

C) Contributions

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

1. General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2023 and the City was required to contribute 7.50% for Coordinated Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2023, were $969,708. The City's contributions were equal to the required contributions as set by state statute.

2. Police and Fire Fund Contributions

Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2023 and the City was required to contribute 17.70% for Police and Fire Plan members. The City's contributions to the Police and Fire Fund for the year ended December 31, 2023, were $767,453. The City's contributions were equal to the required contributions as set by state statute.

D) Pension Costs

1. General Employees Fund Pension Costs

At December 31, 2023, the City reported a liability of $9,131,553 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $251,723.

The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2022, through June 30, 2023, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was .1633% at the end of the measurement period and .1502% for the beginning of the period.

City's proportionate share of the net pension liability	$ 9,131,553
State of Minnesota's proportionate share of the net pension liability associated with the City	251,723
Total:	$ 9,383,276

For the year ended December 31, 2023, the City recognized pension expense of $1,759,891 for its proportionate share of the General Employees Plan's pension expense. In addition, the City recognized an additional $1,131 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

At December 31, 2023, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 294,106	$ 58,746
Changes in actuarial assumptions	1,379,673	2,502,881
Net difference between projected and actual investment earnings	-	426,958
Changes in proportion	842,594	49,110
Contributions paid to PERA subsequent to the measurement date	500,768	-
Total:	$ 3,017,141	$ 3,037,695

The $500,768 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2024. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31	Pension Expense Amount
2024	$ 421,924
2025	(1,123,904)
2026	378,754
2027	(198,096)
Total:	$ (521,322)

2. Police and Fire Fund Pension Costs

At December 31, 2023, the City reported a liability of $5,529,438 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2022, through June 30, 2023, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was .3202% at the end of the measurement period and .2915% for the beginning of the period.

The State of Minnesota contributed $18 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2023. The contribution consisted of $9 million in direct state aid that does meet the definition of a special funding situation and $9 million is supplemental state aid that does not meet the definition of a special funding situation. The $9 million direct state aid was paid on October 1, 2022. Thereafter, by October 1 of each year, the state will pay $9 million to the Police and Fire Fund until full funding is reached or July 1, 2048, whichever is earlier. The $9 million in supplemental state aid will continue until the fund is 90% funded, or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90% funded, whichever occurs later. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $222,731.

City's proportionate share of the net pension liability	$ 5,529,438
State of Minnesota's proportionate share of the net pension liability associated with the City	222,731
Total:	$ 5,752,169

The State of Minnesota is included as a non-employer contributing entity in the Police and Fire Retirement Plan Schedule of Employer Allocations and Schedule of Pension Amounts by Employer, Current Reporting Period Only (pension allocation schedules) for the $9 million in direct state aid. Police and Fire Plan employers need to recognize their proportionate share of the State of Minnesota's pension expense (and grant revenue) under GASB 68 special funding situation accounting and financial reporting requirements. For the year ended December 31, 2023, the City recognized pension expense of $1,724,522 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized $13,415 as a reduction of grant revenue and pension expense for its proportionate share of the State of Minnesota's pension expense for the contribution of $9 million to the Police and Fire Fund.

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $9 million in supplemental state aid. The City recognized $28,818 for the year ended December 31, 2023, as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

At December 31, 2023, the City reported its proportionate share of the Police and Fire Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 1,460,602	$ -
Changes in actuarial assumptions	5,790,295	7,770,005
Net difference between projected and actual investment earnings	-	243,657
Changes in proportion	1,139,400	10,659
Contributions paid to PERA subsequent to the measurement date	422,626	-
Total:	$ 8,812,923	$ 8,024,321

The $422,626 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31	Pension Expense Amount
2024	$ 345,366
2025	147,976
2026	1,291,882
2027	(255,513)
2028	(1,163,735)
Total:	$ 365,976

E) Long-Term Expected Return on Investment

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis on the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	33.5%	5.10%
International Equity	16.5%	5.30%
Fixed Income	25.0%	0.75%
Private Markets	25.0%	5.90%
Total:	100.0%	

F) Actuarial Methods and Assumptions

The total pension liability in the June 30, 2023, actuarial valuation was determined using an individual entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7%. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates deemed to be reasonable by the actuary. An investment return of 7% was deemed to be within that range of reasonableness for financial reporting purposes.

Inflation is assumed to be 2.25% for the General Employees Plan and the Police and Fire Plan. Benefit increases after retirement are assumed to be 1.25% for the General Employees Plan and 1% for the Police and Fire Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25% after one year of service to 3% after 27 years of service. In the Police and Fire Plan, salary growth assumptions range from 11.75% after one year of service to 3% after 24 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The most recent four-year experience study for the General Employees Plan was completed in 2022. The assumption changes were adopted

by the Board and became effective with the July 1, 2023, actuarial valuation. The most recent four-year experience studies for the Police and Fire Plan were completed in 2020 and were adopted by the Board and became effective with the July 1, 2021, actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2023:

1. General Employees Fund

Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.5% to 7.0%.

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50% minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2. Police and Fire Fund

Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.5% to 7.0%.
- The single discount rate changed from 5.4% to 7.0%.

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50% vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3% will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition related to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

G) Discount Rate

The discount rate used to measure the total pension liability in 2023 was 7%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees and Police and Fire Plans were projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H) Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

Sensitivity Analysis
Net Pension Liability at Different Discount Rates

	General Employees Fund		Police and Fire Fund	
1% Lower	6.00%	$ 16,154,451	6.00%	$ 10,971,064
Current Discount Rate	7.00%	$ 9,131,553	7.00%	$ 5,529,438
1% Higher	8.00%	$ 3,354,953	8.00%	$ 1,055,693

I) Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

Note 15 Defined Contribution Plan – PERA

One council member of the City is covered by the Defined Contribution Plan, a multiple-employer deferred compensation plan administered by PERA. The Defined Contribution Plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. *Minnesota Statutes*, Chapter 353D.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5.0% of salary which is matched by the elected official's employer. For ambulance services personnel, employer contributions are determined by the employer and for salaried employees, contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2.0% of employer contributions and twenty-five hundredths of one percent (0.25%) of the assets in each member's account annually.

Total contributions made by the City during fiscal year 2023 were:

Amount		Percentage of Covered Payroll		Required
Employee	Employer	Employee	Employer	Rate
$475	$475	5.00%	5.00%	5.00%

Note 16 Defined Benefit Pension Plans – Fire Relief Association

A) General Information about the Pension Plan

Plan Description - All members of the Chaska Fire Department (CFD) are covered by a defined benefit pension plan, Chaska Fire Department Relief Association Pension Plan (CFDRAPP), administered by the Chaska Fire Department Relief Association (CFDRA). CFDRAPP is a single-employer defined benefit pension plan. Minnesota Statutes, Chapter 69 grants the authority to the CFDRA Board to establish and amend benefit terms with consenting approval by the Chaska City Council. CFDRA issues a publicly available financial report that can be obtained by writing to City of Chaska, One City Hall Plaza, Chaska, MN 55318-1962 or by phone (952) 448-9200.

Benefits Provided - The plan provides retirement and disability benefits to plan members and beneficiaries.

- Monthly Service Pension: $3.400 per month of service. The maximum number of months is 360 months. The benefit is reduced 8% for each year of service less than 15 years. This benefit is available to members hired prior to November 4, 2013.
- Lump Sum Service Pension: $9,304 per year of service (up to 25 years) plus a Supplemental Benefit of 10% of the lump sum distribution, but not more than $1,000. The benefit is reduced 8% for each year of service less than 15 years.
- Deferred Service Pension: with termination prior to age 50 and at least ten years of service, a deferred pension is payable at age 50 and reduced 8% for each year of service less than 15 years.
- Survivor Benefits: If hired before November 14, 2013, spouse and children receive 100% of the member's monthly pension for life. The surviving spouse may elect the lump sum benefit, plus a Supplemental Benefit of 20% of the regular lump sum distribution, but not more than $2,000. If hired after November 4, 2013, the spouse, children, or estate will receive 100% of the lump sum benefit plus a Supplemental Benefit of 20% of the regular lump sum distribution, but not more than $2,000.
- Disability Benefit: A disabled member will receive the amount of their monthly service pension based on credited service as of the date eligible.

Members covered by benefit terms - At December 31, 2021, pension plan membership consisted of the following as used to determine Net Pension Liability (Asset) as of December 31, 2023:

Inactive Members Currently Receiving Benefits	41
Inactive Members Currently Receiving Disability Benefits	2
Beneficiaries Currently Receiving Benefits	12
Inactive Members Entitled to But Not Yet Receiving Benefits	3
Active Members	45
Total members:	103

Contributions - Minnesota Statutes, Chapter 424 and 424A, authorize pension benefits for volunteer fire relief associations. The CFDRAPP is funded by fire state aid, investment earnings, and, if necessary, employer contributions as specified in Minnesota Statutes and voluntary City contributions. The State of Minnesota contributed $228,706 in fire state aid to the CFDRAPP on behalf of the CFD for the year ended December 31, 2023, which was recorded as revenue. Required City contributions are calculated annually based on statutory provisions. The City made all required contributions and additional voluntary contributions to the plan for the year ended

December 31, 2023, totaling $214,427. The City's contributions exceed the required contributions as set by State Statutes. Members of the CFD have no obligation to contribute to the plan.

B) Net Pension Liability (Asset)

The CFDRAPP's net pension liability (asset) was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021.

Actuarial Assumptions - The total pension liability in the December 31, 2021, actuarial valuation was determined using the entry age normal actuarial cost method and the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary Increases	Not applicable as plan members are paid on call volunteers
Investment Rate of Return	5.00% net of pension plan investment expense, including inflation
20-Year Municipal Bond Yield	1.84%

Mortality rates were based on the following:

- Healthy Pre-retirement - Pub-2010 Public Safety Employee mortality tables with projected mortality improvement scale MP-2020.
- Healthy Post-retirement - Pub-2010 Healthy Retired Public Safety mortality tables with projected mortality improvement scale MP-2020. Male rates are adjusted by a factor of 0.98.
- Disabled - Pub-2010 Public Safety Disabled Retiree mortality tables with projected mortality improvement scale MP-2020. Male rates are adjusted by a factor of 1.05.

The demographic actuarial assumptions used in the December 31, 2021, valuation were based on the same assumptions used in the July 1, 2021, PERA Police and Fire actuarial valuation. The economic actuarial assumptions are reviewed annually as part of the fire relief's annual valuation.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These asset class estimates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the current asset allocation percentage (or target allocation, if available) and by adding expected inflation. All results are then rounded to the nearest quarter percentage point.

Best-estimates of geometric real and nominal rates of return for each major asset class included in the pension plan's asset allocation as of the measurement date are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	35%	4.42%
International Equity	20%	4.91%
Fixed Income	10%	1.00%
Multi-Class and Commodities	10%	3.98%
Cash and Equivalents	25%	-0.33%
Total:	100%	

Discount Rate - The discount rate used to measure the total pension liability was 5%. The projected cash flows used to determine the discount rate assumed that contributions to the plan will be made as specified in Minnesota Statutes. Based on those assumptions and considering the funding ratio of the plan, the fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefits payments to determine the total pension liability.

C) Changes in the Net Pension Liability (Asset)

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Beginning Balance - January 1, 2023	$ 7,496,550	$ 7,885,449	$ (388,899)
Changes For The Year:			
Service Cost	174,457	-	174,457
Interest	370,992	-	370,992
Change in Benefits Terms	1,645,932	-	1,645,932
Contribution - Employer	-	347,654	(347,654)
Net Investment Income	-	(921,285)	921,285
Benefit Payments, Including Member Contribution Refunds	(502,337)	(502,337)	-
Administrative Costs	-	(74,816)	74,816
Total Net Changes	1,689,044	(1,150,784)	2,839,828
Ending Balance - December 31, 2023	$ 9,185,594	$ 6,734,665	$ 2,450,929

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate - The following presents the net pension liability (asset) of the CFDRAPP, calculated using the discount rate of 5.00%, as well as what the CFDRAPP's net pension liability (asset) would be if it were calculated using a discount rate 1 percentage point lower (4.00%) or 1 percentage point higher (6.00%) than the current discount rate:

	Net Pension Liability (Asset)
1% Decrease in Discount Rate (4.0%)	$ 3,420,796
Current Discount Rate (5.0%)	2,450,929
1% Increase in Discount Rate (6.0%)	1,635,938

Pension Plan Fiduciary Net Position - Detailed information about the CFDRAPP's fiduciary net position is available in the separately issued CFDRA financial report.

D) Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2023, the CFDRAPP recognized pension expense of $2,189,970. At December 31, 2023, the CFDRAPP reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Liability	$ 39	$ 84,089
Change in Actuarial Assumptions	374,618	-
Differences Between Projected and Actual Investment Earnings	679,805	-
City Contribution Subsequent to the Measurement Date	214,427	-
Total:	$ 1,268,889	$ 84,089

Deferred outflows of resources totaling $214,427 related to pensions resulting from City contributions to the plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2024. Other amounts reported as deferred outflows and inflows of resources related to the plan will be recognized in pension expense as follows:

Year Ended December 31	Pension Expense Amount
2024	$ 151,521
2025	273,047
2026	272,417
2027	273,388
Total:	$ 970,373

Note 17 Other Post-Employment Benefits (OPEB) Plan

A) Plan Description

The City's defined benefit OPEB plan provides a single-employer defined benefit health care plan to eligible employees. The plan offers group health insurance benefits. Medical coverage is administered by Blue Cross Blue Shield. It is the City's policy to periodically review its group health insurance plans and to obtain requests for proposals in order to provide the most favorable benefits and premiums for the City's employees and retirees. No assets are accumulated in a trust.

B) Benefits Provided

The City is required by State Statute to allow retirees to continue participation in the City's group health insurance plan if the individual terminates service with the City through service retirement or disability retirement. Retirees may obtain dependent coverage while the participating retiree is under age 65. Covered spouses may continue coverage after the retiree's death. The surviving spouse of an active employee may continue coverage in the group health insurance plan after the employee's death.

Retirees are required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. The premium is a blended rate determined on the entire active and retiree population. Since the projected claims costs for retirees exceed the blended premium paid by retirees, the retirees are receiving an implicit rate subsidy (benefit). The coverage levels are the same as those afforded to active employees. Upon a retiree reaching 65 years of age, Medicare becomes the primary insurer and the City's plan becomes secondary.

C) Contributions

The required contributions are based on projected pay-as-you-go financing requirements. For the current year, the City's required pay-as-you go finance benefits totaled $28,852.

D) Members

Membership in the plan consisted of the following as of the latest actuarial valuation:

Inactive employees or beneficiaries currently receiving benefits	3
Active employees	151
Total employees and beneficiaries:	154

E) Actuarial Methods and Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2022, using the entry age, level percentage of pay method. The following actuarial assumptions were applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	2.00%
20-year Municipal Bond Yield	2.00%
Salary Increases	Service graded table - Rates vary based on service and employee classification
Inflation Rate	2.00%
Medical Trend Rate	6.50% as of January 1, 2022 grading to 5.00% over 6 years and then to 4.00% over the next 48 years
Mortality Assumption	Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2021 Generational Improvement Scale

F) Changes in the Total OPEB Liability

The City's total OPEB liability of $1,047,935 was measured as of January 1, 2023, and was determined by an actuarial valuation as of January 1, 2022.

	Total OPEB Liability
Beginning Balance - January 1, 2023	$ 966,931
Changes for the Year	
Service Cost	78,572
Interest	20,728
Benefit Payments	(18,296)
Net Changes	81,004
Ending Balance - December 31, 2023	$ 1,047,935

G) OPEB Liability Sensitivity

The following presents the total OPEB Liability of the City as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percent lower and one percent higher than the current discount rate:

	1% Decrease in Discount Rate	Discount Rate	1% Increase in Discount Rate
OPEB Discount Rate	1.00%	2.00%	3.00%
Total OPEB Liability	$1,135,944	$1,047,935	$965,189

The following presents the total OPEB liability of the City as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are one percent lower or one percent higher than current healthcare cost trend rates:

	1% Decrease in Healthcare Trend Rate	Healthcare Trend Rate	1% Increase in Healthcare Trend Rate
OPEB Healthcare Trend Rate	5.25% decreasing to 4.00% then 3.00%	6.25% decreasing to 5.00% then 4.00%	7.25% decreasing to 6.00% then 5.00%
Total OPEB Liability	$915,357	$1,047,935	$1,206,107

H) OPEB Expense and Related Deferred Outflows of Resources and Deferred Inflows of Resources

For the current year ended, the City recognized OPEB expense of $14,245. As of year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 12,628	$ 335,777
Changes in actuarial assumptions	-	192,387
Contributions subsequent to the measurement date	28,852	-
Total:	$ 41,480	$ 528,164

A total of $28,852 reported as deferred outflows of resources related to OPEB resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ending December 31, 2024. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31	OPEB Expense Amount
2024	$ (85,055)
2025	(85,055)
2026	(85,055)
2027	(85,058)
2028	(87,661)
Thereafter	(87,652)
Total:	$ (515,536)

PERA – General Employees Retirement Fund Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.13%	$ 6,504,061	$ -	$ 6,504,061	$ 7,374,827	88.19%	78.19%
12/31/2016	06/30/2016	0.13%	10,441,682	136,394	10,578,076	7,962,313	131.14%	68.90%
12/31/2017	06/30/2017	0.13%	8,439,559	106,148	8,545,707	8,515,662	99.11%	75.90%
12/31/2018	06/30/2018	0.13%	7,350,557	241,206	7,591,763	8,829,904	83.25%	79.50%
12/31/2019	06/30/2019	0.13%	7,441,732	231,323	7,673,055	9,526,900	78.11%	80.20%
12/31/2020	06/30/2020	0.15%	8,885,267	273,865	9,159,132	10,567,372	84.08%	79.10%
12/31/2021	06/30/2021	0.15%	6,512,433	198,804	6,711,237	10,976,594	59.33%	87.00%
12/31/2022	06/30/2022	0.15%	11,895,889	348,744	12,244,633	11,255,867	105.69%	76.70%
12/31/2023	06/30/2023	0.16%	9,131,553	251,723	9,383,276	12,989,740	70.30%	83.10%

PERA – General Employees Retirement Fund Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 573,571	$ 573,571	$ -	$ 7,647,695	7.50%
12/31/2016	622,514	622,514	-	8,301,166	7.50%
12/31/2017	645,781	645,781	-	8,613,210	7.50%
12/31/2018	684,782	684,782	-	9,130,403	7.50%
12/31/2019	761,477	761,477	-	10,153,003	7.50%
12/31/2020	845,631	845,631	-	11,275,134	7.50%
12/31/2021	823,612	823,612	-	10,981,495	7.50%
12/31/2022	899,431	899,431	-	11,995,296	7.50%
12/31/2023	969,708	969,708	-	12,929,953	7.50%

Schedule is intended to present information for 10 years. Additional years will be displayed as they become available.

PERA – Public Employees Police and Fire Fund Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2015	06/30/2015	0.26%	$ 2,908,759	$ -	$ 2,908,759	$ 2,345,969	123.99%	86.60%
12/31/2016	06/30/2016	0.25%	9,992,803	-	9,992,803	2,397,786	416.75%	63.90%
12/31/2017	06/30/2017	0.26%	3,564,313	-	3,564,313	2,707,514	131.65%	85.40%
12/31/2018	06/30/2018	0.26%	2,788,387	-	2,788,387	2,761,686	100.97%	88.80%
12/31/2019	06/30/2019	0.28%	3,022,404	-	3,022,404	2,996,128	100.88%	89.30%
12/31/2020	06/30/2020	0.28%	3,702,563	87,251	3,789,814	3,174,551	116.63%	87.20%
12/31/2021	06/30/2021	0.28%	2,192,180	98,565	2,290,745	3,356,413	65.31%	93.70%
12/31/2022	06/30/2022	0.29%	12,684,929	554,268	13,239,197	3,541,637	358.17%	70.50%
12/31/2023	06/30/2023	0.32%	5,529,438	222,731	5,752,169	4,210,926	131.31%	86.50%

PERA – Public Employees Police and Fire Fund Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2015	$ 384,775	$ 384,775	$ -	$ 2,375,153	16.20%
12/31/2016	421,074	421,074	-	2,600,914	16.20%
12/31/2017	431,127	431,127	-	2,665,551	16.20%
12/31/2018	471,427	471,427	-	2,910,044	16.20%
12/31/2019	531,854	531,854	-	3,137,782	16.95%
12/31/2020	593,739	593,739	-	3,354,460	17.70%
12/31/2021	602,008	602,008	-	3,401,174	17.70%
12/31/2022	689,171	689,171	-	3,899,479	17.67%
12/31/2023	767,453	767,453	-	4,335,892	17.70%

Schedule is intended to present information for 10 years. Additional years will be displayed as they become available.

Chaska Fire Department Relief Association Pension Plan (CFDRAPP), Schedule of Changes in Net Pension Liability (Asset) and Related Ratios

	December 31,									
City Fiscal Year-end Date	2014	2015	2016	2017	2018	2019 (1)	2020	2021	2022	2023
Measurement Date	2014	2015	2016	2017	2018	2018	2019	2020	2021	2022
Total Pension Liability										
Service Cost	$ 74,610	$ 76,662	$ 74,777	$ 76,833	$ 97,600	$ 97,600	$ 100,284	$ 129,712	$ 132,955	$ 174,457
Interest	324,731	323,774	318,368	307,707	323,454	323,454	326,559	349,372	349,928	370,992
Changes of Benefits Terms	248,676	-	-	229,268	-	-	642,398	-	917,120	1,645,932
Differences Between Expected & Actual Experience	-	(42,040)	-	23,511	-	-	(58,684)	-	(106,649)	-
Changes of Assumptions	-	-	-	68,838	-	-	250,267	-	480,755	-
Benefit Payments, Including Refunds of Member Contributions	(318,551)	(517,365)	(451,119)	(595,443)	(354,522)	(354,522)	(393,593)	(484,702)	(460,621)	(502,337)
Net Change in Total Pension Liability	329,466	(158,969)	(57,974)	110,714	66,532	66,532	867,231	(5,618)	1,313,488	1,689,044
Total Pension Liability – Beginning	5,031,680	5,361,146	5,202,177	5,144,203	5,254,917	5,254,917	5,321,449	6,188,680	6,183,062	7,496,550
Total Pension Liability - Ending (a)	$ 5,361,146	$ 5,202,177	$ 5,144,203	$ 5,254,917	$ 5,321,449	$ 5,321,449	$ 6,188,680	$ 6,183,062	$ 7,496,550	$ 9,185,594
Plan Fiduciary Net Position										
Contributions - Employer	$ 361,296	$ 401,321	$ 427,285	$ 443,793	$ 465,022	$ 465,022	$ 488,466	$ 531,985	$ 549,155	$ 347,654
Net Investment Income	232,061	(220,343)	408,073	819,964	(342,294)	(342,294)	974,719	512,197	712,670	(921,285)
Other Additions	-	-	-	-	-	-	-	289	4,454	-
Benefit payments, Including Refunds of Member Contributions	(318,551)	(517,365)	(451,119)	(595,443)	(354,522)	(354,522)	(393,593)	(484,702)	(460,621)	(502,337)
Administrative Expense	(9,463)	(4,226)	(11,561)	(10,295)	(14,407)	(14,407)	(9,862)	(52,987)	(50,600)	(74,816)
Net Change in Plan Fiduciary Net Position	265,343	(340,613)	372,678	658,019	(246,201)	(246,201)	1,059,730	506,782	755,058	(1,150,784)
Plan Fiduciary Net Position - Beginning	4,854,653	5,119,996	4,779,383	5,152,061	5,810,080	5,810,080	5,563,879	6,623,609	7,130,391	7,885,449
Plan Fiduciary Net Position - Ending (b)	$ 5,119,996	$ 4,779,383	$ 5,152,061	$ 5,810,080	$ 5,563,879	$ 5,563,879	$ 6,623,609	$ 7,130,391	$ 7,885,449	$ 6,734,665
City's Net Pension Liability (Asset) - Ending (a) - (b)	$ 241,150	$ 422,794	$ (7,858)	$ (555,163)	$ (242,430)	$ (242,430)	$ (434,929)	$ (947,329)	$ (388,899)	$ 2,450,929
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	95.50%	91.87%	100.15%	110.56%	104.56%	104.56%	107.03%	115.32%	105.19%	73.32%

(1) The City made a change in accounting principle to utilize the look-back period as of the measurement date. This is an accepted practice and allows the City to complete its Annual Comprehensive Financial Report in a more timely manner. This change required the use of the same actuary study and pension report for the 2018 and 2019 fiscal years.

Chaska Fire Department Relief Association Pension Plan (CFDRAPP), Schedule of City Contributions

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Actuarially Determined Contribution(ADC) (1)	$ 267,302	$ 267,302	$ 265,347	$ 265,347	$ 165,134	$ 165,134	$ 208,493	$ 208,493	$ 207,338	$ 371,785
Contributions in Relation to the ADC	361,296	401,321	427,285	436,793	465,022	488,466	531,985	549,155	347,654	443,133
Contribution Deficiency (Excess)	$ (93,994)	$(134,019)	$(161,938)	$(171,446)	$(299,888)	$(323,332)	$(323,492)	$(340,662)	$(140,316)	$ (71,348)

Valuation Date:

Actuarially determined contribution rates are calculated as of December 31, either two or three years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age Normal actuarial level dollar cost method
Amortization Method	Actuarial Losses - Amortize loss over 10 years per Minnesota Statutes 69.773, Subd 4. (d)(3)(i). Plan Changes - Amortize over 20 years per Minnesota Statutes 69.773, Subd 4. (d)(3)(v).
Remaining Amortization Period	0 years as of December 31, 2023
Asset Valuation Method	Fair Value
Inflation	2.50%
Salary Increases	0.00%, including inflation
Investment Rate of Return	5.00% as per Minnesota State Statutes Chapter 356.215, Subdivision 8
Retirement Age	The latest of age 50 or after 15 years of service
Mortality	Pub-2010 Public Safety Employee Mortality Table with projected mortality improvements based on scale MP-2021

Other Information:

On November 4, 2013, benefit terms were modified to add a $6,000 per year of service lump sum benefit option for individuals who became members before November 4, 2013. Individuals that became members after November 4, 2013, are only entitled to a lump sum service pension.

On May 5, 2014, benefit terms were modified to increase the monthly benefit from $1.975 to $2.085 per month of service and to increase the lump sum benefit from $6,000 to $6,255 per year of service effective as of June 1, 2014.

On November 7, 2016, benefit terms were modified to increase the monthly benefit from $2.085 to $2.185 per month of service and to increase the lump sum benefit from $6,255 to $6,486 per year of service as of January 1, 2017.

On October 15, 2018, benefit terms were modified to increase the monthly benefit from $2.185 to $2.4525 per month of service and to increase the lump sum benefit from $6,486 to $7,100 per year of service effective January 1, 2019.

On August 2, 2021, benefit terms were modified to increase the monthly benefit from $2.4525 to $2.8025 per month of service and to increase the lump sum benefit from $7,100 to $7,901 per year of service effective September 1, 2021.

On June 1, 2022, benefit terms were modified to increase the monthly benefit from $2.8025 to $3.400 per month of service and to increase the lump sum benefit from $7,901 to $9,304 per year of service effective as of June 1, 2022.

Notes to Schedule 1 ADC amounts are equal to statutory requirements under Minnesota Statutes 424A.092 and 69.773. The CFDRA is comprised of paid on-call fire fighters paid through the City payroll. There is no covered payroll of the Fire Relief to report.

Schedule of Changes in Total OPEB Liability and Related Ratios

	Fiscal Year Ended December 31,					
	2018	2019	2020	2021	2022	2023
Total OPEB Liability						
Service Cost	$ 73,812	$ 76,026	$ 117,461	$ 121,278	$ 76,283	$ 78,572
Interest	39,586	42,360	46,644	45,450	47,764	20,728
Assumption Changes	-	-	(4,415)	-	(253,574)	-
Differences Between Expected & Actual Experience	-	-	25,260	-	(447,705)	-
Benefit Payments	(41,413)	(21,491)	(38,657)	(31,247)	(52,783)	(18,296)
Net Change in Total OPEB Liability	71,985	96,895	146,293	135,481	(630,015)	81,004
Total OPEB Liability - Beginning of Year	1,146,292	1,218,277	1,315,172	1,461,465	1,596,946	966,931
Total OPEB Liability - End of Year	$ 1,218,277	$ 1,315,172	$ 1,461,465	$ 1,596,946	$ 966,931	$ 1,047,935
Covered Employee Payroll	$ 10,383,422	$ 10,694,925	$ 13,076,715	$ 13,501,708	$ 13,389,467	$ 13,791,151
Total OPEB Liability as a Percentage of Covered Employee Payroll	11.7%	12.3%	11.2%	11.8%	7.2%	7.6%

Note 1: The City implemented GASB Statement No. 75 in fiscal year 2018. This schedule is intended to present 10-year trend information. Additional years will be displayed as they become available.

Note 2: No assets are accumulated in a trust to pay related benefits.

PERA – GENERAL EMPLOYEES RETIREMENT FUND

2023 Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.5% to 7.0%.

2023 Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.5% minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 Changes in Actuarial Assumptions:

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 Changes in Actuarial Assumptions:

- The price inflation assumption was decreased from 2.50% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.00%.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25% less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

2020 Changes in Plan Provisions:

- Augmentation for current privatized members was reduced to 2.0% for the period July 1, 2020, through December 31, 2023, and 0.0% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 Changes in Plan Provisions:

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00% per year through 2044, and 2.50% per year thereafter, to 1.25% per year.

2018 Changes in Plan Provisions:

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Annual increases were changed from 1% per year with a provision to increase to 2.50% upon attainment of 90% funding ratio to 50% of the Social Security Cost-of Living Adjustment, not less than 1% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes in Actuarial Assumptions:

- The Combined Service Annuity (CSA) loads were changed from 0.80% for active members and 60% for vested and nonvested deferred members. The revised CSA loads are now 0% for active member liability, 15% for vested deferred member liability, and 3.00% for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00% per year for all years, to 1.00% per year through 2044, and 2.50% per year thereafter.

2017 Changes in Plan Provisions:

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 Changes in Actuarial Assumptions:

- The assumed post-retirement benefit increase rate was changed from 1.00% per year through 2035, and 2.50% per year thereafter, to 1.00% per year for all years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate was changed from 7.90% to 7.50%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25%, to 3.25% for payroll growth, and 2.50% for inflation.

2015 Changes in Actuarial Assumptions:

- The assumed post-retirement benefit increase rate was changed from 1.00% per year through 2030, and 2.50% per year thereafter, to 1.00% per year through 2035, and 2.50% per year thereafter.

2015 Changes in Plan Provisions:

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Retirement Fund, which increased the total pension liability by $1.1 billion and increased the fiduciary plan net position by $892 million. Upon consolidation, state and employer contributions were revised; the state's contribution of $6.0 million, which meets the special funding situation, was due September 2015.

PERA – PUBLIC EMPLOYEES POLICE AND FIRE FUND

2023 Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.50% to 7.00%.
- The single discount rate changed from 5.40% to 7.00%.

2023 Changes in Plan Provisions:

- Additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50% vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3.00% will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 Changes in Actuarial Assumptions:

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.
- The single discount rate changed from 6.50% to 5.40%.

2021 Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The inflation assumption was changed from 2.50% to 2.25%.
- The payroll growth assumption was changed from 3.25% to 3.00%.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 Public Safety Mortality table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 healthy annuitant mortality table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety disabled annuitant mortality table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020, experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020, experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60% to 70%. Minor changes to form of payment assumptions were applied.

2020 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 Changes in Plan Provisions:

- Post-retirement benefit increases were changed to 1.00% for all years, with no trigger.
- An end date of July 1, 2048, was added to the existing $9.0 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter, until the plan reaches 100% funding, July 1, 2048, if earlier.
- Member contributions were changed from 10.80% to 11.30% of pay, effective January 1, 2019, and 11.80% of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20% to 16.95% of pay, effective January 1, 2019, and 17.70% of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00% percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes in Actuarial Assumptions:

- Assumed salary increases were changed as recommended in the June 30, 2016, experience study. The net effect is proposed rates that average 0.34% lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The Combined Service Annuity (CSA) load was 30.00% for vested and non-vested deferred members. The CSA has been changed to 33.00% for vested members and 2.00% for non-vested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 Fully Generational Table to the RP-2014 Fully Generational Table (with base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from RP-2000 Disabled Mortality Table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00% for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65.00% to 60.00%.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing joint and survivor annuities was increased.
- The assumed annual benefit increase rate was changed from 1.00% for all years, to 1.00% per year through 2064, and 2.50% thereafter.
- The single discount rate changed from 5.60% per annum to 7.50% per annum.

2016 Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2037, and 2.50% thereafter, to 1.00% per year for all future years.
- The assumed investment return was changed from 7.90% to 7.50%.
- The single discount rate changed from 7.90% to 5.60%.

- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth, and 2.50% for inflation.

2015 Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2030, and 2.50% per year thereafter, to 1.00% per year through 2037, and 2.50% per year thereafter.

2015 Changes in Plan Provisions:

- The annual benefit increase to be paid after attainment of the 90.00% funding threshold was changed, from inflation up to 2.50%, to a fixed rate of 2.50%.

OTHER POST-EMPLOYMENT BENEFITS PLAN

2022 Changes in Actuarial Assumptions:

- The health care trend rates were changed to better anticipate short term and long-term medical increases.
- The mortality tables were updated from the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2019 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2021 Generational Improvement Scale.
- The salary increase rates were updated to reflect the latest experience study.
- The retirement and withdrawal rates were updated to reflect the latest experience study.
- The retiree plan participation percentage was reduced from 65% to 50%.
- The percentage of married retirees electing post-employment spouse medical coverage was reduced from 60% for police and fire retirees and 40% for all other retirees to 30% for all.
- The inflation rate was changed from 2.50% to 2.00%.
- The discount rate was changed from 2.90% to 2.00%.
- These changes decreased the liability $253,574.

2020 Changes in Actuarial Assumptions:

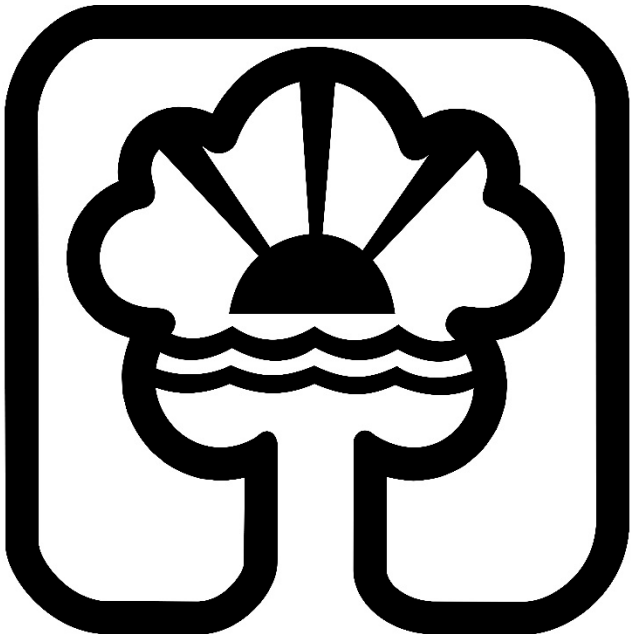
- The medical trend rate was changed from 6.25% grading to 5.00% over 5 years to 6.50% grading to 5.00% over 6 years and then to 4.00% over the next 48 years.
- The mortality tables were updated from the RP-2014 Mortality Tables (Blue Collar for Public Safety, White Collar for Others) with MP-2017 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2019 Generational Improvement Scale.
- The salary increase rates were changed from a flat 3.00% per year for all employees to rates which vary by service and employee classification.
- The discount rate was changed from 3.30% to 2.90%.

2019 Changes in Actuarial Assumptions:

- The medical trend rate was changed from 6.50% grading to 5.00% over 6 years to 6.25% grading to 5.00% over 5 years.

2018 Changes in Actuarial Assumptions:

- The health care trend rates were changed to better anticipate short-term and long-term medical increases.
- The mortality tables were updated from RP-2014 White Collar Mortality Tables with MP-2015 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel) to the RP-2014 While Collar Mortality Tables with MP-2017 Generation Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel).
- The retirement and withdrawal tables for all employees were updated.
- The discount rate was changed from 3.50% to 3.30%.
- The actuarial cost method was changed from project unit credit to entry age as prescribed by GASB 75.



Chaska

CITY OF CHASKA, MINNESOTA

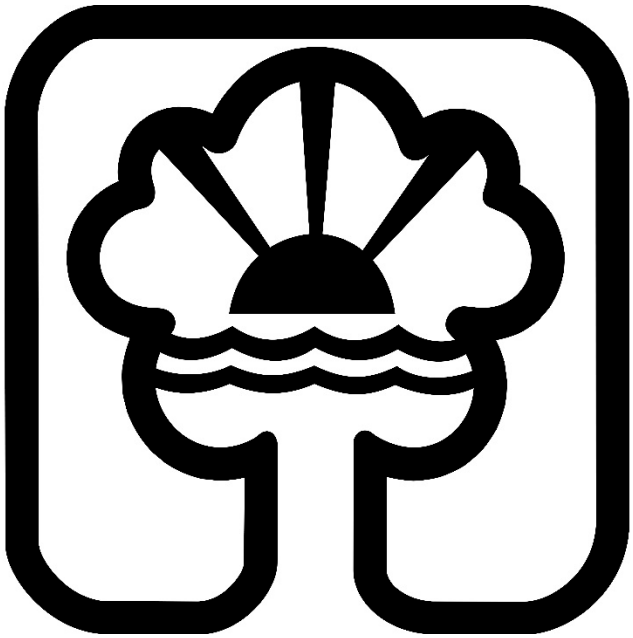
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2023

	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECT	TOTAL NONMAJOR GOVERNMENTAL FUNDS
ASSETS				
Cash And Investments	$ 1,592,451	$ 9,793,638	$ 13,438,459	$ 24,824,548
Cash With Escrow Agent	-	920,464	-	920,464
Receivables:				
Taxes	2,758	2,945	42,470	48,173
Special Assessments	58,559	5,706,954	1,395,566	7,161,079
Accounts	300	-	193,474	193,774
Interest	356	-	53,389	53,745
Notes	34,913	-	-	34,913
Due From Other Funds	-	-	12,917,187	12,917,187
Due From Other Governments	500,000	-	1,365,581	1,865,581
Interfund Receivable	-	-	1,306,364	1,306,364
Leases Receivable	176,148	-	1,871,609	2,047,757
Advance To Other Funds	-	-	5,291,718	5,291,718
TOTAL ASSETS	$ 2,365,485	$ 16,424,001	$ 37,875,817	$ 56,665,303
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES:				
Accounts Payable	$ 500,178	$ 2,918	$ 824,684	$ 1,327,780
Deposits Payable	9,641	-	21,314	30,955
Due To Other Funds	1,204,526	-	1,195,279	2,399,805
Due To Other Governments	-	-	1,586	1,586
Interfund Payable	-	-	1,075,352	1,075,352
Advance From Other Funds	-	-	2,968,475	2,968,475
Unearned Revenue	37,457	923,565	12,125	973,147
TOTAL LIABILITIES	1,751,802	926,483	6,098,815	8,777,100
DEFERRED INFLOWS OF RESOURCES:				
Unavailable Revenue - Taxes	1,146	1,624	25,300	28,070
Unavailable Revenue - Special Assessments	38,554	4,781,371	1,392,746	6,212,671
Unavailable Revenue - Notes Receivable	17,324	-	-	17,324
Lease Revenue For Subsequent Years	170,668	-	1,823,180	1,993,848
TOTAL DEFERRED INFLOWS OF RESOURCES	227,692	4,782,995	3,241,226	8,251,913
FUND BALANCES:				
Nonspendable	5,480	-	48,429	53,909
Restricted	1,246,364	10,714,523	9,733,405	21,694,292
Committed	336,321	-	2,582,768	2,919,089
Assigned	15,832	-	20,761,426	20,777,258
Unassigned	(1,218,006)	-	(4,590,252)	(5,808,258)
TOTAL FUND BALANCES	385,991	10,714,523	28,535,776	39,636,290
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 2,365,485	$ 16,424,001	$ 37,875,817	$ 56,665,303

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECT	TOTAL NONMAJOR GOVERNMENTAL FUNDS
REVENUES				
Taxes:				
Property	$ 202,291	$ 2,693,241	$ 1,743,344	$ 4,638,876
Tax Increment	-	-	1,704,266	1,704,266
Intergovernmental	1,939,799	-	2,402,206	4,342,005
Charges For Services	268,186	-	7,849,255	8,117,441
Special Assessments	47,728	865,089	351,595	1,264,412
Investment Earnings (Charges)	(27,307)	357,366	1,006,349	1,336,408
Leases	32,000	-	121,020	153,020
Other Revenue	15,604	-	97,133	112,737
TOTAL REVENUES	2,478,301	3,915,696	15,275,168	21,669,165
EXPENDITURES				
CURRENT:				
General Government	-	12,400	49,860	62,260
Economic Development	1,546,254	-	942,081	2,488,335
Public Safety	4,190	-	1,590,486	1,594,676
Public Works	13,739	-	911,927	925,666
Parks, Recreation And Arts	-	-	87,732	87,732
DEBT SERVICE:				
Principal	-	3,890,000	-	3,890,000
Interest	-	1,810,477	101,201	1,911,678
Issuance Costs And Fiscal Agent Fees	-	14,617	163,109	177,726
CAPITAL OUTLAY	-	-	3,270,560	3,270,560
TOTAL EXPENDITURES	1,564,183	5,727,494	7,116,956	14,408,633
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	914,118	(1,811,798)	8,158,212	7,260,532
OTHER FINANCING SOURCES (USES)				
Transfers In	-	2,074,215	5,449,185	7,523,400
Transfers Out	(59,000)	-	(10,293,198)	(10,352,198)
Bonds Issued	-	-	10,065,000	10,065,000
Premium on Bonds Issued	-	-	950,373	950,373
Lease Proceeds	-	-	164,756	164,756
Sale Of Capital Assets	-	-	25,425	25,425
TOTAL OTHER FINANCING SOURCES (USES)	(59,000)	2,074,215	6,361,541	8,376,756
NET CHANGE IN FUND BALANCES	855,118	262,417	14,519,753	15,637,288
FUND BALANCES (DEFICITS), JANUARY 1	(469,127)	10,452,106	14,016,023	23,999,002
FUND BALANCES, DECEMBER 31	$ 385,991	$ 10,714,523	$ 28,535,776	$ 39,636,290



Chaska

Nonmajor Special Revenue funds are used to account for specific revenue sources that are legally restricted or committed to expenditures for specified purposes. The City reports the following funds.

- **Mount Pleasant Maintenance & Care Fund:**
  This fund is used to account for property tax levies and lot sales that are legally restricted or committed for the maintenance of the cemetery and principal amounts received and related interest income for the care of Mount Pleasant Cemetery.

- **Chaska EDA Fund:**
  This fund is used to report administrative activities associated with the Chaska Economic Development Authority. The Authority is authorized to levy ad valorem taxes to provide funds for its operations.

- **Police Forfeitures and Evidence Fund:**
  This fund is used to report activities related to DUI and drug forfeitures. DUI forfeitures are administered in accordance with State Statute 169A.63. This fund is also used to account for evidence in the form of cash deposits, which will either be forfeited or returned to owners.

- **Commercial Revolving Loan Fund:**
  This fund is used to provide commercial grants and loans, and to account for the payment proceeds.

- **Public Safety Aid Fund:**
  This fund is used to report the receipt of one-time public safety aid distributed to cities across the State of Minnesota in 2023. These funds are required to be used for providing public safety.

CITY OF CHASKA, MINNESOTA

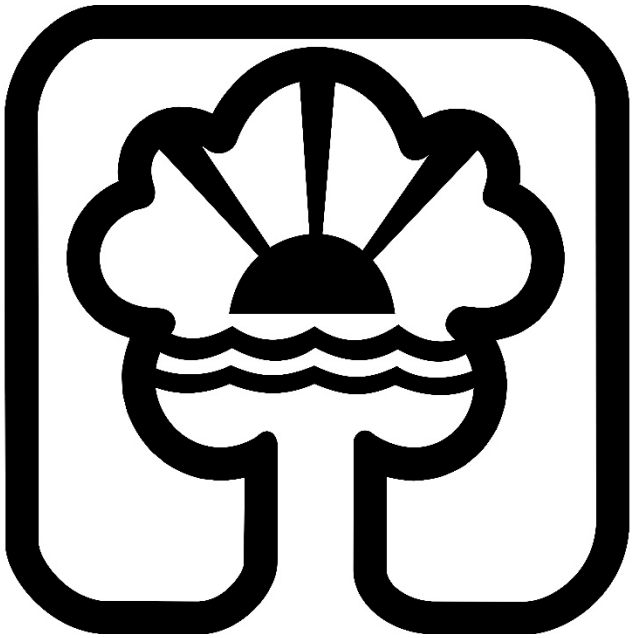
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
DECEMBER 31, 2023

	202 & 801 MOUNT PLEASANT MAINTENANCE & CARE	251 CHASKA EDA	206 POLICE FORFEITURES AND EVIDENCE	210 COMMERCIAL REVOLVING LOAN	215 PUBLIC SAFETY AID	TOTALS
ASSETS						
Cash And Investments	$ 266,795	$ -	$ 17,479	$ 81,177	$ 1,227,000	$ 1,592,451
Receivables:						
Taxes	56	2,702	-	-	-	2,758
Special Assessments:						
Unremitted	-	137	-	-	-	137
Delinquent	-	322	-	-	-	322
Deferred:						
Certified To County	-	38,232	-	-	-	38,232
City Owned	-	19,868	-	-	-	19,868
Accounts	300	-	-	-	-	300
Interest	-	356	-	-	-	356
Notes	-	-	-	34,913	-	34,913
Due From Other Governments	-	500,000	-	-	-	500,000
Leases Receivable	-	176,148	-	-	-	176,148
TOTAL ASSETS	$ 267,151	$ 737,765	$ 17,479	$ 116,090	$ 1,227,000	$ 2,365,485
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES:						
Accounts Payable	$ -	$ 500,178	$ -	$ -	$ -	$ 500,178
Deposits Payable	-	2,200	7,441	-	-	9,641
Due To Other Funds	-	1,204,526	-	-	-	1,204,526
Unearned Revenue	-	19,868	-	17,589	-	37,457
TOTAL LIABILITIES	-	1,726,772	7,441	17,589	-	1,751,802
DEFERRED INFLOWS OF RESOURCES:						
Unavailable Revenue - Taxes	32	1,114	-	-	-	1,146
Unavailable Revenue - Special Assessments	-	38,554	-	-	-	38,554
Unavailable Revenue - Notes Receivable	-	-	-	17,324	-	17,324
Lease Revenue For Subsequent Years	-	170,668	-	-	-	170,668
TOTAL DEFERRED INFLOWS OF RESOURCES	32	210,336	-	17,324	-	227,692
FUND BALANCES:						
Nonspendable	-	5,480	-	-	-	5,480
Restricted	-	13,183	6,181	-	1,227,000	1,246,364
Committed	255,144	-	-	81,177	-	336,321
Assigned	11,975	-	3,857	-	-	15,832
Unassigned	-	(1,218,006)	-	-	-	(1,218,006)
TOTAL FUND BALANCES (DEFICITS)	267,119	(1,199,343)	10,038	81,177	1,227,000	385,991
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 267,151	$ 737,765	$ 17,479	$ 116,090	$ 1,227,000	$ 2,365,485

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	202 & 801 MOUNT PLEASANT MAINTENANCE & CARE	251 CHASKA EDA	206 POLICE FORFEITURES AND EVIDENCE	210 COMMERCIAL REVOLVING LOAN	215 PUBLIC SAFETY AID	TOTALS
REVENUES:						
Taxes:						
Property	$ 5,995	$ 196,296	$ -	$ -	$ -	$ 202,291
Intergovernmental:						
State:						
Market Value Credit	1	29	-	-	-	30
Economic Development Grant	-	210,000		-		210,000
State Aid	-	-	-	-	1,222,269	1,222,269
County:						
Grants	-	7,500	-	-	-	7,500
Regional:						
Metropolitan Council	-	500,000	-	-	-	500,000
Charges For Services	4,300	263,886	-	-	-	268,186
Special Assessments	-	47,728	-	-	-	47,728
Investment Earnings (Charges)	11,932	(51,966)	3,332	4,664	4,731	(27,307)
Leases	-	32,000	-	-	-	32,000
Other Revenues	-	15,280	-	324	-	15,604
TOTAL REVENUES	22,228	1,220,753	3,332	4,988	1,227,000	2,478,301
EXPENDITURES:						
Current:						
Economic Development	-	1,509,357	-	36,897	-	1,546,254
Public Safety	-	-	4,190	-	-	4,190
Public Works	13,739	-	-	-	-	13,739
TOTAL EXPENDITURES	13,739	1,509,357	4,190	36,897	-	1,564,183
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	8,489	(288,604)	(858)	(31,909)	1,227,000	914,118
OTHER FINANCING SOURCES (USES):						
Transfers Out	-	-	(59,000)	-	-	(59,000)
NET CHANGE IN FUND BALANCES	8,489	(288,604)	(59,858)	(31,909)	1,227,000	855,118
FUND BALANCES (DEFICITS), JANUARY 1	258,630	(910,739)	69,896	113,086	-	(469,127)
FUND BALANCES (DEFICITS), DECEMBER 31	$ 267,119	$ (1,199,343)	$ 10,038	$ 81,177	$ 1,227,000	$ 385,991



Chaska

Nonmajor debt service funds are used to account for the accumulation of resources and for the payment of principal, interest, and related costs on long-term debt of governmental funds. The individual nonmajor debt service funds are presented to distinguish between the various bond issues. The City reports the following bond types.

- **Improvement Bond Funds:**
  These funds service debt on the improvement bonds issued to finance construction of public improvements. Special assessment improvements are paid for completely or in part by property owners deemed to have benefited from such improvements.

- **Tax Increment Bond Funds:**
  These funds service debt on the tax increment bonds issued to finance economic development and redevelopment projects.

- **Equipment Certificate Funds:**
  These funds service debt on the general obligation equipment certificates issued to finance equipment purchases.

- **Revenue Bond Funds:**
  These funds service debt on bonds that are supported by revenue pledged for repayment, such as specific fee revenue.

- **Tax Abatement Bond Funds:**
  These funds service debt from the City's housing improvement areas and tax abatement programs.

CITY OF CHASKA, MINNESOTA

COMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
DECEMBER 31, 2023

	314	317	318	320	322	323	324	325	326	327
	$405,000 TAXABLE GO TA BONDS 2010	$2,430,000 GO IMP BONDS 2012A	$4,675,000 GO X-OVER ADV REF BONDS 2012B	$3,330,000 GO IMP BONDS 2013A	$915,000 GO EQUIPMENT CERTIFICATES 2013C	$5,785,000 GO IMP BONDS 2014A	$9,000,000/ $1,085,000 EDA LEASE REVENUE BONDS 2015B/2015D	$5,940,000 GO IMP BONDS 2015B	$9,570,000 GO IMP BONDS 2017B	$2,035,000 TAXABLE GO BONDS 2017C
ASSETS										
Cash And Investments	$ 323,615	$ 253,580	$ 384,457	$ 306,838	$ -	$ 600,652	$ 483,053	$ 838,023	$ 3,307,914	$ 998,858
Cash With Escrow Agent	-	-	-	-	-	-	919,940	-	-	-
Receivables:										
Taxes	-	-	-	-	-	-	-	-	-	-
Special Assessments:										
Unremitted	-	-	-	-	-	-	-	609	769	-
Delinquent	-	-	14	-	-	-	-	1,517	11,338	719
Deferred:										
Certified To County	-	49,212	3,693	789,318	-	72,455	-	202,417	521,717	555,133
City Owned	-	109,656	-	181,361	-	-	-	330,855	-	-
TOTAL ASSETS	$ 323,615	$ 412,448	$ 388,164	$ 1,277,517	$ -	$ 673,107	$ 1,402,993	$ 1,373,421	$ 3,841,738	$ 1,554,710
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES										
LIABILITIES:										
Accounts Payable	$ -	$ 191	$ 191	$ 192	$ -	$ 192	$ 383	$ 191	$ 191	$ 191
Unearned Revenue	-	109,656	-	181,361	-	-	-	330,855	-	-
TOTAL LIABILITIES	-	109,847	191	181,553	-	192	383	331,046	191	191
DEFERRED INFLOWS OF RESOUCES:										
Unavailable Revenue - Taxes	-	-	-	-	-	-	-	-	-	-
Unavailable Revenue - Special Assessments	-	49,212	3,707	789,318	-	72,455	-	203,934	533,055	555,852
TOTAL DEFERRED INFLOWS OF RESOURCES	-	49,212	3,707	789,318	-	72,455	-	203,934	533,055	555,852
FUND BALANCES:										
Restricted	323,615	253,389	384,266	306,646	-	600,460	1,402,610	838,441	3,308,492	998,667
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 323,615	$ 412,448	$ 388,164	$ 1,277,517	$ -	$ 673,107	$ 1,402,993	$ 1,373,421	$ 3,841,738	$ 1,554,710

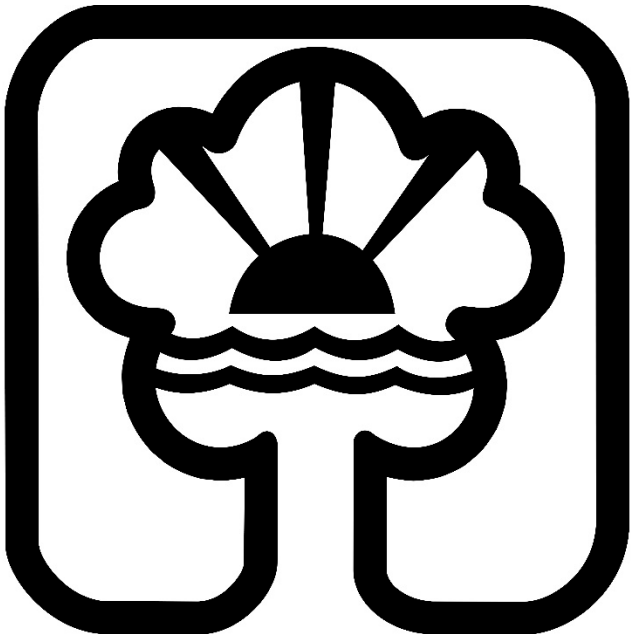
328	329	330	331	332	333, 334, 335	336	337	338	339	340	341	
$460,000 TAXABLE GO X-OVER REF BONDS 2017D	$995,000 GO X-OVER REF BONDS 2017E	$4,940,000 TEMPORARY STATE AID STREET BONDS 2021A	$5,680,000 GO IMP BONDS 2019B	$1,250,000 TAXABLE GO IMP BONDS 2019D	$2,600,000 TAXABLE GO TIF BONDS 2019D	$1,740,000 GO IMP REF BONDS 2019E	$6,285,000 TAXABLE REVENUE BONDS 2020A	$1,530,000 TAXABLE REVENUE BONDS 2020B	$1,725,000 GO IMP BONDS 2020C	$8,287,000 GO TEMPORARY STATE AID STREET BONDS 2022A	$10,065,000 GO IMP BONDS 2023A	TOTALS
$ 41,085	$ 192,377	$ 313,990	$ 609,660	$ 343,561	$ 122,713	$ 155,019	$ 31,218	$ 20,254	$ 342,609	$ 59,931	$ 64,231	$ 9,793,638
-	-	-	-	-	-	-	421	103	-	-	-	920,464
-	-	-	-	-	-	2,945	-	-	-	-	-	2,945
-	-	-	398	-	-	-	-	-	242	-	-	2,018
-	-	-	3,098	69,732	-	-	-	-	1,088	-	-	87,506
-	18,972	-	834,369	809,554	-	505,750	-	-	124,237	-	207,038	4,693,865
-	-	-	301,693	-	-	-	-	-	-	-	-	923,565
$ 41,085	$ 211,349	$ 313,990	$ 1,749,218	$ 1,222,847	$ 122,713	$ 663,714	$ 31,639	$ 20,357	$ 468,176	$ 59,931	$ 271,269	$ 16,424,001
$ -	$ -	$ 191	$ 191	$ 64	$ 128	$ 191	$ 191	$ 192	$ 48	$ -	$ -	$ 2,918
-	-	-	301,693	-	-	-	-	-	-	-	-	923,565
-	-	191	301,884	64	128	191	191	192	48	-	-	926,483
-	-	-	-	-	-	1,624	-	-	-	-	-	1,624
-	18,972	-	837,467	879,286	-	505,750	-	-	125,325	-	207,038	4,781,371
-	18,972	-	837,467	879,286	-	507,374	-	-	125,325	-	207,038	4,782,995
41,085	192,377	313,799	609,867	343,497	122,585	156,149	31,448	20,165	342,803	59,931	64,231	10,714,523
$ 41,085	$ 211,349	$ 313,990	$ 1,749,218	$ 1,222,847	$ 122,713	$ 663,714	$ 31,639	$ 20,357	$ 468,176	$ 59,931	$ 271,269	$ 16,424,001

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR DEBT SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	314	317	318	320	322	323	324	325	326	327
	$405,000 TAXABLE GO TA BONDS 2010	$2,430,000 GO IMP BONDS 2012A	$4,675,000 GO X-OVER ADV REF BONDS 2012B	$3,330,000 GO IMP BONDS 2013A	$915,000 GO EQUIPMENT CERTIFICATES 2013C	$5,785,000 GO IMP BONDS 2014A	$9,000,000/ $1,085,000 EDA LEASE REVENUE BONDS 2015B/2015D	$5,940,000 GO IMP BONDS 2015B	$9,570,000 GO IMP BONDS 2017B	$2,035,000 TAXABLE GO BONDS 2017C
REVENUES:										
Taxes:										
Property	$ 36,350	$ 163,000	$ 101,000	$ 185,000	$ -	$ 465,000	$ -	$ 490,000	$ 454,000	$ -
Special Assessments	-	16,105	12,273	117,652	-	19,059	-	33,432	237,275	100,385
Investment Earnings	14,499	6,221	12,317	15,445	-	12,572	44,692	23,221	132,056	41,330
TOTAL REVENUES	50,849	185,326	125,590	318,097	-	496,631	44,692	546,653	823,331	141,715
EXPENDITURES:										
Current:										
General Government	-	1,550	1,550	-	3,100	-	-	-	3,100	-
Debt Service:										
Principal	30,000	155,000	215,000	240,000	115,000	530,000	305,000	380,000	405,000	145,000
Interest	3,243	20,580	27,685	16,275	1,783	60,325	326,925	148,744	299,850	40,829
Issuance Costs And Fiscal Agent Fees	20	715	191	297	-	192	3,582	191	691	691
TOTAL EXPENDITURES	33,263	177,845	244,426	256,572	119,883	590,517	635,507	528,935	708,641	186,520
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	17,586	7,481	(118,836)	61,525	(119,883)	(93,886)	(590,815)	17,718	114,690	(44,805)
OTHER FINANCING SOURCES:										
Transfers In	-	-	60,000	31,000	3,382	80,791	555,000	-	86,369	20,466
NET CHANGE IN FUND BALANCES	17,586	7,481	(58,836)	92,525	(116,501)	(13,095)	(35,815)	17,718	201,059	(24,339)
FUND BALANCES, JANUARY 1	306,029	245,908	443,102	214,121	116,501	613,555	1,438,425	820,723	3,107,433	1,023,006
FUND BALANCES, DECEMBER 31	$ 323,615	$ 253,389	$ 384,266	$ 306,646	$ -	$ 600,460	$ 1,402,610	$ 838,441	$ 3,308,492	$ 998,667

328	329	330	331	332	333, 334, 335	336	337	338	339	340	341	
$460,000 TAXABLE GO X-OVER REF BONDS 2017D	$995,000 GO X-OVER REF BONDS 2017E	$4,940,000 TEMPORARY STATE AID STREET BONDS 2021A	$5,680,000 GO IMP BONDS 2019B	$1,250,000 TAXABLE GO IMP BONDS 2019D	$2,600,000 TAXABLE GO TIF BONDS 2019D	$1,740,000 GO IMP REF BONDS 2019E	$6,285,000 TAXABLE REVENUE BONDS 2020A	$1,530,000 TAXABLE REVENUE BONDS 2020B	$1,725,000 GO IMP BONDS 2020C	$8,287,000 GO TEMPORARY STATE AID STREET BONDS 2022A	$10,065,000 GO IMP BONDS 2023A	TOTALS
$ -	$ 113,000	$ -	$ 458,000	$ -	$ -	$ 117,891	$ -	$ -	$ 110,000	$ -	$ -	$ 2,693,241
-	4,504	-	86,501	63,784	-	89,511	-	-	20,625	-	63,983	865,089
172	5,282	5,081	12,683	13,567	526	1,360	867	689	14,216	322	248	357,366
172	122,786	5,081	557,184	77,351	526	208,762	867	689	144,841	322	64,231	3,915,696
-	3,100	-	-	-	-	-	-	-	-	-	-	12,400
35,000	95,000	190,000	360,000	80,000	35,000	155,000	275,000	65,000	80,000	-	-	3,890,000
11,350	17,590	107,285	191,468	30,247	75,945	54,525	156,342	42,550	57,400	119,536	-	1,810,477
500	500	691	742	314	428	742	1,891	1,891	348	-	-	14,617
46,850	116,190	297,976	552,210	110,561	111,373	210,267	433,233	109,441	137,748	119,536	-	5,727,494
(46,678)	6,596	(292,895)	4,974	(33,210)	(110,847)	(1,505)	(432,366)	(108,752)	7,093	(119,214)	64,231	(1,811,798)
47,000	-	300,000	48,142	-	169,805	-	425,000	105,000	-	142,260	-	2,074,215
322	6,596	7,105	53,116	(33,210)	58,958	(1,505)	(7,366)	(3,752)	7,093	23,046	64,231	262,417
40,763	185,781	306,694	556,751	376,707	63,627	157,654	38,814	23,917	335,710	36,885	-	10,452,106
$ 41,085	$ 192,377	$ 313,799	$ 609,867	$ 343,497	$ 122,585	$ 156,149	$ 31,448	$ 20,165	$ 342,803	$ 59,931	$ 64,231	$ 10,714,523



Chaska

Nonmajor Capital Projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

- **Tax Increment Funds:**
  These funds receive revenue from general property taxes in the form of tax increment. Revenues are used by the Chaska Economic Development Authority (EDA) to promote affordable housing and development by providing financing aids to developers.
- **Major Road Construction Fund:**
  This fund collects Minnesota State Aid (MSA) revenue designated for road construction.
- **Permanent Improvement Revolving Funds:**
  These funds are used to collect development fees charged for the purpose of construction of the City's utility systems. Three separate funds are shown: the Water trunk fund, the Sewer trunk fund and the Storm Water trunk fund.
- **Public Facilities Capital Improvement Fund:**
  This fund is used to account for sources to be used to finance future capital facility construction and improvements to existing City facilities.
- **Fire Protection Systems Fund:**
  This fund is used to account for receipts and expenditures for the fire protection systems.
- **Improvement Revolving Fund:**
  This fund is used to collect special assessments for bonds that have matured and provide funding for projects.
- **Equipment Acquisition Fund:**
  This fund is used to collect property tax levies appropriated by budget for capital equipment acquisition.
- **Park Development Fund:**
  This fund is used to collect park dedication fees for construction of City parks.
- **Southwest Chaska Transportation Fund:**
  This fund is used to account for fees charged to developers for the expansion of transportation projects in the southwest Chaska area.
- **Community Fund:**
  This fund is used to account for resources to support current and future improvement projects.
- **Abatement Program Fund:**
  This fund is used to account for the City and EDA's Tax Abatement program.
- **Annual Street Replacement Fund:**
  This fund is used for the City's annual street reconstruction program.
- **Creek Road Phase II Improvement Fund:**
  This fund is used to account for the Creek Road utility improvements and funding sources.
- **Minnesota River Bluffs Regional Trail Fund:**
  This fund is used to account for receipts and expenditures related to extending the Minnesota River Bluffs Regional Trail into Chaska.
- **Engler Boulevard Fund:**
  This fund is used to account for capital improvements and reconstruction of a section of Engler Boulevard.

CITY OF CHASKA, MINNESOTA

COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECT FUNDS
DECEMBER 31, 2023

		401	402	403	404	407	444	445
	TAX INCREMENT	MAJOR ROAD CONSTRUCTION	PERMANENT IMPROVEMENT REVOLVING/ WATER	PERMANENT IMPROVEMENT REVOLVING/ SEWER	PERMANENT IMPROVEMENT REVOLVING/ STORM WATER	PUBLIC FACILITIES CAPITAL IMPROVEMENT	FIRE PROTECTION SYSTEMS	IMPROVEMENT REVOLVING
ASSETS								
Cash And Investments	$ 3,751,374	$ 366,913	$ 780,995	$ 528,820	$ 69,239	$ 517,227	$ 78,065	$ 742,737
Receivables:								
Taxes	5,925	-	-	-	-	-	-	-
Special Assessments:								
Unremitted	-	-	-	237	391	-	-	1,616
Delinquent	-	-	47	63	57	-	-	32,861
Deferred:								
Certified To County	-	-	21,742	29,163	14,778	-	121,815	523,586
Accounts	12,125	-	14,763	19,813	71,232	-	-	-
Interest	4,534	2,305	10,201	10,737	-	865	-	1,211
Due From Other Funds	-	500,000	5,000,000	4,688,062	-	-	-	-
Due From Other Governments	-	-	-	-	-	-	-	-
Interfund Receivable	-	-	-	962,548	-	5,609	-	143,241
Leases Receivable	-	-	-	-	-	-	-	-
Advance To Other Funds	-	-	-	-	-	74,556	-	404,613
TOTAL ASSETS	$ 3,773,958	$ 869,218	$ 5,827,748	$ 6,239,443	$ 155,697	$ 598,257	$ 199,880	$ 1,849,865
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
LIABILITIES:								
Accounts Payable	$ 8,613	$ -	$ 227	$ 226	$ 227	$ 121,181	$ -	$ -
Deposits Payable	1,314	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-
Due To Other Governments	-	-	-	-	-	-	-	-
Interfund Payable	1,075,352	-	-	-	-	-	-	-
Advance From Other Funds	2,268,475	-	-	-	-	-	-	-
Unearned Revenue	12,125	-	-	-	-	-	-	-
TOTAL LIABILITIES	3,365,879	-	227	226	227	121,181	-	-
DEFERRED INFLOWS OF RESOURCES:								
Unavailable Revenue - Taxes	5,004	-	-	-	-	-	-	-
Unavailable Revenue - Special Assessments	-	-	21,789	29,226	14,835	-	121,815	556,447
Lease Revenue For Subsequent Years	-	-	-	-	-	-	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	5,004	-	21,789	29,226	14,835	-	121,815	556,447
FUND BALANCES:								
Nonspendable	-	-	-	-	-	-	-	-
Restricted	3,754,739	-	-	-	-	-	-	-
Committed	-	-	-	-	-	-	-	-
Assigned	-	869,218	5,805,732	6,209,991	140,635	477,076	78,065	1,293,418
Unassigned	(3,351,664)	-	-	-	-	-	-	-
TOTAL FUND BALANCES (DEFICITS)	403,075	869,218	5,805,732	6,209,991	140,635	477,076	78,065	1,293,418
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 3,773,958	$ 869,218	$ 5,827,748	$ 6,239,443	$ 155,697	$ 598,257	$ 199,880	$ 1,849,865

448	449	450	451	453	524	533	534	535	
EQUIPMENT ACQUISITION	PARK DEVELOPMENT	SOUTHWEST CHASKA TRANSPORTATION	COMMUNITY FUND	ABATEMENT PROGRAM	ANNUAL STREET REPLACEMENT	CREEK ROAD PHASE II IMPROVEMENTS	MINNESOTA RIVER BLUFFS REGIONAL TRAIL	ENGLER BOULEVARD	TOTALS
$ 3,224,635	$ 1,110,373	$ 1,033,897	$ 180,550	$ 14,585	$ 1,039,049	$ -	$ -	$ -	$ 13,438,459
36,545	-	-	-	-	-	-	-	-	42,470
-	576	-	-	-	-	-	-	-	2,820
-	210	34,917	-	-	-	-	-	-	68,155
-	172,433	233,766	-	-	207,308	-	-	-	1,324,591
4,330	71,211	-	-	-	-	-	-	-	193,474
15,684	3,706	1,550	455	-	2,141	-	-	-	53,389
-	1,204,526	-	-	-	1,524,599	-	-	-	12,917,187
-	-	-	-	-	155,545	1,210,036	-	-	1,365,581
194,966	-	-	-	-	-	-	-	-	1,306,364
1,871,609	-	-	-	-	-	-	-	-	1,871,609
4,812,549	-	-	-	-	-	-	-	-	5,291,718
$ 10,160,318	$ 2,563,035	$ 1,304,130	$ 181,005	$ 14,585	$ 2,928,642	$ 1,210,036	$ -	$ -	$ 37,875,817
$ 19,237	$ 6,133	$ -	$ -	$ -	$ 116,881	$ 510,014	$ 28,415	$ 13,530	$ 824,684
-	20,000	-	-	-	-	-	-	-	21,314
-	-	-	-	-	-	822,900	372,379	-	1,195,279
-	-	-	-	-	-	1,586	-	-	1,586
-	-	-	-	-	-	-	-	-	1,075,352
-	-	-	-	700,000	-	-	-	-	2,968,475
-	-	-	-	-	-	-	-	-	12,125
19,237	26,133	-	-	700,000	116,881	1,334,500	400,794	13,530	6,098,815
20,296	-	-	-	-	-	-	-	-	25,300
-	172,643	268,683	-	-	207,308	-	-	-	1,392,746
1,823,180	-	-	-	-	-	-	-	-	1,823,180
1,843,476	172,643	268,683	-	-	207,308	-	-	-	3,241,226
48,429	-	-	-	-	-	-	-	-	48,429
5,964,281	-	-	-	14,385	-	-	-	-	9,733,405
-	-	-	93,117	-	2,489,651	-	-	-	2,582,768
2,284,895	2,364,259	1,035,447	87,888	-	114,802	-	-	-	20,761,426
-	-	-	-	(699,800)	-	(124,464)	(400,794)	(13,530)	(4,590,252)
8,297,605	2,364,259	1,035,447	181,005	(685,415)	2,604,453	(124,464)	(400,794)	(13,530)	28,535,776
$ 10,160,318	$ 2,563,035	$ 1,304,130	$ 181,005	$ 14,585	$ 2,928,642	$ 1,210,036	$ -	$ -	$ 37,875,817

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR CAPITAL PROJECT FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	401	402	403	404	407	444	445
	TAX INCREMENT	MAJOR ROAD CONSTRUCTION	PERMANENT IMPROVEMENT REVOLVING/ WATER	PERMANENT IMPROVEMENT REVOLVING/ SEWER	PERMANENT IMPROVEMENT REVOLVING/ STORM WATER	PUBLIC FACILITIES CAPITAL IMPROVEMENT	FIRE PROTECTION SYSTEMS	IMPROVEMENT REVOLVING
REVENUES:								
Taxes:								
General Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tax Increment	1,704,266	-	-	-	-	-	-	-
Intergovernmental:								
Federal	-	-	-	-	-	-	-	-
State	-	1,191,657	-	-	-	-	-	-
Charges For Services:								
Connection Charges	-	-	3,152,143	2,587,553	-	-	-	-
Acreage Charges	-	-	186,548	190,742	316,691	-	-	-
Other Charges for Services	-	-	-	-	-	51,726	-	-
Special Assessments	83,954	-	50,081	16,932	12,881	-	-	12,206
Investment Earnings (Charges)	134,535	57,083	265,468	324,724	7,595	27,138	3,465	59,214
Leases	-	-	-	-	-	-	-	-
Other Revenues	-	-	-	-	-	-	-	-
TOTAL REVENUES	1,922,755	1,248,740	3,654,240	3,119,951	337,167	78,864	3,465	71,420
EXPENDITURES:								
Current:								
General Government	13,050	-	-	-	-	13,839	-	-
Economic Development	788,045	-	-	-	-	-	-	-
Public Safety	-	-	-	-	-	1,578,864	-	-
Public Works	-	-	56,565	27,221	29,708	-	-	-
Parks, Recreation And Arts	-	-	-	-	-	-	-	-
Debt Service:								
Interest	101,201	-	-	-	-	-	-	-
Issuance Costs And Fiscal Agent Fees	-	-	-	-	-	-	-	-
Capital Outlay:								
Land	-	-	-	-	-	-	-	-
Furniture And Equipment	-	-	-	-	-	-	-	-
System Improvements:								
Water	-	-	-	-	-	-	-	-
Sanitary Sewer	-	-	-	-	-	-	-	-
Streets	-	-	-	-	-	-	-	-
Storm Sewer	-	-	-	-	-	-	-	-
Other Improvements	-	-	-	-	-	-	-	-
Leased Equipment	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	902,296	-	56,565	27,221	29,708	1,592,703	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,020,459	1,248,740	3,597,675	3,092,730	307,459	(1,513,839)	3,465	71,420
OTHER FINANCING SOURCES (USES):								
Transfers In	-	23,093	-	-	-	1,525,000	-	-
Transfers Out	(216,805)	(2,029,524)	(1,708,376)	(2,411,151)	(216,870)	-	-	-
Bonds Issued	-	-	-	-	-	-	-	-
Premium On Bonds Issued	-	-	-	-	-	-	-	-
Lease Proceeds	-	-	-	-	-	-	-	-
Sale of Capital Assets	-	-	-	-	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	(216,805)	(2,006,431)	(1,708,376)	(2,411,151)	(216,870)	1,525,000	-	-
NET CHANGE IN FUND BALANCES	803,654	(757,691)	1,889,299	681,579	90,589	11,161	3,465	71,420
FUND BALANCES (DEFICITS), JANUARY 1	(400,579)	1,626,909	3,916,433	5,528,412	50,046	465,915	74,600	1,221,998
FUND BALANCES (DEFICITS), DECEMBER 31	$ 403,075	$ 869,218	$ 5,805,732	$ 6,209,991	$ 140,635	$ 477,076	$ 78,065	$ 1,293,418

448	449	450	451	453	524	533	534	535	
EQUIPMENT ACQUISITION	PARK DEVELOPMENT	SOUTHWEST CHASKA TRANSPORTATION	COMMUNITY FUND	ABATEMENT PROGRAM	ANNUAL STREET REPLACEMENT	CREEK ROAD PHASE II IMPROVEMENTS	MINNESOTA RIVER BLUFFS REGIONAL TRAIL	ENGLER BOULEVARD	TOTALS
$ 1,563,958	$ -	$ -	$ -	$ 179,386	$ -	$ -	$ -	$ -	$ 1,743,344
-	-	-	-	-	-	-	-	-	1,704,266
-	-	-	-	-	-	1,210,036	-	-	1,210,036
513	-	-	-	-	-	-	-	-	1,192,170
-	-	-	-	-	-	-	-	-	5,739,696
-	807,011	534,726	-	-	-	-	-	-	2,035,718
18,111	-	-	-	4,004	-	-	-	-	73,841
-	65,819	86,811	-	-	22,911	-	-	-	351,595
(65,159)	95,594	40,110	12,089	2,308	51,165	(1,135)	(7,845)	-	1,006,349
121,020	-	-	-	-	-	-	-	-	121,020
70,019	27,114	-	-	-	-	-	-	-	97,133
1,708,462	995,538	661,647	12,089	185,698	74,076	1,208,901	(7,845)	-	15,275,168
22,971	-	-	-	-	-	-	-	-	49,860
-	-	-	-	154,036	-	-	-	-	942,081
11,622	-	-	-	-	-	-	-	-	1,590,486
-	-	-	-	-	175,475	216,479	392,949	13,530	911,927
-	87,732	-	-	-	-	-	-	-	87,732
-	-	-	-	-	-	-	-	-	101,201
142,454	-	-	-	-	20,655	-	-	-	163,109
-	-	-	-	-	90	-	-	-	90
734,539	-	-	-	-	-	-	-	-	734,539
-	-	-	-	-	-	76,896	-	-	76,896
-	-	-	-	-	23,305	760,906	-	-	784,211
-	-	-	-	-	508,369	449,130	-	-	957,499
-	-	-	-	-	6,823	204,954	-	-	211,777
-	336,781	-	-	-	-	-	-	-	336,781
168,767	-	-	-	-	-	-	-	-	168,767
1,080,353	424,513	-	-	154,036	734,717	1,708,365	392,949	13,530	7,116,956
628,109	571,025	661,647	12,089	31,662	(660,641)	(499,464)	(400,794)	(13,530)	8,158,212
161,092	500,000	-	2,130,000	-	735,000	375,000	-	-	5,449,185
(1,003,684)	(441,816)	(105,000)	(2,139,506)	(20,466)	-	-	-	-	(10,293,198)
8,815,000	-	-	-	-	1,250,000	-	-	-	10,065,000
787,292	-	-	-	-	163,081	-	-	-	950,373
164,756	-	-	-	-	-	-	-	-	164,756
25,425	-	-	-	-	-	-	-	-	25,425
8,949,881	58,184	(105,000)	(9,506)	(20,466)	2,148,081	375,000	-	-	6,361,541
9,577,990	629,209	556,647	2,583	11,196	1,487,440	(124,464)	(400,794)	(13,530)	14,519,753
(1,280,385)	1,735,050	478,800	178,422	(696,611)	1,117,013	-	-	-	14,016,023
$ 8,297,605	$ 2,364,259	$ 1,035,447	$ 181,005	$ (685,415)	$ 2,604,453	$ (124,464)	$ (400,794)	$ (13,530)	$ 28,535,776

CITY OF CHASKA, MINNESOTA

COMBINING BALANCE SHEET
CAPITAL PROJECT FUNDS - TAX INCREMENT
DECEMBER 31, 2023

	426	427	428	429	431	432
	DIST # 12 CLOVER FIELDS	DIST # 13 NORTH MEADOWS	DIST #14 DOWNTOWN REDEVELOPMENT	DIST #15 CHAMBER REDEVELOPMENT	DIST #17 CHASKA PRESERVE	DIST #18 CHASKA BUILDING CENTER
ASSETS						
Cash And Investments	$ 614,848	$ 191,302	$ 2,090	$ -	$ 100,893	$ 296,956
Receivables:						
Taxes	5,925	-	-	-	-	-
Accounts	-	-	-	-	-	12,125
Interest	-	-	-	-	-	489
TOTAL ASSETS	$ 620,773	$ 191,302	$ 2,090	$ -	$ 100,893	$ 309,570
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES:						
Accounts Payable	$ -	$ -	$ -	$ -	$ -	$ -
Deposits Payable	-	-	-	-	-	-
Interfund Payable	-	-	-	-	-	-
Advance From Other Funds	-	-	2,268,475	-	-	-
Unearned Revenue	-	-	-	-	-	12,125
TOTAL LIABILITIES	-	-	2,268,475	-	-	12,125
DEFERRED INFLOWS OF RESOURCES:						
Unavailable Revenue - Taxes	5,004	-	-	-	-	-
FUND BALANCES:						
Restricted	615,769	191,302	-	-	100,893	297,445
Unassigned	-	-	(2,266,385)	-	-	-
TOTAL FUND BALANCES (DEFICITS)	615,769	191,302	(2,266,385)	-	100,893	297,445
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 620,773	$ 191,302	$ 2,090	$ -	$ 100,893	$ 309,570

433 DIST #19 CHASKA HEIGHTS	434 DIST #20 BREWERY PROJECT	435 DIST #21 HOT SPOT PROJECT	436 DIST #22 ERNST HOUSE PROJECT	437 DIST #23 CITY SQUARE WEST PROJECT	438 DIST #24 CHASKA CREEK INDUSTRIAL PROJECT	439 TEMPORARY TRANSFER AUTHORITY	TOTALS
$ 201,733	$ -	$ -	$ -	$ -	$ 13,736	$ 2,329,816	$ 3,751,374
-	-	-	-	-	-	-	5,925
-	-	-	-	-	-	-	12,125
-	-	-	-	-	-	4,045	4,534
$ 201,733	$ -	$ -	$ -	$ -	$ 13,736	$ 2,333,861	$ 3,773,958
$ -	$ -	$ -	$ 8,613	$ -	$ -	$ -	$ 8,613
-	-	1,314	-	-	-	-	1,314
-	25,220	87,584	80,438	882,110	-	-	1,075,352
-	-	-	-	-	-	-	2,268,475
-	-	-	-	-	-	-	12,125
-	25,220	88,898	89,051	882,110	-	-	3,365,879
-	-	-	-	-	-	-	5,004
201,733	-	-	-	-	13,736	2,333,861	3,754,739
-	(25,220)	(88,898)	(89,051)	(882,110)	-	-	(3,351,664)
201,733	(25,220)	(88,898)	(89,051)	(882,110)	13,736	2,333,861	403,075
$ 201,733	$ -	$ -	$ -	$ -	$ 13,736	$ 2,333,861	$ 3,773,958

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
CAPITAL PROJECT FUNDS - TAX INCREMENT
FOR THE YEAR ENDED DECEMBER 31, 2023

	426	427	428	429	431	432
	DIST # 12 CLOVER FIELDS	DIST # 13 NORTH MEADOWS	DIST #14 DOWNTOWN REDEVELOPMENT	DIST #15 CHAMBER REDEVELOPMENT	DIST #17 CHASKA PRESERVE	DIST #18 CHASKA BUILDING CENTER
REVENUES:						
Taxes:						
Tax Increment	$ 680,067	$ 265,591	$ 129,404	$ 13,613	$ 80,732	$ 96,640
Special Assessments	-	-	-	-	-	83,954
Investment Earnings	5,999	2,198	1,171	15	2,198	12,381
TOTAL REVENUES	686,066	267,789	130,575	13,628	82,930	192,975
EXPENDITURES:						
Current:						
General Government	1,450	1,450	1,450	1,450	1,450	1,450
Economic Development	187,385	203,090	700	16,306	16,973	16,613
Debt Service:						
Interest	-	-	101,201	-	-	-
TOTAL EXPENDITURES	188,835	204,540	103,351	17,756	18,423	18,063
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	497,231	63,249	27,224	(4,128)	64,507	174,912
OTHER FINANCING SOURCES (USES):						
Transfers Out	-	-	(47,000)	-	-	(124,200)
NET CHANGE IN FUND BALANCES	497,231	63,249	(19,776)	(4,128)	64,507	50,712
FUND BALANCES (DEFICITS), JANUARY 1	118,538	128,053	(2,246,609)	4,128	36,386	246,733
FUND BALANCES (DEFICITS), DECEMBER 31	$ 615,769	$ 191,302	$ (2,266,385)	$ -	$ 100,893	$ 297,445

433 DIST #19 CHASKA HEIGHTS	434 DIST #20 BREWERY PROJECT	435 DIST #21 HOT SPOT PROJECT	436 DIST #22 ERNST HOUSE PROJECT	437 DIST #23 CITY SQUARE WEST PROJECT	438 DIST #24 CHASKA CREEK INDUSTRIAL PROJECT	439 TEMPORARY TRANSFER AUTHORITY	TOTALS
$ 288,017	$ 10,651	$ 27,260	$ -	$ -	$ 112,291	$ -	$ 1,704,266
-	-	-	-	-	-	-	83,954
2,098	-	-	-	-	1,015	107,460	134,535
290,115	10,651	27,260	-	-	113,306	107,460	1,922,755
1,450	1,450	1,450	-	-	-	-	13,050
209,203	1,504	4,463	24,812	51,000	55,996	-	788,045
-	-	-	-	-	-	-	101,201
210,653	2,954	5,913	24,812	51,000	55,996	-	902,296
79,462	7,697	21,347	(24,812)	(51,000)	57,310	107,460	1,020,459
-	(12,350)	(33,255)	-	-	-	-	(216,805)
79,462	(4,653)	(11,908)	(24,812)	(51,000)	57,310	107,460	803,654
122,271	(20,567)	(76,990)	(64,239)	(831,110)	(43,574)	2,226,401	(400,579)
$ 201,733	$ (25,220)	$ (88,898)	$ (89,051)	$ (882,110)	$ 13,736	$ 2,333,861	$ 403,075

The City adopts budgets for the following two nonmajor special revenue funds and one nonmajor capital project fund:

- **Mount Pleasant Maintenance & Care Fund – Special Revenue**
- **Chaska EDA Fund – Special Revenue**
- **Equipment Acquisition Fund – Capital Project**

CITY OF CHASKA, MINNESOTA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
MOUNT PLEASANT MAINTENANCE & CARE SPECIAL REVENUE FUND
FOR THE YEAR ENDED DECEMBER 31, 2023

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES:			
Taxes:			
Property	$ 6,000	$ 5,995	$ (5)
Intergovernmental:			
State:			
Market Value Credit	-	1	1
Charges For Services	2,400	4,300	1,900
Investment Earnings	300	11,932	11,632
TOTAL REVENUES	8,700	22,228	13,528
EXPENDITURES:			
Current:			
Public Works:			
Other Services And Charges	13,500	13,739	(239)
NET CHANGE IN FUND BALANCES	(4,800)	8,489	13,289
FUND BALANCES, JANUARY 1	258,630	258,630	-
FUND BALANCES, DECEMBER 31	$ 253,830	$ 267,119	$ 13,289

CITY OF CHASKA, MINNESOTA

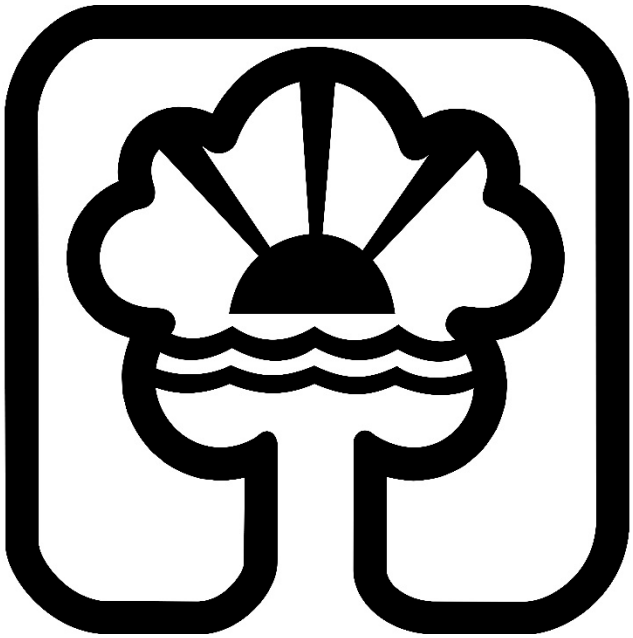
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
CHASKA EDA SPECIAL REVENUE FUND
FOR THE YEAR ENDED DECEMBER 31, 2023

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES:			
Taxes:			
Property	$ 196,308	$ 196,296	$ (12)
Intergovernmental:			
State:			
Market Value Credit	-	29	29
Economic Development Grant	-	210,000	210,000
County:			
Grants	-	7,500	7,500
Regional:			
Metropolitan Council	-	500,000	500,000
Charges For Services	263,886	263,886	-
Special Assessments	40,000	47,728	7,728
Investment Earnings (Charges)	(5,400)	(51,966)	(46,566)
Leases	32,400	32,000	(400)
Other:			
Payments	-	15,280	15,280
TOTAL REVENUES	527,194	1,220,753	693,559
EXPENDITURES:			
Current:			
Economic Development:			
Other Services And Charges	507,494	1,509,357	(1,001,863)
Debt Service:			
Principal	16,800	-	16,800
Interest	2,900	-	2,900
TOTAL EXPENDITURES	527,194	1,509,357	(982,163)
EXCESS OF REVENUES OVER EXPENDITURES	-	(288,604)	(288,604)
NET CHANGE IN FUND BALANCES	-	(288,604)	(288,604)
FUND BALANCES (DEFICITS), JANUARY 1	(910,739)	(910,739)	-
FUND BALANCES (DEFICITS), DECEMBER 31	$ (910,739)	$ (1,199,343)	$ (288,604)

CITY OF CHASKA, MINNESOTA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
EQUIPMENT ACQUISITION CAPITAL PROJECT FUND
FOR THE YEAR ENDED DECEMBER 31, 2023

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES:				
Taxes:				
Property	$ 4,106,500	$ 4,106,500	$ 1,563,958	$ (2,542,542)
Intergovernmental:				
State:				
Market Value Credit	-	-	513	513
Charges For Services	30,500	30,500	18,111	(12,389)
Investment Earnings (Charges)	-	-	(65,159)	(65,159)
Leases	109,000	109,000	121,020	12,020
Other Revenue	-	-	70,019	70,019
TOTAL REVENUES	4,246,000	4,246,000	1,708,462	(2,537,538)
EXPENDITURES:				
Current:				
General Government	10,000	10,000	22,971	(12,971)
Public Safety	-	-	11,622	(11,622)
Debt Service:				
Issuance Costs And Fiscal Agent Fees	93,000	93,000	142,454	(49,454)
Capital Outlay:				
Furniture And Equipment:				
General Government	300,500	300,500	484,780	(184,280)
Public Safety	250,000	310,000	119,556	190,444
Public Works	341,000	341,000	66,542	274,458
Parks, Recreation and Arts	-	-	63,661	(63,661)
Leased Equipment:				
General Government	-	-	8,916	(8,916)
Public Safety	-	-	159,851	(159,851)
TOTAL EXPENDITURES	994,500	1,054,500	1,080,353	(25,853)
EXCESS OF REVENUES OVER EXPENDITURES	3,251,500	3,191,500	628,109	(2,563,391)
OTHER FINANCING SOURCES (USES):				
Transfers In	32,000	92,000	161,092	69,092
Transfers Out	(3,686,000)	(3,686,000)	(1,003,684)	2,682,316
Bonds Issued	402,500	402,500	8,815,000	8,412,500
Premium On Bonds Issued	-	-	787,292	787,292
Lease Proceeds	-	-	164,756	164,756
Sale of Capital Assets	-	-	25,425	25,425
TOTAL OTHER FINANCING SOURCES (USES)	(3,251,500)	(3,191,500)	8,949,881	12,141,381
NET CHANGE IN FUND BALANCES	-	-	9,577,990	9,577,990
FUND BALANCES (DEFICITS), JANUARY 1	(1,280,385)	(1,280,385)	(1,280,385)	-
FUND BALANCES (DEFICITS), DECEMBER 31	$ (1,280,385)	$ (1,280,385)	$ 8,297,605	$ 9,577,990



Chaska

Enterprise funds are used to account for operations that are financed and operated in a manner similar to a private business enterprise. It is the intent of the City Council that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. This type of fund is also used where the City Council has decided that periodic determination of net income is appropriate for accountability purposes. The City has four nonmajor enterprise funds.

- **Sewer Fund:**
  This fund is used to account for the operation of the City's Sewer Utility.

- **The Loop at Chaska Fund:**
  This fund is used to account for the operation of the City's 9-hole barrier-free public golf course.

- **Chaska Town Course Fund:**
  This fund is used to account for the operation of the City's 18-hole public golf course.

- **Storm Water Fund:**
  This fund is used to account for the operation of the City's Storm Water Utility.

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
DECEMBER 31, 2023

	SEWER	THE LOOP AT CHASKA	CHASKA TOWN COURSE	STORM WATER	TOTALS
ASSETS					
Current Assets:					
Cash And Investments	$ 822,480	$ -	$ 335,657	$ 626,462	$ 1,784,599
Receivables:					
Special Assessments	1,888	-	-	3,364	5,252
Accounts					
Current	576,446	-	6,494	183,885	766,825
Unbilled	604,193	-	-	-	604,193
Allowance For Uncollectible Accounts	(17,072)	-	-	(5,407)	(22,479)
Interest	2,244	-	3,174	4,596	10,014
Due From Other Funds	2,000,000	-	1,438,724	3,000,000	6,438,724
Due From Other Governments	-	-	-	4,000	4,000
Inventories	5,428	-	66,492	-	71,920
Total Current Assets	3,995,607	-	1,850,541	3,816,900	9,663,048
Noncurrent Assets:					
Capital Assets:					
Land	-	-	-	466,545	466,545
Construction In Progress	-	5,249,072	-	301,337	5,550,409
Buildings	255,000	-	8,248,353	604,308	9,107,661
Other Improvements	-	84,079	1,121,526	132,172	1,337,777
Furniture And Equipment	1,201,533	121,432	2,899,864	481,156	4,703,985
Infrastructure	6,939,037	-	-	8,564,831	15,503,868
Leased Land Improvements	-	611,824	-	-	611,824
Subscriptions	1,111	-	-	-	1,111
Less: Accumulated Depreciation and Amortization	(2,226,335)	(103,935)	(9,772,334)	(1,639,088)	(13,741,692)
Total Net Capital Assets	6,170,346	5,962,472	2,497,409	8,911,261	23,541,488
TOTAL ASSETS	10,165,953	5,962,472	4,347,950	12,728,161	33,204,536
DEFERRED OUTFLOWS OF RESOURCES					
Pension Plan Deferments	120,686	-	181,028	90,514	392,228
OPEB Plan Deferments	903	-	1,335	211	2,449
TOTAL DEFERRED OUTFLOWS OF RESOURCES	121,589	-	182,363	90,725	394,677
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 10,287,542	$ 5,962,472	$ 4,530,313	$ 12,818,886	$ 33,599,213
LIABILITIES					
Current Liabilities:					
Accounts Payable	$ 65,478	$ 386,249	$ 1,078	$ 19,375	$ 472,180
Salaries Payable	11,939	1,369	16,957	11,177	41,442
Deposits Payable	-	-	364,723	-	364,723
Compensated Absences	54,754	1,344	86,415	13,155	155,668
Accrued Interest Payable	45,712	15,099	-	30,614	91,425
Due To Other Funds	-	1,438,724	-	-	1,438,724
Due To Other Governments	27,717	22,225	2,704	4,867	57,513
Interfund Payable	16,798	-	148,400	62,336	227,534
Revenue Bonds Payable	265,766	135,000	-	161,626	562,392
Lease Liability	-	3,882	-	-	3,882
Other Post Employment Benefits	629	-	926	147	1,702
Unearned Revenue	1,888	-	-	201,084	202,972
Total Current Liabilities	490,681	2,003,892	621,203	504,381	3,620,157
Noncurrent Liabilities:					
Compensated Absences	13,275	126	47,045	8,452	68,898
Advance From Other Funds	1,355,563	51,000	1,869,508	700,000	3,976,071
Revenue Bonds Payable	3,342,763	3,164,000	-	2,195,431	8,702,194
Lease Liability	-	596,775	-	-	596,775
Other Post Employment Benefits	22,182	-	32,800	5,188	60,170
Net Pension Liability	365,262	-	547,893	273,947	1,187,102
Total Noncurrent Liabilities	5,099,045	3,811,901	2,497,246	3,183,018	14,591,210
TOTAL LIABILITIES	5,589,726	5,815,793	3,118,449	3,687,399	18,211,367
DEFERRED INFLOWS OF RESOURCES					
Pension Plan Deferments	121,508	-	182,262	91,131	394,901
OPEB Plan Deferments	11,497	-	16,998	2,689	31,184
TOTAL DEFERRED INFLOWS OF RESOURCES	133,005	-	199,260	93,820	426,085
NET POSITION					
Net Investment In Capital Assets	4,612,431	1,676,566	2,497,409	7,140,305	15,926,711
Unrestricted	(47,620)	(1,529,887)	(1,284,805)	1,897,362	(964,950)
TOTAL NET POSITION	4,564,811	146,679	1,212,604	9,037,667	14,961,761
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 10,287,542	$ 5,962,472	$ 4,530,313	$ 12,818,886	$ 33,599,213

CITY OF CHASKA, MINNESOTA

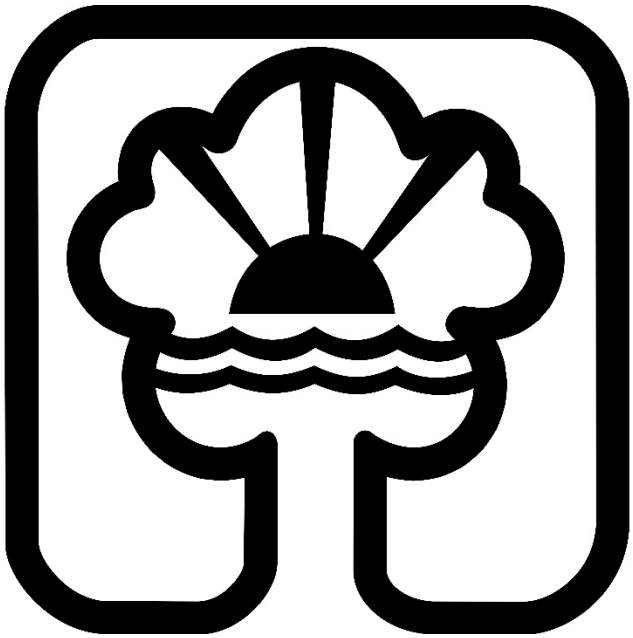
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	SEWER	THE LOOP AT CHASKA	CHASKA TOWN COURSE	STORM WATER	TOTALS
OPERATING REVENUES:					
Sales	$ 6,761,550	$ -	$ 3,144,507	$ 1,775,622	$ 11,681,679
OPERATING EXPENSES:					
Production	3,733,739	-	-	-	3,733,739
Distribution / Collections	797,640	-	-	426,691	1,224,331
Administration	920,280	161,508	2,711,236	770,804	4,563,828
Depreciation And Amortization	219,978	15,689	193,372	317,881	746,920
TOTAL OPERATING EXPENSES	5,671,637	177,197	2,904,608	1,515,376	10,268,818
OPERATING INCOME (LOSS)	1,089,913	(177,197)	239,899	260,246	1,412,861
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	58,140	(15,658)	81,797	117,224	241,503
Intergovernmental	244	-	68	4,034	4,346
Gain on Sale Of Capital Assets	-	-	161,809	-	161,809
TOTAL NON-OPERATING REVENUES	58,384	(15,658)	243,674	121,258	407,658
NON-OPERATING EXPENSES:					
Interest	99,739	129,755	58,562	64,899	352,955
Fiscal Agent Fees	745	-	-	560	1,305
Loss On Sale of Capital Assets	-	333	-	-	333
TOTAL NON-OPERATING EXPENSES	100,484	130,088	58,562	65,459	354,593
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	1,047,813	(322,943)	425,011	316,045	1,465,926
CAPITAL CONTRIBUTIONS	191,908	-	-	295,555	487,463
TRANSFERS IN (OUT)					
Transfers In	-	244,000	-	207,870	451,870
Transfers Out	(348,798)	(822)	(16,109)	(263,276)	(629,005)
TOTAL TRANSFERS IN (OUT)	(348,798)	243,178	(16,109)	(55,406)	(177,135)
CHANGE IN NET POSITION	890,923	(79,765)	408,902	556,194	1,776,254
NET POSITION, JANUARY 1	3,673,888	226,444	803,702	8,481,473	13,185,507
NET POSITION, DECEMBER 31	$ 4,564,811	$ 146,679	$ 1,212,604	$ 9,037,667	$ 14,961,761

CITY OF CHASKA, MINNESOTA

COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2023

	SEWER	THE LOOP AT CHASKA	CHASKA TOWN COURSE	STORM WATER	TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES:					
Receipts From Customers and Users	$ 6,602,963	$ -	$ 3,168,585	$ 2,136,769	$ 11,908,317
Payments to Suppliers	(4,797,793)	(190,785)	(1,214,099)	(678,149)	(6,880,826)
Payments to Employees	(800,307)	(52,870)	(1,458,524)	(489,272)	(2,800,973)
Net Cash Provided (Used) By Operating Activities	1,004,863	(243,655)	495,962	969,348	2,226,518
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:					
Transfers From Other Funds	-	-	-	207,870	207,870
Transfers To Other Funds	(348,798)	(822)	(16,109)	(263,276)	(629,005)
Due From Other Funds	(1,250,000)	-	(188,724)	(1,250,000)	(2,688,724)
Due To Other Funds	-	1,438,724	-	-	1,438,724
Intergovernmental	244	-	68	4,034	4,346
Net Cash Provided (Used) By Non-Capital Financing Activities	(1,598,554)	1,437,902	(204,765)	(1,301,372)	(1,666,789)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Capital Contributions	24,460	-	-	-	24,460
Principal Paid On Bonds	(255,913)	(130,000)	-	(152,851)	(538,764)
Principal Paid On Leases	-	(2,830)	(1,721)	-	(4,551)
Principal Paid On Subscriptions	(1,111)	-	-	-	(1,111)
Interest And Fiscal Charges	(114,081)	(130,157)	(202)	(72,987)	(317,427)
Proceeds From Sale Of Capital Assets	-	-	161,942	-	161,942
Construction And Acquisition of Capital Assets	(9,202)	(1,328,396)	(1,446,263)	(37,750)	(2,821,611)
Transfers From Other Funds	-	244,000	-	-	244,000
Interfund Loan Payments To Other Funds	1,284,063	51,000	814,250	642,667	2,791,980
Interest Payments On Interfund Loans	(4,016)	-	(58,382)	(5,625)	(68,023)
Net Cash Provided (Used) By Capital And Related Financing Activities	924,200	(1,296,383)	(530,376)	373,454	(529,105)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Interest (Charges) On Investments	57,375	(15,658)	81,161	117,518	240,396
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	387,884	(117,794)	(158,018)	158,948	271,020
CASH AND CASH EQUIVALENTS, January 1	434,596	117,794	493,675	467,514	1,513,579
CASH AND CASH EQUIVALENTS, December 31	$ 822,480	$ -	$ 335,657	$ 626,462	$ 1,784,599
CASH AND CASH EQUIVALENTS:					
Cash And Investments	$ 822,480	$ -	$ 335,657	$ 626,462	$ 1,784,599
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITES:					
Operating Income (Loss)	$ 1,089,913	$ (177,197)	$ 239,899	$ 260,246	$ 1,412,861
Adjustments To Reconcile Operating Income (Loss) To Net Cash Provided By Operating Activities:					
Depreciation And Amortization Expense	219,978	15,689	193,372	317,881	746,920
Allowance For Uncollectible Accounts	3,887	-	-	404	4,291
(Increase) Decrease In Assets And Deferred Outflows:					
Special Assessments	198	-	-	(2,417)	(2,219)
Accounts Receivable	(162,489)	-	(6,248)	149,873	(18,864)
Due From Other Governments	-	-	-	41,000	41,000
Inventory	(320)	-	(10,968)	-	(11,288)
Deferred Outflows	68,319	-	45,733	22,949	137,001
Increase (Decrease) In Liabilities And Deferred Inflows:					
Accounts Payable	(103,112)	(107,206)	(7,201)	(4,493)	(222,012)
Salaries Payable	403	1,369	4,623	7,732	14,127
Deposits Payable	-	-	30,326	-	30,326
Compensated Absences Payable	2,298	1,470	4,438	3,562	11,768
Net Pension Liability	(229,532)	-	(165,860)	(82,930)	(478,322)
Due To Other Governments	6,657	22,220	824	(337)	29,364
Unearned Revenue	(183)	-	-	172,287	172,104
Other Post Employment Benefits	1,763	-	2,607	412	4,782
Deferred Inflows	107,083	-	164,417	83,179	354,679
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	$ 1,004,863	$ (243,655)	$ 495,962	$ 969,348	$ 2,226,518
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:					
Transfers Of Capital Assets	$ -	$ 18,719	$ (18,719)	$ -	$ -
Contributions of Capital Assets	$ 167,448	$ -	$ -	$ 295,555	$ 463,003
Payment of Capital Assets on Account	$ (47,139)	$ (386,249)	$ -	$ (2,843)	$ (436,231)
Net Book Value of Capital Assets Disposed	$ -	$ -	$ 768	$ -	$ 768
Gain on Disposal of Leased Asset	$ -	$ -	$ 635	$ -	$ 635
Amortization Of Bond Premiums	$ 14,602	$ -	$ -	$ 11,274	$ 25,876
Acquisition of Subscription Assets	$ 1,111	$ -	$ -	$ -	$ 1,111
Termination of Lease Liability	$ -	$ -	$ 18,793	$ -	$ 18,793



Chaska

This part of the City of Chaska's Annual Comprehensive Financial Report represents detailed information as a context for understanding this year's financial statements, note disclosures and supplementary information. This information has not been audited by the independent auditor.

Content

- **Financial Trends:**

  These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

  Table 1 – Net Position by Component
  Table 2 – Changes in Net Position
  Table 3 – Governmental Activities Tax Revenues by Source
  Table 4 – Fund Balances of Governmental Funds
  Table 5 – Changes in Fund Balances of Governmental Funds
  Table 6 – General Governmental Tax Revenues by Source

- **Revenue Capacity:**

  These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

  Table 7 – Tax Capacity Value and Estimated Actual Value of Real and Personal Property
  Table 8 – Property Tax Rates – Direct and Overlapping Governments
  Table 9 – Principal Property Taxpayers
  Table 10 – Property Tax Levies and Collections

- **Debt Capacity:**

  These schedules contain information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue debt in the future.

  Table 11 – Ratios of Outstanding Debt by Type
  Table 12 – Ratios of General Bonded Debt Outstanding to Estimated Actual Taxable Value
  Table 13 – Direct and Overlapping Governmental Activities Debt
  Table 14 – Legal Debt Margin Information
  Table 15 – Pledged Revenue Coverage

- **Demographic and Economic Information:**

  These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activity takes place.

  Table 16 – Demographic and Economic Statistics
  Table 17 – Principal Employers

- **Operating Information:**

  These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities that it performs.

  Table 18 – Full-Time Equivalent City Government Employees by Function/Program
  Table 19 – Operating Indicators by Function/Program
  Table 20 – Capital Asset Statistics by Function/Program

- **Sources:**

  Unless otherwise noted, the information in these schedules derives from the Annual Comprehensive Financial Report for the relevant year(s).

CITY OF CHASKA, MINNESOTA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	FISCAL YEAR			
	2014	2015 (1)	2016	2017
Governmental Activities				
Net Investment In Capital Assets	$ 125,511,881	$ 127,278,758	$ 132,552,673	$ 137,122,192
Restricted	24,001,479	14,955,015	14,175,353	19,807,677
Unrestricted	(3,712,091)	(20,840)	(640,332)	(2,060,473)
Total Governmental Activities Net Position:	$ 145,801,269	$ 142,212,933	$ 146,087,694	$ 154,869,396
Business-Type Activities				
Net Investment In Capital Assets	$ 27,939,635	$ 33,274,260	$ 31,821,470	$ 30,523,279
Restricted	4,030,287	5,190,437	5,609,821	17,986,742
Unrestricted	13,818,352	(919,545)	1,918,324	(7,433,427)
Total Business-Type Activities Net Position:	$ 45,788,274	$ 37,545,152	$ 39,349,615	$ 41,076,594
Primary Government				
Net Investment In Capital Assets	$ 153,451,516	$ 160,553,018	$ 164,374,143	$ 167,645,471
Restricted	28,031,766	20,145,452	19,785,174	37,794,419
Unrestricted	10,106,261	(940,385)	1,277,992	(9,493,900)
Total Primary Government Net Position:	$ 191,589,543	$ 179,758,085	$ 185,437,309	$ 195,945,990

(1) The City implemented GASB Statement No. 68 in 2015. Net position for previous years have not been restated.

(2) The City implemented GASB Statement No. 75 in 2018. Net position for previous years have not been restated.

(3) The City implemented GASB Statement No. 87 in 2022. Net position for previous years have not been restated.

(4) The City implemented GASB Statement No. 96 in 2023. Net position for previous years have not been restated.

FISCAL YEAR					
2018 (2)	2019	2020	2021	2022 (3)	2023 (4)
$ 146,659,763	$ 143,383,394	$ 134,205,413	$ 141,167,187	$ 150,575,322	$ 157,564,759
20,434,329	16,956,396	16,683,713	19,532,032	18,560,127	19,906,018
(11,503,698)	(9,838,641)	(3,239,169)	(4,703,055)	(5,433,372)	(7,483,389)
$ 155,590,394	$ 150,501,149	$ 147,649,957	$ 155,996,164	$ 163,702,077	$ 169,987,388
$ 33,206,537	$ 32,618,078	$ 37,138,756	$ 40,160,983	$ 47,152,434	$ 55,338,956
16,111,606	16,407,157	16,866,244	16,714,615	15,356,458	15,341,574
(7,147,929)	(8,973,291)	(10,744,178)	(4,074,040)	(2,601,306)	(3,271,529)
$ 42,170,214	$ 40,051,944	$ 43,260,822	$ 52,801,558	$ 59,907,586	$ 67,409,001
$ 179,866,300	$ 176,001,472	$ 171,344,169	$ 181,328,170	$ 197,727,756	$ 212,903,715
36,545,935	33,363,553	33,549,957	36,246,647	33,916,585	35,247,592
(18,651,627)	(18,811,932)	(13,983,347)	(8,777,095)	(8,034,678)	(10,754,918)
$ 197,760,608	$ 190,553,093	$ 190,910,779	$ 208,797,722	$ 223,609,663	$ 237,396,389

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	Fiscal Year									
	2014	2015 (1)(2)	2016	2017	2018 (3)	2019	2020	2021	2022 (6)	2023 (8)
EXPENSES										
Governmental Activities										
General Government	$ 4,960,161	$ 5,627,642	$ 5,975,566	$ 6,603,240	$ 6,025,119	$ 6,466,463	$ 6,404,435	$ 6,308,239	$ 7,582,962	$ 7,828,871
Economic Development	1,853,189	8,778,959	1,078,389	2,005,808	4,352,049	1,682,326	1,353,256	1,184,162	1,863,279	2,488,535
Public Safety	4,977,668	4,764,269	6,878,111	6,063,781	6,189,888	6,805,386	8,940,448	7,542,110	11,018,862	13,449,171
Public Works	8,850,036	8,488,231	8,566,638	9,042,167	10,088,913	26,781,348	16,348,045	14,663,395	13,902,073	27,888,319
Parks, Recreation And Arts	765,955	1,210,234	1,067,514	1,286,155	1,526,003	1,636,562	1,622,431	1,761,967	4,005,037	4,110,717
Interest On Long-Term Debt	1,037,857	1,330,444	1,424,886	1,264,604	1,550,437	1,522,276	1,812,949	1,709,519	1,676,423	1,845,976
Total Governmental Activities Expenses:	22,444,866	30,199,779	24,991,104	26,265,755	29,732,409	44,894,361	36,481,564	33,169,392	40,048,636	57,611,589
Business-type Activities										
Electric	32,528,332	33,417,358	35,236,356	35,744,098	38,896,423	35,599,483	36,587,314	41,793,193	47,590,197	47,812,178
Water	2,817,249	2,785,714	2,859,401	2,883,350	3,015,694	3,391,370	3,680,044	3,605,735	3,601,725	3,711,226
Sewer	3,104,992	3,150,447	3,254,994	3,494,259	3,801,595	4,091,831	4,560,553	4,676,438	5,154,941	5,775,590
Chaska Community Center	3,816,200	4,077,426	4,419,881	4,536,723	4,752,021	4,716,992	4,822,493	4,381,300	4,934,083	4,977,486
The Loop at Chaska (7)	163,112	183,136	240,047	193,856	189,814	187,568	177,696	23,721	191,878	307,285
Chaska Town Course	2,193,635	2,310,651	2,433,909	2,512,410	2,452,056	2,505,095	2,485,892	2,765,627	3,065,247	2,803,226
Turbine Generator	1,623,074	1,730,079	1,057,383	1,019,671	1,016,539	1,023,865	921,659	867,361	832,886	788,095
Internet Service Provider (4)	488,728	293,951	168,783	184,840	159,357	-	-	-	-	-
Storm Water	536,364	760,340	993,816	980,334	1,072,424	1,173,012	1,268,421	1,308,391	1,716,611	1,577,772
Chaska Curling Center (2)	3,391	835,012	1,516,260	2,330,918	2,635,334	2,419,331	2,200,635	2,215,831	2,378,347	2,304,717
Total Business-type Activities Expenses:	47,275,077	49,544,114	52,180,830	53,880,459	57,991,257	55,108,547	56,704,707	61,637,597	69,465,915	70,057,575
Total Primary Government Expenses:	$ 69,719,943	$ 79,743,893	$ 77,171,934	$ 80,146,214	$ 87,723,666	$ 100,002,908	$ 93,186,271	$ 94,806,989	$ 109,514,551	$ 127,669,164
PROGRAM REVENUES										
Governmental Activities										
Charges For Services										
General Government	$ 2,548,055	$ 3,440,547	$ 3,381,482	$ 3,716,746	$ 4,235,869	$ 4,522,047	$ 4,775,856	$ 4,988,367	$ 5,560,975	$ 5,859,612
Economic Development	167,000	70,340	77,421	76,000	80,000	85,000	85,000	177,435	203,833	295,886
Public Safety	271,613	219,590	180,603	263,033	331,251	240,462	907,268	1,823,406	2,270,380	3,166,453
Public Works	1,328,059	1,876,750	2,516,820	1,882,531	2,178,832	1,794,876	1,877,244	2,927,311	6,447,527	7,135,358
Parks, Recreation And Arts	281,805	132,621	317,749	182,462	429,577	652,394	655,261	559,749	2,458,046	1,486,020
Operating Grants And Contributions	854,330	667,025	628,278	1,477,224	777,833	10,909,953	7,010,170	3,729,076	976,529	6,175,382
Capital Grants And Contributions	4,968,378	6,737,538	8,226,427	14,086,637	7,951,347	2,644,120	2,296,609	11,685,438	13,399,011	16,128,935
Total Governmental Activities Program Revenues:	10,419,240	13,144,411	15,328,780	21,684,633	15,984,709	20,848,852	17,607,408	25,890,782	31,316,301	40,247,646
Business-type Activities										
Charges for Services										
Electric	34,673,309	35,565,149	37,500,384	37,542,385	41,193,202	41,203,336	43,028,104	49,019,072	55,020,552	56,742,382
Water	2,409,274	2,534,074	2,714,932	2,768,225	2,861,416	2,921,859	3,372,280	4,004,847	4,319,046	5,194,001
Sewer	3,177,511	3,267,600	3,423,610	3,601,281	3,789,275	4,136,124	4,612,317	4,986,322	5,666,239	6,761,550
Chaska Community Center	3,081,500	3,246,108	2,735,432	3,163,971	3,085,972	3,264,746	1,830,242	2,163,808	2,791,020	3,183,967
The Loop at Chaska (7)	151,454	192,164	170,732	167,726	154,621	136,903	204,789	59	-	-
Chaska Town Course	1,807,559	2,089,861	2,137,035	2,133,510	1,966,812	2,105,154	2,536,210	3,006,247	3,016,808	3,144,507
Turbine Generator	2,014,655	1,842,662	1,781,846	1,719,136	1,650,846	1,576,477	1,495,484	1,422,057	1,366,151	1,261,543
Internet Service Provider (4)	397,692	173,816	103,569	117,718	100,033	-	-	-	-	-
Storm Water	840,052	912,936	969,248	1,097,344	1,581,812	1,688,118	1,756,180	2,131,730	1,954,589	1,775,622
Chaska Curling Center (2)	-	65,022	1,173,795	1,221,472	1,299,997	1,240,291	641,658	915,179	1,403,440	1,181,353
Operating Grants And Contributions	-	-	100,379	1,626	99,052	142,669	41,351	145,088	66,775	13,796
Capital Grants And Contributions	693,238	181,839	647,918	704,759	198,433	678,369	881,172	4,712,247	1,523,889	1,316,894
Total Business-type Activities Program Revenues:	49,246,244	50,071,231	53,458,880	54,239,153	57,981,471	59,094,046	60,399,787	72,506,656	77,128,509	80,575,615
Total Primary Government Program Revenues:	$ 59,665,484	$ 63,215,642	$ 68,787,660	$ 75,923,786	$ 73,966,180	$ 79,942,898	$ 78,007,195	$ 98,397,438	$ 108,444,810	$ 120,823,261
NET EXPENSE / REVENUE										
Governmental Activities	$ (12,025,626)	$ (17,055,368)	$ (9,662,324)	$ (4,581,122)	$ (13,747,700)	$ (24,045,509)	$ (18,874,156)	$ (7,278,610)	$ (8,732,335)	$ (17,363,943)
Business-type Activities	1,971,167	527,117	1,278,050	358,694	(9,786)	3,985,499	3,695,080	10,869,059	7,662,594	10,518,040
Total Primary Government Net Expense:	$ (10,054,459)	$ (16,528,251)	$ (8,384,274)	$ (4,222,428)	$ (13,757,486)	$ (20,060,010)	$ (15,179,076)	$ 3,590,449	$ (1,069,741)	$ (6,845,903)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental Activities										
Taxes										
Property Taxes	$ 10,703,248	$ 9,063,743	$ 8,189,403	$ 9,089,057	$ 10,129,998	$ 10,805,084	$ 11,731,744	$ 12,625,690	$ 14,033,350	$ 16,932,255
Franchise Taxes	3,656,724	4,079,404	4,224,548	4,300,526	4,576,985	752,914	763,101	768,243	770,755	783,615
Unrestricted Grants and Contributions	491,545	530,868	585,679	310,188	26,334	42,379	2,110,628	129,545	10,150	10,772
Investment Earnings	429,177	264,180	247,978	253,578	400,814	428,710	189,473	136,732	361,050	1,389,424
Other	365,919	545,596	510,860	416,642	366,702	277,822	428,225	475,224	510,567	803,970
Transfers	466,155	5,086,416	(221,383)	(1,007,167)	(769,471)	6,649,355	4,927,249	4,081,951	3,921,201	4,876,696
Transfers - Capital Assets (5)	-	-	-	-	-	-	(4,127,456)	(2,592,568)	(3,168,825)	(1,147,478)
Total Governmental Activities:	16,112,768	19,570,207	13,537,085	13,362,824	14,731,362	18,956,264	16,022,964	15,624,817	16,438,248	23,649,254
Business-type Activities										
Unrestricted Grants and Contributions	-	-	-	41,184	211	283	165	689	616	645
Investment Earnings	550,131	455,526	241,753	260,708	362,111	407,297	134,799	57,955	110,438	641,539
Other	84,301	63,440	63,277	59,226	82,857	138,006	178,627	102,416	84,756	70,409
Transfers	(466,155)	(5,086,416)	221,383	1,007,167	769,471	(6,649,355)	(4,927,249)	(4,081,951)	(3,921,201)	(4,876,696)
Transfers - Capital Assets (5)	-	-	-	-	-	-	4,127,456	2,592,568	3,168,825	1,147,478
Total Business-type Activities:	168,277	(4,567,450)	526,413	1,368,285	1,214,650	(6,103,769)	(486,202)	(1,328,323)	(556,566)	(3,016,625)
Total Primary Government:	$ 16,281,045	$ 15,002,757	$ 14,063,498	$ 14,731,109	$ 15,946,012	$ 12,852,495	$ 15,536,762	$ 14,296,494	$ 15,881,682	$ 20,632,629
CHANGE IN NET POSITION										
Governmental Activities	$ 4,087,142	$ 2,514,839	$ 3,874,761	$ 8,781,702	$ 983,662	$ (5,089,245)	$ (2,851,192)	$ 8,346,207	$ 7,705,913	$ 6,285,311
Business-type Activities	2,139,444	(4,040,333)	1,804,463	1,726,979	1,204,864	(2,118,270)	3,208,878	9,540,736	7,106,028	7,501,415
Total Primary Government:	$ 6,226,586	$ (1,525,494)	$ 5,679,224	$ 10,508,681	$ 2,188,526	$ (7,207,515)	$ 357,686	$ 17,886,943	$ 14,811,941	$ 13,786,726

Change In Net Position is explained in the Management's Discussion & Analysis.

(1) The City implemented GASB Statement No. 68 in 2015. Change in Net Position for previous years have not been restated.
(2) Chaska Curling Center fund was established in 2015.
(3) The City implemented GASB Statement No. 75 in 2018. Change in Net Position for previous years have not been restated.
(4) The Internet Service Provider fund closed in 2018.
(5) Starting in 2020, Transfers of Capital Assets will be shown separately from Operating Transfers.
(6) The City implemented GASB Statement No. 87 in 2022. Change in Net Position for previous years have not been restated.
(7) Par 30 golf course has been renamed The Loop at Chaska.
(8) The City implemented GASB Statement No. 96 in 2023. Change in Net Position for previous years have not been restated.

CITY OF CHASKA, MINNESOTA **Table 3**

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	PROPERTY TAXES		FRANCHISE TAXES			
FISCAL YEAR	LEVIED	TAX INCREMENT	ELECTRIC (1)	CABLE	GAS	TOTAL TAXES
2014	$ 5,250,479	$ 5,452,769	$ 3,210,070	$ 265,415	$ 181,239	$ 14,359,972
2015	8,501,586	562,157	3,339,440	284,886	455,078	13,143,147
2016	7,559,289	630,114	3,458,900	304,017	461,631	12,413,951
2017	8,367,604	721,453	3,521,540	321,423	457,563	13,389,583
2018	9,091,373	1,038,625	3,820,670	306,860	449,455	14,706,983
2019 (2)	9,702,004	1,103,080	-	302,522	450,392	11,557,998
2020	10,546,479	1,185,265	-	300,269	462,832	12,494,845
2021	11,318,040	1,307,650	-	311,830	456,413	13,393,933
2022	12,716,108	1,317,242	-	307,061	463,694	14,804,105
2023	15,227,989	1,704,266	-	291,424	492,191	17,715,870

(1) Beginning in 2019, the City did not assess a franchise fee on the City-owned electric.

CITY OF CHASKA, MINNESOTA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	FISCAL YEAR			
	2014	2015	2016	2017
General Fund				
Nonspendable	$ -	$ -	$ -	$ -
Committed	891,416	852,664	924,378	908,494
Assigned	-	-	-	-
Unassigned	1,644,738	2,232,766	1,615,179	1,103,421
Total General Fund:	$ 2,536,154	$ 3,085,430	$ 2,539,557	$ 2,011,915
General Fund % Change	-6.25%	21.66%	-17.69%	-20.78%
All Other Governmental Funds				
Nonspendable	$ -	$ -	$ -	$ -
Restricted	19,114,183	11,557,173	8,022,515	11,726,442
Committed	1,912,764	3,368,508	2,456,381	2,889,920
Assigned	5,529,159	6,845,131	6,646,255	8,571,632
Unassigned, Reported In:				
Special Revenue Funds	(1,242,278)	(1,451,333)	(701,789)	(793,665)
Capital Project Funds	(11,708,398)	(6,914,737)	(5,224,315)	(5,637,984)
Total All Other Governmental Funds:	$ 13,605,430	$ 13,404,742	$ 11,199,047	$ 16,756,345
All Other Governmental Funds % Change	-3.19%	-1.48%	-16.45%	49.62%
Total Governmental Funds				
Nonspendable	$ -	$ -	$ -	$ -
Restricted	19,114,183	11,557,173	8,022,515	11,726,442
Committed	2,804,180	4,221,172	3,380,759	3,798,414
Assigned	5,529,159	6,845,131	6,646,255	8,571,632
Unassigned	(11,305,938)	(6,133,304)	(4,310,925)	(5,328,228)
Total Governmental Funds:	$ 16,141,584	$ 16,490,172	$ 13,738,604	$ 18,768,260
Total Governmental Funds % Change	-3.69%	2.16%	-16.69%	36.61%

	FISCAL YEAR					
	2018	2019	2020	2021	2022	2023
	$ -	$ -	$ 53,268	$ 54,866	$ 119,345	$ 78,598
	1,010,606	1,133,435	970,088	1,204,624	1,277,890	1,284,902
	-	-	448,864	447,206	474,561	1,056,678
	1,078,348	777,426	460,243	1,324,228	1,781,459	3,098,796
	$ 2,088,954	$ 1,910,861	$ 1,932,463	$ 3,030,924	$ 3,653,255	$ 5,518,974
	3.83%	-8.53%	1.13%	56.84%	20.53%	51.07%
	$ -	$ -	$ -	$ -	$ 22,707	$ 53,909
	10,712,645	13,546,921	13,411,432	12,986,899	17,462,282	23,718,674
	3,746,951	4,487,945	5,353,884	3,489,302	1,622,817	2,997,955
	8,011,826	8,511,304	9,235,585	10,039,314	15,330,498	20,964,249
	(1,096,949)	(1,008,180)	(985,110)	(1,002,310)	(926,248)	(1,218,006)
	(15,082,217)	(8,565,055)	(3,325,670)	(7,012,273)	(13,146,160)	(14,193,428)
	$ 6,292,256	$ 16,972,935	$ 23,690,121	$ 18,500,932	$ 20,365,896	$ 32,323,353
	-62.45%	169.74%	39.58%	-21.90%	10.08%	58.71%
	$ -	$ -	$ 53,268	$ 54,866	$ 142,052	$ 132,507
	10,712,645	13,546,921	13,411,432	12,986,899	17,462,282	23,718,674
	4,757,557	5,621,380	6,323,972	4,693,926	2,900,707	4,282,857
	8,011,826	8,511,304	9,684,449	10,486,520	15,805,059	22,020,927
	(15,100,818)	(8,795,809)	(3,850,537)	(6,690,355)	(12,290,949)	(12,312,638)
	$ 8,381,210	$ 18,883,796	$ 25,622,584	$ 21,531,856	$ 24,019,151	$ 37,842,327
	-55.34%	125.31%	35.69%	-15.97%	11.55%	57.55%

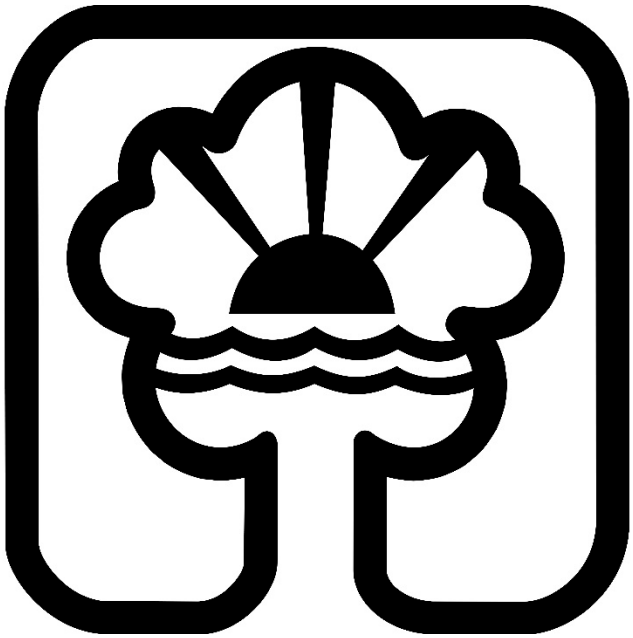
CITY OF CHASKA, MINNESOTA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	FISCAL YEAR			
	2014	2015	2016	2017
REVENUES				
Taxes	$ 14,386,746	$ 13,150,434	$ 12,470,764	$ 13,420,767
Licenses and Permits	995,263	1,259,621	1,033,383	1,302,593
Intergovernmental	2,568,108	2,678,760	2,772,705	2,653,945
Charges for Services	3,470,471	4,387,691	5,316,461	5,717,156
Fines and Forfeitures	128,966	95,736	104,226	113,158
Special Assessments	2,867,959	2,076,637	2,121,412	2,835,792
Other Revenue	794,135	1,103,179	600,089	659,861
Total Revenue	25,211,648	24,752,058	24,419,040	26,703,272
EXPENDITURES				
General Government	4,361,531	4,889,132	5,228,459	5,630,604
Economic Development	1,899,514	8,766,389	1,070,364	1,919,188
Public Safety	4,513,886	4,837,862	5,270,617	5,738,341
Public Works	7,269,352	6,686,444	4,537,040	5,213,582
Parks, Recreation and Arts	837,886	1,086,472	828,065	1,140,929
Debt Service:				
Principal	4,948,206	5,398,720	3,013,768	3,061,302
Interest	1,109,996	1,115,857	1,429,478	1,380,700
Issuance Costs & Fiscal Agent Fees	95,788	353,521	4,725	250,271
Capital Outlay	7,367,993	13,778,776	5,633,034	9,808,124
Total Expenditures	32,404,152	46,913,173	27,015,550	34,143,041
Excess (Deficiency) of Revenues Over (Under) Expenditures	(7,192,504)	(22,161,115)	(2,596,510)	(7,439,769)
OTHER FINANCING SOURCES (USES)				
Transfers In	6,622,433	14,212,528	6,242,220	4,624,645
Transfers Out	(6,156,278)	(8,968,112)	(6,423,134)	(5,617,190)
Bonds Issued	5,785,000	16,025,000	-	10,870,000
Refunding Bonds Issued	-	-	-	1,455,000
Premium on Bonds Issued	317,245	1,156,342	-	1,125,229
Capital Lease Issued (2)	-	-	-	-
Payments to Refunded Bond Escrow Agent	-	-	-	-
Lease Proceeds	-	-	-	-
Sale of Capital Assets	6,164	83,945	25,856	11,741
Total Other Financing Sources (Uses)	6,574,564	22,509,703	(155,058)	12,469,425
NET CHANGE IN FUND BALANCES	$ (617,940)	$ 348,588	$ (2,751,568)	$ 5,029,656
Expenditures for Capitalized Assets (1)	$ 12,451,676	$ 19,782,837	$ 12,340,550	$ 16,094,547
Debt Service as a Percentage of Noncapital Expenditures	30.36%	24.01%	30.28%	24.61%

(1) Expenditures for capitalized assets per the Reconciliation of The Statement of Revenues, Expenditures And Changes In Fund Balances of Governmental Funds to The Statement of Activities.
(2) Capital Lease Issued for Fire department equipment prior to GASB 87.

FISCAL YEAR					
2018	2019	2020	2021	2022	2023
$ 14,709,783	$ 11,550,747	$ 12,501,723	$ 13,381,311	$ 14,818,067	$ 17,692,440
928,825	910,342	943,410	1,836,260	2,284,612	3,171,358
1,726,502	11,747,098	10,254,538	5,185,714	9,407,131	20,663,336
6,220,296	6,299,265	7,213,755	8,571,378	14,418,565	14,514,439
109,319	72,456	55,563	49,047	49,224	50,110
2,350,349	2,535,593	1,970,086	4,100,056	2,039,491	1,264,412
1,151,947	1,165,778	796,000	699,768	1,054,551	1,832,675
27,197,021	34,281,279	33,735,075	33,823,534	44,071,641	59,188,770
5,696,448	5,986,973	5,941,684	6,052,154	7,123,734	7,141,387
3,183,480	1,590,071	1,332,462	1,200,386	1,863,194	2,488,335
6,193,049	6,498,679	8,215,497	8,342,505	9,258,613	11,737,093
7,699,681	6,922,693	6,188,270	9,007,484	7,219,707	7,804,437
1,062,569	1,052,775	935,834	1,285,840	3,233,202	3,356,303
2,901,859	3,323,855	6,200,609	8,373,410	3,747,070	4,086,146
1,618,919	1,718,079	2,026,111	2,084,534	1,949,607	1,937,010
11,850	319,028	286,253	104,030	60,153	177,726
8,295,131	20,187,457	12,731,606	8,681,661	15,715,603	26,845,022
36,662,986	47,599,610	43,858,326	45,132,004	50,170,883	65,573,459
(9,465,965)	(13,318,331)	(10,123,251)	(11,308,470)	(6,099,242)	(6,384,689)
4,297,144	17,758,206	14,860,764	10,351,559	13,146,149	17,264,798
(5,252,205)	(10,082,386)	(9,923,825)	(6,240,450)	(9,142,602)	(12,359,487)
-	14,735,000	11,290,000	4,940,000	4,190,000	14,162,000
-	1,740,000	2,580,000	-	-	-
-	1,015,807	320,429	319,635	-	950,373
-	14,290	-	-	-	-
-	(1,360,000)	(2,280,000)	(2,180,000)	-	-
-	-	-	-	360,990	164,756
33,976	-	14,671	26,998	32,000	25,425
(921,085)	23,820,917	16,862,039	7,217,742	8,586,537	20,207,865
$ (10,387,050)	$ 10,502,586	$ 6,738,788	$ (4,090,728)	$ 2,487,295	$ 13,823,176
$ 16,582,006	$ 6,758,755	$ 9,230,118	$ 16,651,724	$ 17,848,607	$ 15,600,017
22.51%	12.35%	23.76%	36.72%	17.62%	12.05%



Chaska

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)
(UNAUDITED)

	PROPERTY TAXES		FRANCHISE TAXES			
FISCAL YEAR	LEVIED	TAX INCREMENT	ELECTRIC (3)	CABLE	GAS	TOTAL TAXES
2014	$ 5,276,218	$ 5,453,804	$ 3,210,070	$ 265,415	$ 181,239	$ 14,386,746
2015	8,479,872 (1)	591,158 (2)	3,339,440	284,886	455,078	13,150,434
2016	7,573,635	672,581	3,458,900	304,017	461,631	12,470,764
2017	8,395,597	724,644	3,521,540	321,423	457,563	13,420,767
2018	9,091,839	1,040,959	3,820,670	306,860	449,455	14,709,783
2019 (3)	9,694,753	1,103,080	-	302,522	450,392	11,550,747
2020	10,553,357	1,185,265	-	300,269	462,832	12,501,723
2021	11,305,418	1,307,650	-	311,830	456,413	13,381,311
2022	12,730,070	1,317,242	-	307,061	463,694	14,818,067
2023	15,204,559	1,704,266	-	291,424	492,191	17,692,440

(1) Includes $1,532,865 in tax increment that was returned to the General fund after a TIF district decertification and after the City's payment to the County.

(2) There were three (3) TIF districts decertified in 2014.

(3) Beginning in 2019, the City did not assess a franchise fee on the City-owned electric.

CITY OF CHASKA, MINNESOTA

TAX CAPACITY VALUE AND ESTIMATED ACTUAL VALUE OF REAL AND PERSONAL PROPERTY
LAST TEN FISCAL YEARS
(UNAUDITED)

TAXES PAYABLE YEAR	REAL PROPERTY - TAX CAPACITY VALUE			PERSONAL PROPERTY TAX CAPACITY VALUE	FISCAL DISPARITIES	
	RESIDENTIAL PROPERTY	COMMERCIAL PROPERTY	OTHER REAL PROPERTY		CONTRIBUTION	DISTRIBUTION
2014	$ 16,020,027	$ 7,116,774	$ 351,263	$ 222,966	$ (2,756,785)	$ 2,881,368
2015	18,484,795	7,492,534	345,751	242,162	(2,660,168)	2,956,196
2016	20,127,637	7,990,194	340,891	278,734	(3,014,532)	3,061,538
2017	20,776,485	8,161,059	356,694	375,132	(3,226,831)	3,313,011
2018	22,608,652	8,613,755	367,741	401,546	(3,096,739)	3,595,500
2019	24,058,344	9,060,705	395,846	428,354	(3,523,591)	3,946,302
2020	26,467,511	9,696,784	496,454	437,324	(3,698,495)	4,336,565
2021	27,243,413	10,004,871	527,544	511,600	(3,959,880)	4,521,556
2022	28,838,975	10,314,040	554,959	530,046	(4,068,054)	4,920,087
2023	36,530,698	11,667,392	702,432	599,048	(4,155,626)	4,605,652

Source: Carver County Auditor

TAX INCREMENT ADJUSTED TO TAX CAPACITY VALUE	ADJUSTED TAX CAPACITY VALUE	CITY TOTAL DIRECT TAX RATE	EDA TOTAL DIRECT TAX RATE	ESTIMATED ACTUAL MARKET VALUE REAL & PERSONAL	ADJ TAX CAPACITY VALUE AS A PERCENTAGE OF ACTUAL VALUE
$ (4,464,026)	$ 19,371,587	26.586	0.391	$ 2,121,003,200	0.91%
(535,631)	26,325,639	24.928	1.574	2,380,806,300	1.11%
(572,333)	28,212,129	26.118	1.519	2,573,342,000	1.10%
(658,411)	29,097,139	27.564	1.557	2,652,305,300	1.10%
(973,689)	31,516,766	27.234	1.503	2,847,274,600	1.11%
(1,052,097)	33,313,863	27.678	1.497	3,007,913,300	1.11%
(1,209,027)	36,527,116	28.425	0.313	3,281,441,700	1.11%
(1,215,297)	37,633,807	30.068	0.475	3,368,610,400	1.12%
(1,355,539)	39,734,514	31.625	0.458	3,536,714,700	1.12%
(1,850,631)	48,098,965	31.185	0.403	4,319,497,500	1.11%

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(UNAUDITED)

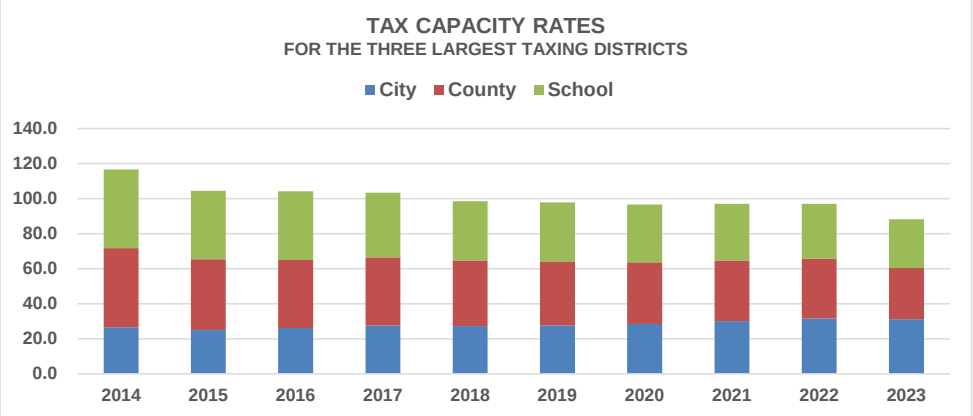
	DIRECT RATES			OVERLAPPING RATES (2)				
TAXES PAYABLE YEAR	CITY URBAN OPERATING	RURAL (1)	CITY ECONOMIC DEVELOPMENT AUTHORITY	COUNTY	COUNTY COMMUNITY DEVELOPMENT AUTHORITY	INDEPENDENT SCHOOL DISTRICT #112	SPECIAL DISTRICTS (3)	TOTAL DIRECT AND OVERLAPPING RATES (1)
2014	26.586	13.293	0.391	45.211	1.759	44.917	4.072	122.936
2015	24.928	14.957	1.574	40.488	1.589	39.120	3.422	111.122
2016	26.118	18.283	1.519	38.880	1.701	39.245	3.614	111.077
2017	27.564	22.051	1.557	38.851	1.731	37.005	3.615	110.323
2018	27.234	24.511	1.503	37.436	1.640	33.837	3.347	104.997
2019	27.678	27.678	1.497	36.488	1.626	33.631	3.300	104.220
2020	28.425	28.425	0.313	35.179	1.598	33.006	3.061	101.584
2021	30.068	30.068	0.475	34.634	1.664	32.327	2.876	102.045
2022	31.625	31.625	0.458	34.170	1.635	31.220	2.753	101.861
2023	31.185	31.185	0.403	29.267	1.396	27.747	2.400	92.398

Source: Carver County Auditor

(1) Total direct and overlapping rate excludes the City Rural rate. In 2005, as part of the annexation of Chaska Township, a rural rate of 50 percent of the City "urban" rate was established for ten years for the annexed properties. Starting in 2015, the rural rate increased 10 percent each year. Beginning in 2019, the annexed area is taxed at the City "urban" rate.

(2) Overlapping rates are those of other governments that apply to property owners within the City. Not all overlapping rates apply to all property owners (e.g., the rates for special districts apply only to property owners whose property is located within the geographic boundaries of the special district.).

(3) Special Districts include:
Metropolitan Council, Regional Transit District, Lower Minnesota Watershed #1, Mosquito Control, and Carver County Rail Authority.



PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(UNAUDITED)

	ASSESSED 2022 - PAYABLE 2023				ASSESSED 2013 - PAYABLE 2014			
TAXPAYER	ESTIMATED ACTUAL VALUE (1)	ESTIMATED NET TAX CAPACITY	RANK	PERCENT OF REAL PROPERTY ADJUSTED TAX CAPACITY VALUE	ESTIMATED ACTUAL VALUE	ESTIMATED NET TAX CAPACITY	RANK	PERCENT OF REAL PROPERTY ADJUSTED TAX CAPACITY VALUE
United Healthcare Services Inc.	$ 25,361,400	$ 505,728	1	1.05%	$ 22,420,900	$ 446,918	1	2.31%
CenterPoint Energy Minnegasco	22,845,600	456,162	2	0.95%	7,871,100	156,645	10	0.81%
Aurora Investments LLC	22,920,700	437,417	3	0.91%	17,026,000	326,532	2	1.69%
Flexential LLC	17,978,400	358,818	4	0.75%	*	*	*	*
Chaska Heights Senior Living LLC	25,794,100	322,426	5	0.67%	*	*	*	*
Arrow Hazeltine Shores LLC	24,844,300	310,555	6	0.65%	*	*	*	*
Ridgebrook Investments LLLP	24,305,900	303,824	7	0.63%	*	*	*	*
Aurora-Chaska Medical LLC	33,310,800	292,384	8	0.61%	24,646,500	216,138	6	1.12%
SB Chaska Partners LLC	23,178,600	289,733	9	0.60%	*	*	*	*
Northern Star Co.	14,137,400	281,998	10	0.59%	8,451,800	168,286	7	0.87%
Hazeltine National Golf Club	*	*	*	*	15,656,100	279,938	3	1.45%
Ameriprise Financial Inc.	*	*	*	*	14,061,100	252,911	4	1.31%
Target Corp	*	*	*	*	12,534,100	249,932	5	1.29%
Home Depot USA Inc	*	*	*	*	8,278,700	164,824	8	0.85%
FSI International Inc.	*	*	*	*	8,278,400	164,818	9	0.85%
	$ 234,677,200	$ 3,559,045		7.41%	$ 139,224,700	$ 2,426,942		12.53%

Source: Carver County Auditor

(1) Assessed 2023 values are determined as of January 2, 2022

Ranked in order of Estimated Net Tax Capacity.

* Denotes taxpayer was not a principal taxpayer for the year reported.

CITY OF CHASKA, MINNESOTA

PROPERTY TAX LEVIES AND COLLECTIONS (1)
LAST TEN FISCAL YEARS
(UNAUDITED)

TAXES PAYABLE YEAR	LEVY FOR CALCULATION OF TAX RATE			LEVY ADJUSTMENT AFTER RATE CALCULATION	COUNTY ADJUSTED NET TAX LEVY
	CERTIFIED LEVY	CREDITS AND ADJUSTMENTS	COUNTY ADJUSTED TAX LEVY		
2014	$ 5,222,224	$ (802)	$ 5,221,422	$ (5,276)	$ 5,216,146
2015	6,951,262	(1,390)	6,949,872	(1,590)	6,948,282
2016	7,728,287	(1,462)	7,726,825	(35,220)	7,691,605
2017	8,396,405	(1,611)	8,394,794	(20,108)	8,374,686
2018	9,057,344	(1,614)	9,055,730	21,726	9,077,456
2019	9,700,652	(1,655)	9,698,997	(28,286)	9,670,711
2020	10,516,131	(1,679)	10,514,452	47,705	10,562,157
2021	11,412,924	(1,632)	11,411,292	(26,381)	11,384,911
2022	12,672,429	(1,716)	12,670,713	12,408	12,683,121
2023	15,216,146	(1,864)	15,214,282	(22,374)	15,191,908

Source: Carver County Auditor
(1) Collections do not include tax increment or mobile home.

Table 10

COLLECTED WITHIN THE FISCAL YEAR OF THE LEVY		COLLECTIONS AND ABATEMENTS IN SUBSEQUENT YEARS	TOTAL COLLECTIONS TO DATE	
AMOUNT	PERCENTAGE OF LEVY		AMOUNT	PERCENTAGE OF LEVY
$ 5,179,682	99.30%	$ 36,149	$ 5,215,831	99.99%
6,889,114	99.15%	53,268	6,942,382	99.92%
7,649,215	99.45%	39,291	7,688,506	99.96%
8,348,563	99.69%	26,121	8,374,684	100.00%
9,053,269	99.73%	24,093	9,077,362	100.00%
9,642,349	99.71%	5,039	9,647,388	99.76%
10,539,422	99.78%	22,437	10,561,859	100.00%
11,353,727	99.73%	30,449	11,384,176	99.99%
12,659,037	99.81%	17,920	12,676,957	99.95%
15,149,485	99.72%	-	15,149,485	99.72%

CITY OF CHASKA, MINNESOTA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(UNAUDITED)

	GOVERNMENTAL ACTIVITIES											
FISCAL YEAR	GENERAL OBLIGATION EQUIPMENT CERTIFICATES	OTHER GENERAL OBLIGATION BONDS (2)	GENERAL OBLIGATION TAX INCREMENT BONDS	GENERAL OBLIGATION ABATEMENT BONDS	GENERAL OBLIGATION IMPROVEMENT BONDS	GENERAL OBLIGATION REVENUE BONDS	REVENUE BONDS	NOTES PAYABLE	LEASES	SUBSCRIPTIONS	DEBT ISSUANCE PREMIUMS/ (DISCOUNTS)	TOTAL GOVERNMENTAL ACTIVITIES DEBT
2014	$ 1,190,000	$ 2,755,000	$ 3,835,000	$ 405,000	$ 23,610,000	$ -	$ -	$ 136,788	$ -	$ -	$ 842,462	$ 32,774,250
2015	975,000	2,315,000	945,000	405,000	27,705,000	-	10,085,000	128,068	-	-	1,908,544	44,466,612
2016	740,000	1,835,000	850,000	405,000	25,510,000	-	10,085,000	119,300	-	-	1,783,175	41,327,475
2017	2,605,000	1,635,000	1,220,000	2,430,000	30,995,000	-	9,815,000	107,998	-	-	2,785,053	51,593,051
2018	2,505,000	1,880,000	1,125,000	630,000	29,405,000	720,000	9,545,000	96,139	-	-	2,587,041	48,493,180
2019	3,480,000	6,795,000	3,210,000	620,000	33,595,000	645,000	9,270,000	83,696	12,878	-	3,400,438	61,112,012
2020	3,185,000	6,440,000	3,100,000	610,000	32,310,000	570,000	16,805,000	70,652	10,313	-	3,428,009	66,528,974
2021	2,780,000	5,920,000	2,990,000	575,000	28,205,000	495,000	16,515,000	-	7,555	-	3,345,308	60,832,863
2022	2,345,000	9,635,000	2,950,000	540,000	26,200,000	420,000	15,885,000	-	333,398 (3)	-	3,058,945	61,367,343
2023	10,700,000	13,217,000	2,880,000	500,000	25,375,000	335,000	15,240,000	-	391,737	106,642 (4)	3,722,960	72,468,339

Note: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

(1) See the Schedule of Demographics and Economic Statistics for personal income and population data.

(2) Governmental Activities Other General Obligation Bonds include both permanent and temporary GO State Aid Street Bonds issued in 2021, 2022 and 2023.

(3) City implemented GASB 87 for Leases in 2022.

(4) City implemented GASB 96 for Subscriptions in 2023.

BUSINESS-TYPE ACTIVITIES										
GENERAL OBLIGATION REVENUE BONDS	REVENUE BONDS	LEASE PURCHASE BONDS	FINANCED PURCHASE PAYABLE	LEASES	SUBSCRIPTIONS	DEBT ISSUANCE PREMIUMS/ (DISCOUNTS)	TOTAL BUSINESS-TYPE ACTIVITIES DEBT	TOTAL PRIMARY GOVERNMENT	PERCENTAGE OF PERSONAL INCOME (1)	PER CAPITA (1)
$ 11,370,000	$ 35,625,000	$ -	$ -	$ -	$ -	$ 840,869	$ 47,835,869	$ 80,610,119	5.09%	3,190
16,170,000	46,970,000	-	-	-	-	3,524,126	66,664,126	111,130,738	6.69%	4,340
15,745,000	45,435,000	-	-	-	-	3,289,591	64,469,591	105,797,066	6.10%	4,002
15,820,000	52,015,000	-	-	-	-	3,572,665	71,407,665	123,000,716	6.67%	4,566
15,100,000	47,050,000	-	145,571	-	-	3,305,892	65,601,463	114,094,643	5.80%	4,131
17,220,000	44,125,000	-	101,541	-	-	3,169,083	64,615,624	125,727,636	6.15%	4,540
25,450,000	42,540,000	-	54,528	-	-	4,058,492	72,103,020	138,631,994	6.55%	4,985
16,720,000	37,360,000	3,560,000	280,594	-	-	3,575,299	61,495,893	122,328,756	5.44%	4,380
15,420,000	34,220,000	3,429,000	234,292	627,906 (3)	-	3,216,727	57,147,925	118,515,268	4.83%	4,207
14,215,000	30,950,000	3,299,000	185,524	601,755	45,213 (4)	2,863,295	52,159,787	124,628,126	5.08%	4,424

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
TO ESTIMATED ACTUAL TAXABLE VALUE
LAST TEN FISCAL YEARS
(UNAUDITED)

FISCAL YEAR	GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES		LESS AMOUNT RESTRICTED TO DEBT SERVICE (2)	NET GENERAL OBLIGATION DEBT	PERCENTAGE OF ESTIMATED ACTUAL MARKET VALUE OF PROPERTY (3)	PER CAPITA (4)
	GENERAL OBLIGATION BONDS (1)	DEBT ISSUANCE PREMIUMS/ (DISCOUNTS)	GENERAL OBLIGATION BONDS (1)	DEBT ISSUANCE PREMIUMS/ (DISCOUNTS)				
2014	$ 31,795,000	$ 842,462	$ 11,370,000	$ 209,294	$ 8,117,087	$ 36,099,669	1.70%	$ 1,429
2015	32,345,000	1,291,364	16,170,000	283,655	5,994,522	44,095,497	1.85%	1,722
2016	29,340,000	1,199,669	15,745,000	264,948	5,897,191	40,652,426	1.58%	1,538
2017	38,885,000	2,235,225	15,820,000	302,416	7,042,822	50,199,819	1.89%	1,863
2018	36,265,000	2,070,891	15,100,000	281,020	7,634,833	46,082,078	1.62%	1,668
2019	48,345,000	2,917,966	17,220,000	387,246	8,319,472	60,550,740	2.01%	2,192
2020	46,215,000	2,927,265	25,450,000	666,467	8,661,721	66,597,011	2.03%	2,395
2021	40,965,000	2,930,192	16,720,000	508,354	9,020,876	52,102,670	1.55%	1,865
2022	42,090,000	2,677,507	15,420,000	462,349	9,013,681	51,636,175	1.46%	1,833
2023	53,007,000	3,375,200	14,215,000	421,484	9,260,300	61,758,384	1.43%	2,192

Note: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

(1) Includes all general obligation bonds, including general obligation equipment certificates, general obligation tax increment bonds, general obligation taxable abatement bonds, general obligation improvement bonds, general obligation state aid street bonds, and general obligation revenue bonds.

(2) Amount restricted for repayment of general obligation bonds.

(3) See the Schedule of Tax Capacity Value and Estimated Actual Market Value of Real and Personal Property for property value data.

(4) Population data can be found in the Schedule of Demographic and Economic Statistics.

CITY OF CHASKA, MINNESOTA **Table 13**

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
DECEMBER 31, 2023
(UNAUDITED)

	DEBT OUTSTANDING		PERCENT OF DEBT APPLICABLE TO CITY	AMOUNT OF DEBT APPLICABLE TO CITY
DIRECT DEBT				
City of Chaska and Chaska EDA	$ 72,468,339	(1)	100.00%	$ 72,468,339
OVERLAPPING DEBT				
Carver County	15,004,473		21.72%	3,258,972
Carver County CDA	24,230,000	(2)	-	-
Independent School District 112	149,098,000		37.16%	55,404,817
Metropolitan Council	1,694,829,000	(3)	0.78%	13,219,666
Total Overlapping Debt	1,883,161,473			71,883,455
Total Direct and Overlapping Debt	$ 1,955,629,812			$ 144,351,794

Source: Carver County Auditor

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Chaska. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

(1) Excludes general obligation, lease purchase, and revenue bonds reported in the enterprise funds. Includes premium related to governmental activities general obligation bonds and notes payable. Includes GASB 87 lease liabilities and GASB 96 subscription liabilities related to governmental activities.

(2) No percentage of the Carver County CDA bonds is applicable because the bonds will be repaid primarily from housing revenues.

(3) Excludes general obligation debt supported by wastewater revenues and housing rental payments. Includes certificates of participation, governmental activities general obligation bonds, and notes payable.

CITY OF CHASKA, MINNESOTA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(UNAUDITED)

	2014	2015	2016	2017
Market Value	$ 2,121,003,200	$ 2,380,806,300	$ 2,573,342,000	$ 2,652,305,300
Debt Limit - 3% of Market Value (A)	63,630,096	71,424,189	77,200,260	79,569,159
Amount of Debt Applicable to Debt Limit:				
GO Improvement Bonds and Equipment Certificates	3,895,000	3,680,000	3,180,000	4,765,000
Capital Improvement Plan Refunding	750,000	295,000	-	-
Lease Obligations issued by the EDA	6,315,000	32,360,000	32,045,000	32,390,000
Installment Purchase Revenue Debt	-	-	-	-
Lease Purchase Bonds	-	-	-	-
Total Debt Applicable to Debt Limit	10,960,000	36,335,000	35,225,000	37,155,000
Legal Debt Margin	$ 52,670,096	$ 35,089,189	$ 41,975,260	$ 42,414,159
Total Net Debt Applicable to the Limit as a Percentage of Debt Limit (B)	17.22%	50.87%	45.63%	46.70%

Source: Carver County Auditor (Market Value)

(A) Sec. 475.53 MN Statutes - Generally. Except as otherwise provided in sections 475.51 to 475.74, no municipality, except a school district or a city of the first class, shall incur or be subject to a net debt in excess of three percent of the taxable property in the municipality.

(B) Sec. 475.51 MN Statutes - Definitions: Subdivision 4. "Net debt" means the amount remaining after deduction from its gross debt the aggregate of the principal of the following:

(1) Obligations issued for improvements which are payable wholly or partly from the proceeds of special assessments levied upon property specially benefited thereby, including those which are general obligations of the municipality issuing them, if the municipality is entitled to reimbursement in whole or in part from the proceeds of the special assessments.
(2) Warrants or orders having no definite or fixed maturity.
(3) Obligations payable wholly from the income from revenue producing conveniences.
(4) Obligations issued to create or maintain a permanent improvement revolving fund.
(5) Obligations issued for the acquisition, and betterment of public waterworks systems, and public lighting, heating or power systems, and of any combination thereof or for any other public convenience from which a revenue is or may be derived.
(6) Debt service loans and capital loans made to a school district under the provisions of sections 126C.68 and 126C.69.
(7) Amount of all money and the face value of all securities held as a debt service fund for the extinguishment of obligations other than those deductible under this subdivision.
(8) Obligations to repay loans made under section 216C.37.
(9) Obligations to repay loans made from money received from litigation or settlement of alleged violations of federal petroleum pricing regulations.
(10) Obligations issued to pay pension fund or other postemployment benefit liabilities under section 475.52, subdivision 6, or any charter authority.
(11) Obligations issued to pay judgments against the municipality under section 475.52, subdivision 6, or any charter authority.
(12) All other obligations which under the provisions of law authorizing their issuance are not to be included in computing the net debt of the municipality.

Table 14

2018	2019	2020	2021	2022	2023
$ 2,847,274,600	$ 3,007,913,300	$ 3,281,441,700	$ 3,368,610,400	$ 3,536,714,700	$ 4,319,497,500
85,418,238	90,237,399	98,443,251	101,058,312	106,101,441	129,584,925
4,385,000	5,070,000	4,475,000	3,760,000	3,010,000	11,040,000
-	-	-	-	-	-
28,690,000	27,105,000	25,060,000	23,450,000	21,780,000	20,055,000
-	-	7,815,000.00	7,815,000	7,485,000	7,145,000
-	-	-	3,560,000	3,429,000	3,299,000
33,075,000	32,175,000	37,350,000	38,585,000	35,704,000	41,539,000
$ 52,343,238	$ 58,062,399	$ 61,093,251	$ 62,473,312	$ 70,397,441	$ 88,045,925
38.72%	35.66%	37.94%	38.18%	33.65%	32.06%

CITY OF CHASKA, MINNESOTA

PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS
(UNAUDITED)

FISCAL YEAR	OPERATING REVENUE (2)	OPERATING EXPENSES (3)	NET AVAILABLE FOR DEBT SERVICE	DEBT SERVICE REQUIREMENTS (4) PRINCIPAL	INTEREST	TOTAL	COVERAGE
DEBT SERVICE FUNDS - REVENUE BONDS: LAST TEN FISCAL YEARS							
2014	$ -	$ -	$ -	$ -	$ -	$ -	-
2015	112	-	112	-	99,640	99,640	0.00
2016	932	1,600	(668)	-	358,474	358,474	(0.00)
2017	1,799	3,200	(1,401)	270,000	369,950	639,950	(0.00)
2018	2,563	3,200	(637)	270,000	364,550	634,550	(0.00)
2019	2,546	3,200	(654)	275,000	359,100	634,100	(0.00)
2020	1,080,081 (6)	9,400	1,070,681	280,000	470,271	750,271	1.43
2021	1,017,433	7,746	1,009,687	290,000	567,152	857,152	1.18
2022	746,625	7,626	738,999	630,000	541,050	1,171,050	0.63
2023	1,131,248	7,364	1,123,884	645,000	525,817	1,170,817	0.96
ELECTRIC ENTERPRISE FUND: LAST TEN FISCAL YEARS							
2014	$ 35,013,104	$ 31,617,219	$ 3,395,885	$ 145,000	$ 87,707	$ 232,707	14.59
2015	35,859,710	32,487,115	3,372,595	140,000	84,832	224,832	15.00
2016	37,703,918	34,201,984	3,501,934	150,000	83,870	233,870	14.97
2017	37,751,011	34,381,108	3,369,903	145,000	80,870	225,870	14.92
2018	41,513,669	37,413,217	4,100,452	395,000	336,161	731,161	5.61
2019	41,565,560	34,058,548	7,507,012	420,000	309,145	729,145	10.30
2020	43,028,104	34,972,958	8,055,146	430,000	295,545	725,545	11.10
2021	49,019,072	39,995,030	9,024,042	425,000 (7)	291,138	716,138	12.60
2022	55,020,552	45,758,924	9,261,628	430,000	269,375	699,375	13.24
2023	56,742,382	45,918,487	10,823,895	450,000	252,175	702,175	15.41
WATER ENTERPRISE FUND: LAST TEN FISCAL YEARS							
2014	$ 2,419,202	$ 1,707,247	$ 711,955	$ 330,000	$ 367,008	$ 697,008	1.02
2015	2,551,958	1,703,500	848,458	370,000	359,789	729,789	1.16
2016	2,735,781	1,760,515	975,266	425,000	376,418	801,418	1.22
2017	2,787,654	1,768,636	1,019,018	482,000	359,051	841,051	1.21
2018	2,908,068	1,860,948	1,047,120	529,000	361,505	890,505	1.18
2019	2,999,645	2,181,688	817,957	594,000	362,430	956,430	0.86
2020	3,372,280	2,353,522	1,018,758	625,000	381,098	1,006,098	1.01
2021	4,004,847	2,441,121	1,563,726	740,440 (8)	443,557	1,183,997	1.32
2022	4,319,046	2,577,302	1,741,744	918,035	150,150	1,068,185	1.63
2023	5,194,001	2,721,222	2,472,779	796,235	139,067	935,302	2.64
SEWER ENTERPRISE FUND: NINE FISCAL YEARS							
2015 (1)	$ 3,275,998	$ 3,062,822	$ 213,176	$ -	$ -	$ -	-
2016	3,433,187	3,110,423	322,764	-	45,259	45,259	7.13
2017	3,612,296	3,340,582	271,714	104,000	73,473	177,473	1.53
2018	3,809,359	3,610,519	198,840	116,000	73,973	189,973	1.05
2019	4,158,322	3,838,809	319,513	121,000	76,644	197,644	1.62
2020	4,612,317	4,300,056	312,261	125,000	99,796	224,796	1.39
2021	4,986,322	4,406,445	579,877	203,561	124,337	327,898	1.77
2022	5,666,239	4,849,788	816,451	239,365	120,226	359,591	2.27
2023	6,761,550	5,451,659	1,309,891	255,914	113,322	369,236	3.55
COMMUNITY CENTER ENTERPRISE FUND: LAST TEN FISCAL YEARS							
2014	$ 3,098,390	$ 2,949,046	$ 149,344	$ 295,000	$ 233,923	$ 528,923	0.28
2015	3,250,759	3,101,196	149,563	305,000	225,594	530,594	0.28
2016	2,737,031	3,470,538	(733,507)	315,000	217,870	532,870	(1.38)
2017	3,165,224	3,570,939	(405,715)	325,000	204,528	529,528	(0.77)
2018	3,069,710	3,834,757	(765,047)	2,465,000	185,834	2,650,834	(0.29)
2019	3,215,817	3,786,406	(570,589)	330,000	160,795	490,795	(1.16)
2020	1,830,242	3,737,706	(1,907,464)	3,075,000	154,030	3,229,030	(0.59)
2021	2,163,808	3,455,882	(1,292,074)	295,000	171,186	466,186	(2.77)
2022	2,791,020	3,933,413	(1,142,393)	320,000	133,600	453,600	(2.52)
2023	3,183,967	3,953,489	(769,522)	335,000	119,400	454,400	(1.69)

FISCAL YEAR	OPERATING REVENUE (2)	OPERATING EXPENSES (3)	NET AVAILABLE FOR DEBT SERVICE	DEBT SERVICE REQUIREMENTS (4) PRINCIPAL	INTEREST	TOTAL	COVERAGE
THE LOOP AT CHASKA ENTERPRISE FUND: THREE FISCAL YEARS							
2021 (1)	$ 59 (9)	$ (43,856) (9)	$ 43,915	$ -	$ -	$ -	-
2022	- (9)	42,940	(42,940)	131,000	114,953	245,953	(0.17)
2023	- (9)	161,508	(161,508)	130,000	118,986	248,986	(0.65)
TURBINE GENERATOR ENTERPRISE FUND: LAST TEN FISCAL YEARS							
2014	$ 2,185,282	$ 284,255	$ 1,901,027	$ 1,060,000	$ 1,336,069	$ 2,396,069	0.79
2015	1,969,875	220,558	1,749,317	1,100,000 (5)	1,223,907	2,323,907	0.75
2016	1,786,037	304,332	1,481,705	1,070,000	1,007,850	2,077,850	0.71
2017	1,734,137	309,043	1,425,094	1,110,000	706,128	1,816,128	0.78
2018	1,712,581	342,286	1,370,295	1,140,000	931,750	2,071,750	0.66
2019	1,657,288	389,787	1,267,501	1,195,000	886,150	2,081,150	0.61
2020	1,495,484	320,756	1,174,728	1,220,000	862,250	2,082,250	0.56
2021	1,422,057	328,146	1,093,911	1,275,000	801,250	2,076,250	0.53
2022	1,366,151	331,016	1,035,135	1,340,000	737,500	2,077,500	0.50
2023	1,261,543	353,975	907,568	1,400,000	670,500	2,070,500	0.44
STORM WATER ENTERPRISE FUND: NINE FISCAL YEARS							
2015 (1)	$ 913,884	$ 698,036	$ 215,848	$ -	$ 7,502	$ 7,502	28.77
2016	969,639	802,266	167,373	-	29,770	29,770	5.62
2017	1,099,143	752,510	346,633	74,000	59,766	133,766	2.59
2018	1,587,676	841,372	746,304	75,000	48,572	123,572	6.04
2019	1,714,251	911,156	803,095	80,000	47,076	127,076	6.32
2020	1,756,180	1,004,334	751,846	80,000	64,226	144,226	5.21
2021	2,131,730	1,014,679	1,117,051	115,999	82,028	198,027	5.64
2022	1,954,589	1,370,635	583,954	142,600	80,011	222,611	2.62
2023	1,775,622	1,197,495	578,127	152,851	75,727	228,578	2.53
CURLING CENTER ENTERPRISE FUND: NINE FISCAL YEARS							
2015 (1)	$ 65,663	$ 208,181	$ (142,518)	$ -	$ 290,781	$ 290,781	(0.49)
2016	1,175,144	925,311	249,833	-	484,225	484,225	0.52
2017	1,224,086	1,177,073	47,013	940,000	523,917	1,463,917	0.03
2018	1,223,657	1,497,227	(273,570)	965,000	514,389	1,479,389	(0.18)
2019	1,133,372	1,295,609	(162,237)	980,000	495,446	1,475,446	(0.11)
2020	641,658	1,105,354	(463,696)	1,000,000	472,636	1,472,636	(0.31)
2021	915,179	1,150,177	(234,998)	1,025,000	446,260	1,471,260	(0.16)
2022	1,403,440	1,342,839	60,601	1,050,000	416,850	1,466,850	0.04
2023	1,181,353	1,294,955	(113,602)	1,085,000	384,664	1,469,664	(0.08)

Note: Bonds in the Electric, Water and Storm Water Enterprise funds are supported by charges for services; The Loop at Chaska, Turbine Generator, Community Center and Curling Center Enterprise funds are supported by specific fee revenue.
Debt Service funds are supported by specific fee revenue.

(1) First year shown is first year of issuance.

(2) Includes interest revenue for years 2014 - 2019. For 2020 and future years, interest revenue is not included.

(3) Does not include depreciation or transfers to other funds.

(4) Includes principal and interest payment of revenue bonds only.

(5) 2015 principal payment does not include $100,000 or $25,035,000 paid from refunding bond investments to refund the 2000 Electric Revenue bonds or the 2005 Electric Revenue Refunding Bonds respectively.

(6) In 2020, Transfers were included to be consistent with Note 7 - Long Term Liabilities, Revenue Pledged

(7) 2021 principal payment does not include $2,160,000 paid from refunding bond investments to refund the 2011 Electric Utility Revenue Bonds.

(8) 2021 principal payment does not include $7,670,000 paid from refunding bond investments to refund the 2011 GO Water Revenue Bonds.

(9) The Loop at Chaska (formerly known as Par 30 Golf Course) was closed for construction 2021 through 2023, resulting in minimal operating revenues. The negative operating expense is due to negative pension expense of $78,504 offsetting other operating expenses of $34,648.

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
(UNAUDITED)

FISCAL YEAR	POPULATION (1)	NUMBER OF HOUSEHOLDS (1)	ESTIMATED PERSONAL INCOME (2)	PER CAPITA INCOME (2)	MEDIAN AGE (3)	K-12 SCHOOL ENROLLMENT (4)	UNEMPLOYMENT RATE (5)
2014	25,270	9,278	$ 1,584,075,220	$ 62,686	35.6	5,797	3.70%
2015	25,607	9,492	1,661,330,946	64,878	35.7	5,854	3.20%
2016	26,439	9,823	1,733,473,035	65,565	36.2	5,700	3.30%
2017	26,941	10,012	1,845,323,795	68,495	36.1	5,662	3.00%
2018	27,622	10,136	1,967,459,816	71,228	36.0	5,561	2.50%
2019	27,692	10,228	2,043,254,220	73,785	36.2	5,725	2.80%
2020	27,810 (3)	10,438 (3)	2,117,369,970	76,137	36.2	5,769	5.20%
2021	27,931	10,508	2,250,177,222	80,562	36.2	5,700 (6)	3.00%
2022	28,170	10,660	2,453,466,150	87,095	37.4	5,687	2.10%
2023	28,170 (7)	10,660 (7)	2,453,466,150 (7)	87,095 (7)	37.2 (8)	5,628	2.40%

(1) Source: Metropolitan Council annual estimate as of April 1st of the previous year.

(2) Source: Minnesota State Demographer, using U.S. Department of Commerce, Bureau of Economic Analysis (BEA), Carver County personal income and per capita income (City personal income as a ratio of Carver County personal income).

(3) Source: US Census Bureau, Chaska City, MN.

(4) Source: Minnesota Department of Education for Independent School District #112, includes private school data for St. John's Lutheran, Guardian Angels Catholic, Southwest Christian High School, Jonathan Mont. and Step/Step Enrollment excludes K-12 District #112 buildings not located within the City.

(5) Source: Minnesota Department of Employment and Economic Development Average Annual Unemployment Rate for Carver County (not seasonally adjusted). (Number of people estimated by place of residence).

(6) Guardian Angels School permanently closed in 2020. Enrollment that year was 64 students.

(7) 2023 data is not available at this time. Data is from 2022, and will be updated as it becomes available.

(8) United States Census (source: 2022 American Community Survey 5-year estimates)

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO
(UNAUDITED)

		2023			2014		
EMPLOYER		ESTIMATED EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT (1)	ESTIMATED EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT
ISD #112/Eastern Carver County		1,210	1	9.11%	1,100	1	8.90%
Lake Region Manufacturing Co., Inc.		740	2	5.57%	745	5	6.03%
City of Chaska	(2)	580	3	4.36%	*	*	*
Carver County		551	4	4.15%	850	3	6.88%
Entegris, Inc.		455	5	3.42%	350	8	2.83%
Apex International, MFG		400	6	3.01%	*	*	*
Old National Bank	(3)	400	6	3.01%	*	*	*
Beckman-Coulter, Inc.		359	8	2.70%	900	2	7.28%
TEL-FSI, Inc	(4)	290	9	2.18%	850	3	6.88%
Import Specialties, Inc.		250	10	1.88%	*	*	*
The Bernard Group		*	*	*	425	6	3.44%
Sanofi Diagnostics Pasteur, Inc		*	*	*	415	7	3.36%
Century Link		*	*	*	210	9	1.70%
Lifecore Biomedical		*	*	*	200	10	1.62%
Total:		5,235		39.40%	6,045		48.92%

Sources: Minnesota Department of Employment and Economic Development, Baker Tilly survey

(1) Total City Employment based on the most recent Metropolitan Council estimate as of 2022.

(2) Includes seasonal and part-time employees

(3) Formerly known as Klein Financial, Inc

(4) Formerly known as FSI International.

*** Denotes employer was not a principal employer for the year reported.**

CITY OF CHASKA, MINNESOTA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
(UNAUDITED)

	FULL-TIME EQUIVALENT EMPLOYEES AS OF DECEMBER 31			
	2014	2015	2016	2017
FUNCTION/PROGRAM				
General Government (1)	29.4	30.2	31.2	29.7
Public Safety				
Police Department	30.0	30.0	31.9	31.5
Fire Department	8.8	11.5	11.1	12.3
Building Inspections (4)	0.0	0.0	0.0	0.0
Public Works	20.3	19.5	20.9	22.1
Parks, Recreation and Arts	5.6	4.6	7.2	7.0
Electric	17.0	17.6	17.6	17.4
Water	7.4	7.6	7.1	7.1
Sewer	7.2	7.0	6.9	7.1
Chaska Community Center	37.1	37.7	38.8	39.0
The Loop at Chaska (5)	2.3	2.6	2.7	2.6
Chaska Town Course	17.9	18.6	19.3	18.5
Internet Service Provider (2)	1.0	0.0 (2)	0.0	0.0
Storm Water	2.6	2.7	3.1	3.2
Chaska Curling/Event Center (3)	N/A	1.0	6.0	8.6
Total	186.4	190.6	203.5	206.0

Source: City of Chaska Payroll.

(1) Even numbered election years include election judges which increases General Government totals by 1 - 1.2 full-time equivalent employees.

(2) Residential internet service ended in 2015. One Chaska.Net employee was reassigned to General Government.

(3) The Curling/Event Center opened in 2015.

(4) Building Inspectors were previously included in General Government.

(5) Par 30 closed at the end of the 2020 season for reconstruction. Construction continued 2021-2023. When it re-opens, it will be known as The Loop at Chaska.

(6) Park maintenance was moved from the Public Works function to Parks, Recreation and Arts.

Table 18

FULL-TIME EQUIVALENT EMPLOYEES AS OF DECEMBER 31

2018	2019	2020		2021		2022		2023	
32.2	32.2	31.9		29.9		32.6		33.5	
32.7	35.1	35.8		35.7		37.3		39.8	
14.1	16.1	16.3		16.3		18.2		18.8	
0.0	0.0	5.6	(4)	6.6		6.9		8.1	
24.6	25.0	25.2		24.7		12.0	(6)	11.7	
7.7	9.4	8.2		8.2		22.3	(6)	26.2	
16.0	17.2	19.3		17.5		19.2		21.8	
6.8	6.8	6.8		6.4		6.3		6.6	
6.9	6.8	6.8		6.4		6.3		6.5	
38.1	39.1	35.4		31.8		35.3		35.3	
2.4	2.5	2.3		0.0	(5)	0.0	(5)	0.6	(5)
18.4	18.7	18.0		20.2		19.4		19.2	
0.0	0.0	0.0		0.0		0.0		0.0	
2.9	2.9	2.9		2.4		3.9		4.1	
9.2	9.6	8.2		7.4		8.2		8.1	
211.9	221.5	222.6		213.4		227.9		240.3	

CITY OF CHASKA, MINNESOTA

OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
(UNAUDITED)

	FISCAL YEAR			
	2014	2015	2016	2017
FUNCTION / PROGRAM				
Electric				
Number of Connections (Billed)	10,054	9,912	10,002	10,240
Purchased KWH Power Wholesale				
From MMPA	360,570,327	360,908,813	367,267,226	364,637,712
Total kWh Sales	347,410,769	350,780,886	355,853,340	354,994,175
Total kWh Received (8)	-	-	-	1,267
Peak kW Demand	72,641	70,061	77,637	73,472
Water				
Number of Connections (Billed)	6,613	6,797	6,912	7,063
Total Water Pumped (Gallons)	1,036,324,000	1,030,518,000	1,040,547,000	1,071,455,000
Total Water Sold (Gallons)	972,503,000	991,284,000	1,016,915,000	1,029,698,000
Average Daily Usage (Gallons Per Day)	2,664,392	2,715,847	2,786,000	2,821,000
System Peak Day (Gallons Per Day)	6,429,000	6,007,000	7,047,000	6,554,000
Sewer (10)				
Number of Connections (Billed)	6,545	6,710	6,827	6,916
Total Gallons Treated (Gallons)	930,431,000	931,203,000	924,965,000	912,076,000
Storm Water				
Number of Utility Customers (Billed)	8,051	8,153	8,292	8,364
Internet Service Provider (5)				
Number of Connections (Billed)	730	2	2	2
Golf Courses				
Town Course Rounds / Golfers	31,199	34,253	33,403	32,642
The Loop at Chaska (Par 30) Rounds / Golfers (9)	14,907	15,560	14,810	14,130
Par 30 Rounds / Foot Golf (4)	-	1,925	1,108	681
Public Safety / Building Inspections Department				
Building Permits And Market Value				
Commercial, Industrial And Public (1)				
Permits	51	43	38	45
Market Value (7)	$ 11,117,620	$ 26,204,786	$ 14,769,385	$ 69,759,098
Single Family Homes And Townhomes (2)				
Permits	138	135	134	103
Market Value	$ 35,216,150	$ 35,690,048	$ 34,199,578	$ 24,339,375
Condos, Apartments And Multi-Family Homes (2)				
Permits	6	1	10	-
Market Value	$ 5,005,291	$ 17,000,000	$ 6,303,563	$ -
Misc. Residential And Other Bldgs (3)				
Permits	591	658	1,234	678
Market Value (6)	$ 6,642,933	$ 8,275,817	$ 15,058,650	$ 11,310,594
Total Building Permits:	786	837	1,416	826
Total Market Value:	$ 57,981,994	$ 87,170,651	$ 70,331,176	$ 105,409,067

Source: City Utility, Golf Courses and Building Departments.

(1) Includes new construction and additions/alterations.
(2) Includes new construction only.
(3) Includes additions, alterations, garages, accessory structures, pools and commercial re-roofing.
(4) Par 30 Golf Course introduced Foot Golf in 2015 which was offered through the 2019 season.
(5) Residential internet service ended in 2015. 2018 was last year of billed service to outside customers.
(6) 2016 Miscellaneous residential and other buildings includes 1,138 residential single family alterations/additions valued at $12,102,429. 2021 was a record year for miscellaneous residential pemits for alterations/additions.
(7) 2017 increase in the market value of commercial, industrial and public permits is due to several large projects including a new Data Center valued at $32.3 million.
(8) In 2017 started tracking annual kWh Sales Received on a Gross basis rather than a Net basis.
(9) Par 30 closed for construction at the end of the 2020 season. The course will re-open in 2024 as The Loop at Chaska.
(10) Sewer Service through Metropolitan Council Environmental Services.

Table 19

FISCAL YEAR					
2018	2019	2020	2021	2022	2023
10,296	10,488	10,618	10,739	11,000	11,259
383,993,272	388,005,113	399,816,088	415,067,637	419,512,809	422,929,725
371,631,841	374,349,964	383,968,650	403,721,262	408,983,778	413,497,938
29,118	38,945	94,676	232,636	449,364	646,597
78,428	77,413	80,485	85,839	86,662	88,815
7,151	7,260	7,362	7,487	7,720	7,935
1,037,845,000	1,030,142,000	1,100,289,000	1,232,289,000	1,223,274,000	1,257,973,000
981,943,000	986,551,000	1,056,638,979	1,177,971,910	1,166,580,000	1,319,385,000
2,843,411	2,822,000	2,895,000	3,227,320	3,196,109	3,614,753
6,579,000	5,939,000	6,589,000	7,376,000	7,824,000	7,312,000
6,999	7,093	7,186	7,304	7,545	7,757
845,848,000	870,838,000	882,570,979	909,148,000	895,871,000	900,378,000
8,438	8,517	8,615	8,728	9,152	9,198
2	-	-	-	-	-
30,157	29,374	38,550	42,715	39,094	37,728
13,206	13,020	20,488	- (9)	- (9)	- (9)
647	380	-	-	-	-
49	34	47	44	344	226
$ 14,207,139	$ 6,587,100	$ 8,694,470	$ 22,041,285	$ 76,853,099	$ 93,306,229
78	114	113	226	177	206
$ 18,788,936	$ 31,901,390	$ 28,362,364	$ 74,768,560	$ 57,411,144	$ 75,389,667
1	-	-	-	3	16
$ 17,500,000	$ -	$ -	$ -	$ 25,407,216	$ 70,491,398
570	636	917	1,363	2,063	2,389
$ 7,125,660	$ 7,365,467	$ 14,342,105	$ 23,491,778	$ 19,902,467	$ 18,234,096
698	784	1,077	1,633	2,587	2,837
$ 57,621,735	$ 45,853,957	$ 51,398,939	$ 120,301,623	$ 179,573,926	$ 257,421,390

CITY OF CHASKA, MINNESOTA

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
(UNAUDITED)

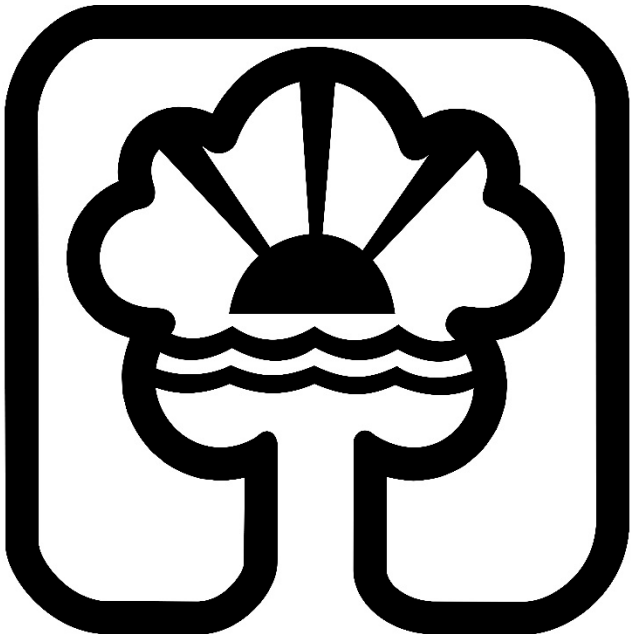
FUNCTION/PROGRAM	FISCAL YEAR 2014	2015	2016	2017
Public Safety				
Police:				
Stations	1	1	1	1
Fire:				
Stations	1	1	1	1
Number of Fire Hydrants (Private)	414	416	422	494
Number of Fire Hydrants (Public)	1,371	1,390	1,393	1,393
Public Works				
Miles of Streets:				
City / Local	76.81	77.78	78.36	79.17
City MSA	20.95	20.95	20.94	20.94
Parks, Recreation and Arts				
Number of Parks	26	26	26	26
Acres of Parks	970	970	973	973
Miles of Trails	66	67	67	68
Golf Courses	2	2	2	2
Electric				
Number of Substations	4	3 (1)	3	3
Water				
Water Mains (Miles)	153	154	155	155
Number of Wells	6	6	6	6
Total Pumping Capacity (Gallons Per Day)	13,400,000	13,400,000	13,400,000	13,400,000
Filtration Capacity (Gallons Per Day)	12,600,000	12,600,000	12,600,000	12,600,000
Total Storage Capacity (Gallons)	4,800,000	4,800,000	4,800,000	4,800,000

Source: City Departments

(1) Closed the Chaska Downtown Substation to convert it into a switching station.

Table 20

FISCAL YEAR					
2018	2019	2020	2021	2022	2023
1	1	1	1	1	1
1	1	1	1	1	1
517	518	521	526	525	541
1,431	1,450	1,504	1,521	1,531	1,577
79.36	80.71	81.70	83.65	86.50	87.12
20.79	20.79	22.92	22.98	22.98	22.45
26	28	28	28	29	29
973	985	985	985	992	999
68	69	70.5	70.5	71.0	71.5
2	2	2	2	2	2
4	4	4	4	4	4
160	163	169	172	174	180
6	6	6	6	6	6
13,400,000	13,400,000	13,400,000	13,400,000	13,400,000	13,400,000
12,600,000	12,600,000	12,600,000	12,600,000	12,600,000	12,600,000
4,800,000	4,800,000	4,800,000	4,800,000	4,800,000	4,500,000



Chaska

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2023

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CITY OF CHASKA
CARVER COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2023

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CITY OF CHASKA

Schedule of Expenditures of Federal Awards
Year Ended December 31, 2023

Federal Grantor/Pass-Through Grantor/Program Title	Federal ALN	Other Award Numbers	Federal Expenditures	
U.S. Department of Housing and Urban Development				
Direct				
Economic Development Initiative, Community Project Funding, and Miscellaneous Grants	14.251			$ 1,210,036
U.S. Department of Transportation		MN Project STBG 0041(300)		
Passed through the Minnesota Department of Transportation		196-010-017		
Highway Planning and Construction	20.205			10,317,726
Passed through Carver County				
Highway Safety Cluster				
State and Community Highway Safety	20.600		$ 3,551	
National Priority Safety Programs	20.616		1,038	
Total highway safety cluster				4,589
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608			1,496
U.S. Department of the Treasury				
Direct				
COVID-19 – Coronavirus State and Local Fiscal Recovery Funds	21.027			301,098
Total federal awards				$11,834,945

Note 1: The Schedule of Expenditures of Federal Awards is prepared on the accrual basis of accounting. The information in this schedule is presented in accordance with the Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.* Therefore, some amounts presented in this schedule may differ from the amounts presented in, or used in the preparation of, the City's basic financial statements.

Note 2: Unless noted in the table above, the pass-through entities use the same federal Assistance Listing Numbers (ALN) as the federal grantors to identify these grants, and have not assigned any additional identifying numbers.

Note 3: The City did not elect to use the 10 percent de minimis indirect cost rate.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Chaska, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Chaska, Minnesota (the City) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 12, 2024.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

(continued)

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REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 12, 2024

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

To the City Council and Management
City of Chaska, Minnesota

REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM

OPINION ON EACH MAJOR FEDERAL PROGRAM

We have audited the City of Chaska, Minnesota's (the City) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2023. The City's major federal programs are identified in the Summary of Audit Results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major programs for the year ended December 31, 2023.

BASIS FOR OPINION ON EACH MAJOR FEDERAL PROGRAM

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance requirements referred to above.

(continued)

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RESPONSIBILITIES OF MANAGEMENT FOR COMPLIANCE

Management is responsible for compliance with the requirements referred to on the previous page and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF COMPLIANCE

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance objectives referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to on the previous page is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to on the previous page and performing such other procedures as we consider necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

(continued)

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section on the previous page and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated June 12, 2024, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 12, 2024

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INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Chaska, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Chaska, Minnesota (the City) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 12, 2024.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, we noted that the City failed to comply with provisions of the contracting – bid laws section of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters as described in the Schedule of Findings and Questioned Costs as finding 2023-001. Also, in connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

CITY'S RESPONSE TO FINDING

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the legal compliance finding identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 12, 2024

CITY OF CHASKA

Schedule of Findings and Questioned Costs
Year Ended December 31, 2023

A. SUMMARY OF AUDIT RESULTS

This summary is formatted to provide federal granting agencies and pass-through agencies answers to specific questions regarding the audit of federal awards.

Financial Statements

What type of auditor's report is issued?		**X** Unmodified ___ Qualified ___ Adverse ___ Disclaimer
Internal control over financial reporting:		
Material weakness(es) identified?	___ Yes	**X** No
Significant deficiency(ies) identified?	___ Yes	**X** None reported
Noncompliance material to the financial statements noted?	___ Yes	**X** No

Federal Awards

Internal controls over major federal award programs:		
Material weakness(es) identified?	___ Yes	**X** No
Significant deficiency(ies) identified?	___ Yes	**X** None reported
Type of auditor's report issued on compliance for major programs?		
U.S. Department of Housing and Urban Development – Economic Development Initiative, Community Project Funding, and Miscellaneous Grants		Unmodified
U.S. Department of Transportation – Highway Planning and Construction		Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	___ Yes	**X** No

Programs tested as major programs:

Program or Cluster	Federal ALN
U.S. Department of Housing and Urban Development – Economic Development Initiative, Community Project Funding, and Miscellaneous Grants	14.251
U.S. Department of Transportation – Highway Planning and Construction	20.205

Threshold for distinguishing between type A and B programs:	$ 750,000	
Does the auditee qualify as a low-risk auditee?	___ Yes	**X** No

B. FINANCIAL STATEMENT FINDINGS

None.

C. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.

D. MINNESOTA LEGAL COMPLIANCE FINDINGS

2023-001 CONTRACTING AND BID LAWS COMPLIANCE

Criteria – Minnesota Statutes § 574.26 requires that when contracting for construction services with a value exceeding $175,000, the City of Chaska, Minnesota (the City) is required to obtain performance and payment bonds from the contractor. Minnesota Statutes § 16C.285 requires that when contracting for construction services with a value exceeding $50,000, awarded pursuant to a lowest responsible bidder or best value process, the City obtain a verification of compliance with the responsible contractor requirement from the contractor. Minnesota Statutes § 471.425 requires each contract between the City and a prime contractor require the prime contractor to pay subcontractors within 10 days of receipt of payment from the government entity.

Condition – These requirements were not met for one such contract awarded during the year.

Questioned Costs – Not applicable.

Context – One of two bids tested was not in compliance.

Repeat Finding – This is a current year and prior year finding.

Cause – This was an oversight by city personnel.

Effect – The City was not in compliance with state bid law requirements.

Recommendation – We recommend that the City comply with state statutory contracting and bid law requirements for all applicable vendors.

View of Responsible Official and Planned Corrective Actions – The City agrees with the finding. The City will review its procedures relating to contracting and bid laws to ensure compliance in the future. The City has separately issued a Corrective Action Plan related to this finding.

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City of Chaska

Corrective Action Plans and
Summary Schedule of Prior Audit Findings
Year Ended December 31, 2023

A. FINANCIAL STATEMENT FINDINGS

None.

B. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.

C. MINNESOTA LEGAL COMPLIANCE FINDINGS

2023-001 CONTRACTING AND BID LAWS COMPLIANCE

Finding Summary

Minnesota Statutes § 574.26 requires that when contracting for construction services with a value exceeding $175,000, the City of Chaska, Minnesota (the City) is required to obtain performance and payment bonds from the contractor. Minnesota Statutes § 16C.285 requires that when contracting for construction services with a value exceeding $50,000, awarded pursuant to a lowest responsible bidder or best value process, the City obtain a verification of compliance with the responsible contractor requirement from the contractor. Minnesota Statutes § 471.425 requires each contract between the City and a prime contractor require the prime contractor to pay subcontractors within 10 days of receipt of payments from the government entity. These requirements were not met for one such contract awarded during the year.

Corrective Action Plan

Actions Planned – The City will review the state statutes and obtain the required documents for all future contracts completed.

Official Responsible – Noel Graczyk, Administrative Services Director.

Planned Completion Date – December 31, 2024.

Disagreement With or Explanation of Finding – The City agrees with this finding.

Plan to Monitor – The City's Administrative Services Director, Noel Graczyk, will review requirements with appropriate staff to ensure compliance in the future.

D. SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No audit findings were reported for the year ended December 31, 2022.

Management Report

for

City of Chaska, Minnesota

December 31, 2023

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To the City Council and Management
City of Chaska, Minnesota

We have prepared this management report in conjunction with our audit of the City of Chaska, Minnesota's (the City) financial statements for the year ended December 31, 2023. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
June 12, 2024

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA, *GOVERNMENT AUDITING STANDARDS*, AND TITLE 2 U.S. CODE OF FEDERAL REGULATIONS PART 200, *UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS* (UNIFORM GUIDANCE)

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2023. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America, *Government Auditing Standards*, and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2023:

- We have issued unmodified opinions on the City's basic financial statements. Our report included a paragraph emphasizing the City's implementation of Governmental Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*, during the year. Our opinion was not modified with respect to this matter.

- We reported no deficiencies in the City's internal control over financial reporting that we considered to be material weaknesses.

- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards.*

- We reported that the Schedule of Expenditures of Federal Awards is fairly stated, in all material respects, in relation to the basic financial statements.

- The results of our tests indicate that the City has complied, in all material respects, with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.

- We reported no deficiencies in the City's internal controls over compliance that we considered to be material weaknesses with the types of compliance requirements that could have a direct and material effect on each of its major federal programs.

- We reported one finding based on our testing of the City's compliance with Minnesota laws and regulations. We noted for one contract awarded during the year, the City did not follow contracting and bid laws as required by Minnesota Statutes.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2023. However, the City implemented the following governmental accounting standard during the fiscal year:

- As described in Note 1 of the notes to basic financial statements, the City implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, during fiscal year ended December 31, 2023. This standard changed the way subscription transactions are reported by the City, but did not result in a restatement of net position in the current year.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the basic financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were as follows:

- **Depreciation/Amortization** – Management's estimates of depreciation and amortization expense are based on the estimated useful lives of the assets.

- **Other Post-Employment Benefits (OPEB) and Pension Liabilities** – The City has recorded liabilities and activity for other post-employment benefits (OPEB) and pension benefits. These obligations are calculated using actuarial methodologies described in GASB Statement Nos. 68 and 75. The actuarial calculations include significant assumptions, including projected changes, healthcare insurance costs, investment returns, retirement ages, proportionate share, and employee turnover.

- **Compensated Absences** – Management's estimate is based on current rates of pay and unused compensated absence balances, and the likelihood that balances will ultimately be paid out at termination.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to OPEB and pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated June 12, 2024.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis (MD&A) and the pension and OPEB-related required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules accompanying the financial statements and the separately issued Schedule of Expenditures of Federal Awards, which are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

GOVERNMENTAL FUNDS OVERVIEW

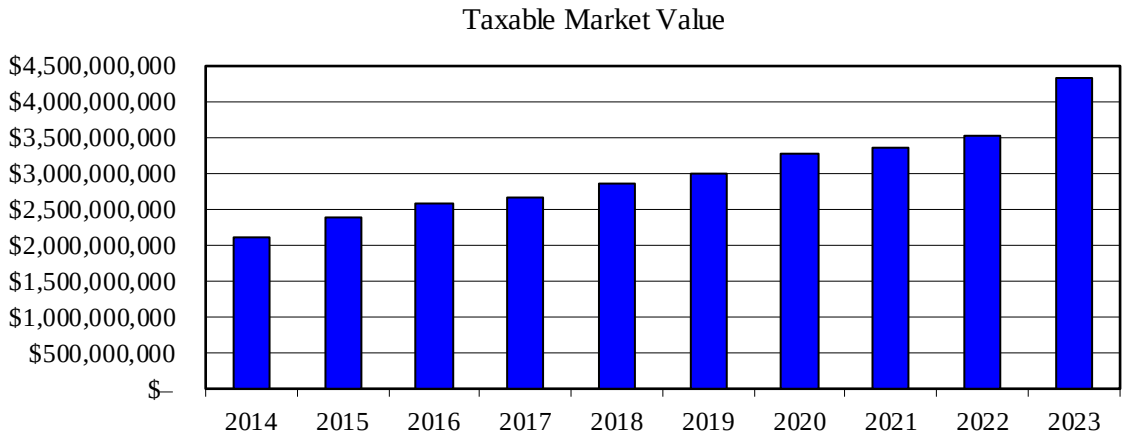
This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital project funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2021 fiscal year (the most recent comparative state-wide data available), local ad valorem property tax levies provided 44.0 percent of the total governmental fund revenues for cities over 2,500 in population, and 35.5 percent for cities under 2,500 in population. Total property taxes levied by all Minnesota cities for taxes payable in 2023 increased 4.2 percent compared to the prior year, and 7.5 percent for taxes payable in 2024.

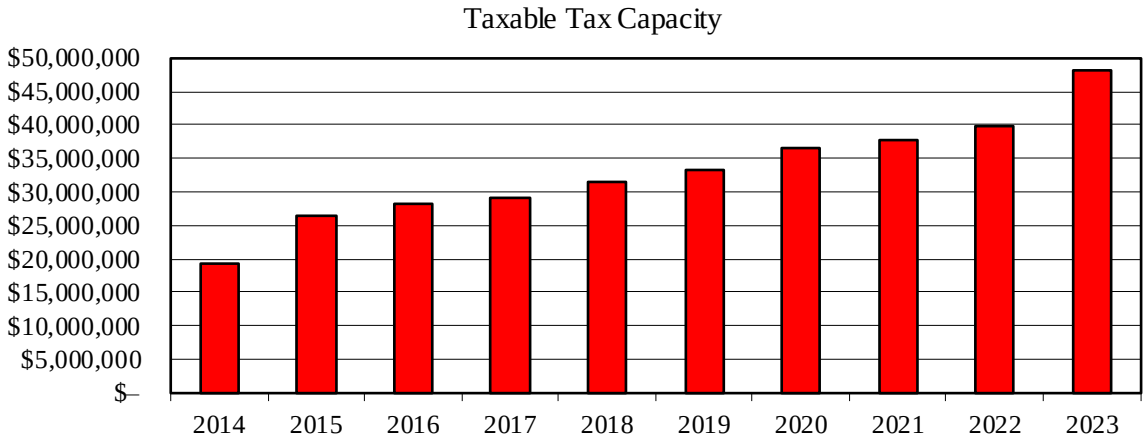
The taxable net tax capacity value of property in Minnesota cities increased about 17.7 percent for the 2023 levy year. The tax capacity values used for levying property taxes are based on the assessed market values for the previous fiscal year (e.g., tax capacity values for taxes levied in 2023 were based on assessed market values as of January 1, 2022), so the trend of change in these tax capacity values lags somewhat behind the housing market and economy in general.

The City's taxable market value increased 5.0 percent for taxes payable in 2022 and 22.1 percent for taxes payable in 2023. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 5.6 percent and 21.1 percent for taxes payable in 2022 and 2023, respectively. The City had a large tax increment financing district that was decertified at the end of 2014, contributing to the significant increase in the 2015 adjusted tax capacity presented in the graph below.

The following graph shows the City's change in tax capacities over the past 10 years:



The following table presents the average tax rates applied to city residents for each of the last three levy years:

Rates Expressed as a Percentage of Net Tax Capacity

	City of Chaska		
	2021	2022	2023
Average tax rate			
City	30.1	31.6	31.2
County	34.6	34.2	29.3
School	32.3	31.2	27.7
Special taxing	5.4	5.2	4.5
Total	102.4	102.2	92.7

The total average tax rate was less than the prior year with decreases spread across each of the taxing authorities presented in the above table. Increases in property valuations contributed to the change in the average tax rate.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2023, presented both by fund balance classification and by major fund:

Governmental Funds Change in Fund Balance

	Fund Balance as of December 31, 2023	Fund Balance as of December 31, 2022	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 132,507	$ 142,052	$ (9,545)
Restricted	23,718,674	17,462,282	6,256,392
Committed	4,282,857	2,900,707	1,382,150
Assigned	22,020,927	15,805,059	6,215,868
Unassigned	(12,312,638)	(12,290,949)	(21,689)
Total governmental funds	$ 37,842,327	$ 24,019,151	$ 13,823,176
Total by fund			
General	$ 5,518,974	$ 3,653,255	$ 1,865,719
Public Improvement Projects	(7,312,937)	(3,633,106)	(3,679,831)
Nonmajor funds			
Special Revenue	385,991	(469,127)	855,118
Debt Service	10,714,523	10,452,106	262,417
Capital Project	28,535,776	14,016,023	14,519,753
Total governmental funds	$ 37,842,327	$ 24,019,151	$ 13,823,176

In total, the fund balances of the City's governmental funds increased by $13,823,176 during the year ended December 31, 2023.

Restricted fund balances increased $6,256,392, mainly due to unspent bond proceeds at year-end that will be spent in future years on street projects and equipment and a one-time public safety state grant recognized in the current year. Committed fund balances increased $1,382,150 during the year, mainly in the Nonmajor Capital Project Funds, due to resources committed for the street improvement program. Assigned fund balances increased $6,215,868, mainly in the Nonmajor Capital Project Funds, due to resources assigned for future capital improvements.

GOVERNMENTAL FUNDS REVENUE

The following table presents the per capita revenue of the City's governmental funds for the past three years, along with state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as a city's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year, due to the effect of inflation and changes in its operation. Also, certain data in these tables may be classified differently than how they appear in the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of the City. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the MD&A. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita
With State-Wide Averages by Population Class

	State-Wide		City of Chaska		
Year	December 31, 2021		2021	2022	2023
Population	10,000–20,000	20,000–100,000	27,931	28,170	28,170
Property taxes	$ 529	$ 557	$ 405	$ 452	$ 540
Tax increments	36	49	47	47	60
Franchise and other taxes	66	53	28	27	28
Special assessments	41	56	147	72	45
Licenses and permits	46	53	66	81	113
Intergovernmental revenues	293	202	186	334	734
Charges for services	111	110	307	512	515
Other	39	26	27	39	67
Total revenue	$ 1,161	$ 1,106	$ 1,213	$ 1,564	$ 2,102

The 2023 population is not available at this time. The population used in the table above and on the next page is from 2022.

The City received $59,188,770 of total revenue in its governmental funds in 2023, which was an increase of $15,117,129 (34.3 percent) from the prior year. The City has historically generated a significantly smaller portion of its governmental funds revenue from property taxes than the average Minnesota city, mainly due to the annual transfer from the City's Electric Fund.

On a per capita basis, the $2,102 of 2023 revenue represents an increase of $538 from the previous year. Intergovernmental revenues increased $400 per capita, due to state and federal funding received for city street and utility projects. Property tax revenues increased with the increased property tax levy approved by the City Council.

GOVERNMENTAL FUNDS EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past three years, together with comparative state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita
With State-Wide Averages by Population Class

	State-Wide		City of Chaska		
Year	December 31, 2021		2021	2022	2023
Population	10,000–20,000	20,000–100,000	27,931	28,170	28,170
Current					
General government	$ 131	$ 116	$ 217	$ 253	$ 254
Public safety	296	327	299	329	417
Public works	124	112	322	256	277
Parks and recreation	124	107	46	115	119
All other	79	77	43	66	88
Total current	754	739	927	1,019	1,155
Capital outlay and construction	407	317	311	558	953
Debt service					
Principal	161	110	300	133	145
Interest and fiscal	41	34	78	71	75
Total debt service	202	144	378	204	220
Total expenditures	$ 1,363	$ 1,200	$ 1,616	$ 1,781	$ 2,328

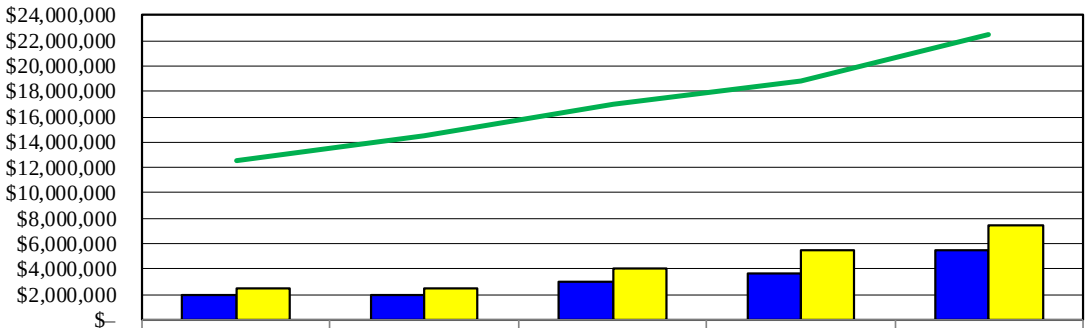
Total expenditures in the City's governmental funds for 2023 were $65,573,459, an increase of $15,402,576 (30.7 percent) from the prior year.

Current operating costs were $136 per capita higher than last year. This increase was mainly in public safety (up $88 per capita), all other (up $22 per capita), and public works (up $21 per capita). Public safety increased in personnel costs. All other increased with increased economic development activity in the current year. Public works increased mainly due to costs for street projects that are partially city-owned. The shift of expenditures in 2022 from public works to parks and recreation is due to the reclassification of park maintenance expenditures. Parks and recreation programming that was previously reported in the Chaska Community Center Fund has also been reclassified and reported in the General Fund starting in 2022. Capital outlay expenditures were $395 per capita higher than last year, due to an increase in street reconstruction activity. Finally, scheduled debt service expenditures increased $16 per capita, due to scheduled principal and interest payments in the current year.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and parks and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. We have also included a line representing annual revenues to reflect the change in the size of the General Fund operation over the same period.

General Fund Financial Position
Year Ended December 31,



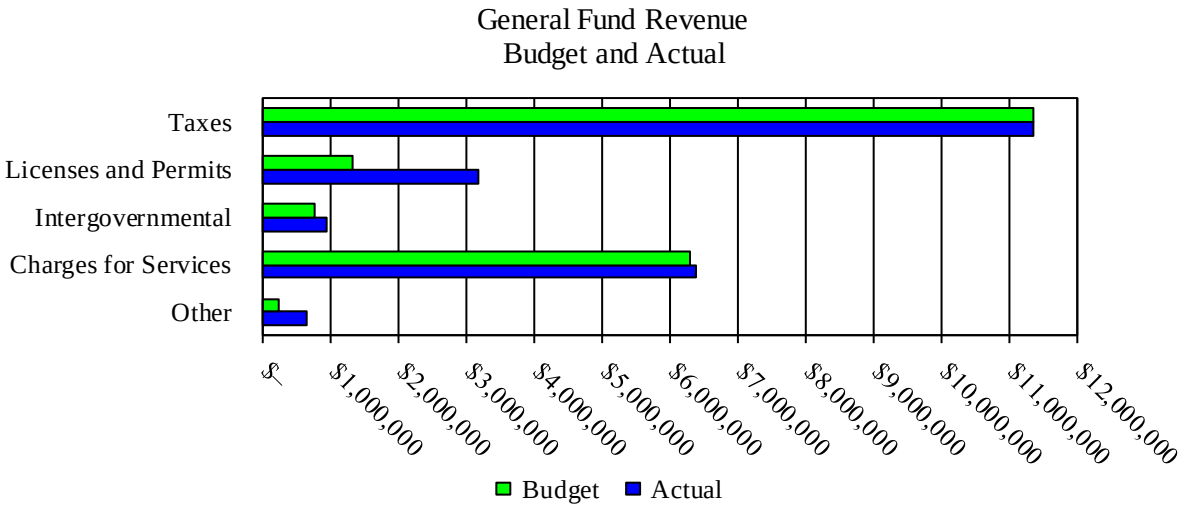
	2019	2020	2021	2022	2023
Fund Balance	$1,910,861	$1,932,463	$3,030,924	$3,653,255	$5,518,974
Cash Balance (Net)	$2,490,895	$2,465,984	$4,063,509	$5,540,808	$7,397,532
Revenue	$12,565,423	$14,547,916	$16,948,557	$18,781,511	$22,524,295

The City's General Fund cash and investments balance (net of borrowing) at December 31, 2023 was $7,397,532, an increase of $1,856,724 from the previous year. Total fund balance at December 31, 2023 was $5,518,974, which represents an increase of $1,865,719 from the prior year, as compared to a balanced budget. Of this balance, $984,902 has been committed for compensated absences, $300,000 committed for stabilization arrangements, $456,678 assigned for compensated absences, and $600,000 assigned for stabilization arrangements leaving $3,098,796 of unassigned fund balance.

As the graph illustrates, the City has generally been able to maintain healthy cash and fund balance levels as the volume of financial activity has grown. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs. Maintaining an adequate fund balance has become increasingly important given the fluctuations in state funding for cities in recent years.

Total fund balance at December 31, 2023 represents approximately 23.4 percent of the City's annual General Fund expenditures based on 2023 expenditure levels, compared to 16.4 percent at the previous year-end.

The following graph reflects the City's General Fund revenue sources for 2023 compared to budget:

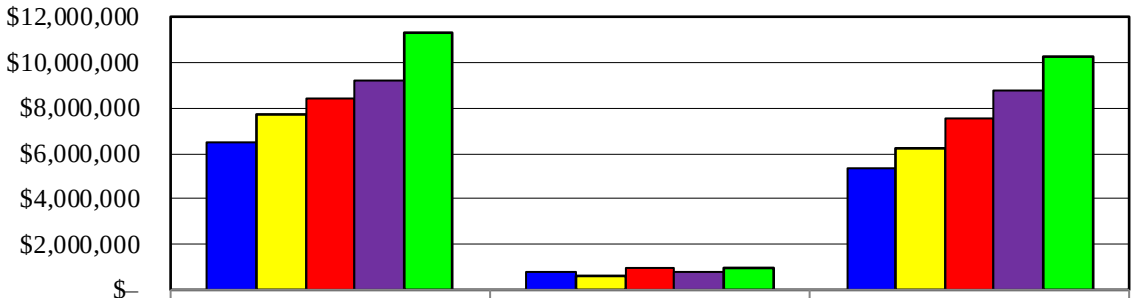


Total General Fund revenues for 2023 were $22,524,295, which was $2,541,806 (12.7 percent) over the final budget.

Licenses and permits revenue was over budget by $1,844,682, mainly due to higher than anticipated building activity. Other revenue was over budget by $414,368, mainly due to developer reimbursements received and investment earnings.

The following graph presents the City's General Fund revenue by source for the last five years:

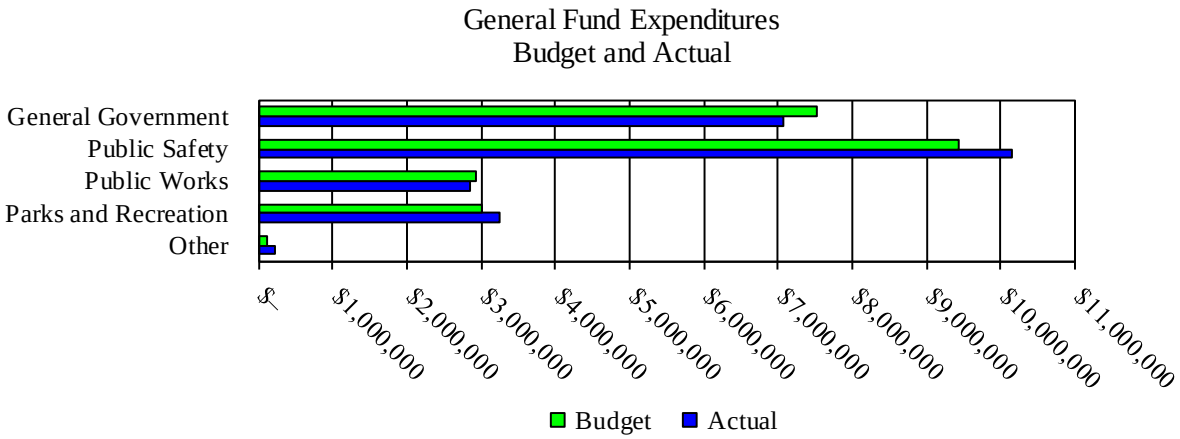
General Fund Revenue by Source
Year Ended December 31,



	Taxes	Intergovernmental	Other
2019	$6,450,837	$795,598	$5,318,988
2020	$7,715,569	$639,162	$6,193,185
2021	$8,430,302	$969,470	$7,548,785
2022	$9,238,259	$737,306	$8,805,946
2023	$11,349,298	$939,684	$10,235,313

General Fund revenue for 2023 was $3,742,784 (19.9 percent) more than the previous year. Tax revenues increased $2,111,039, mainly due to the increased tax levy. Revenue from other sources increased $1,429,367, mainly due to an increase in building activity in the current year and increased investment earnings with improved investment returns.

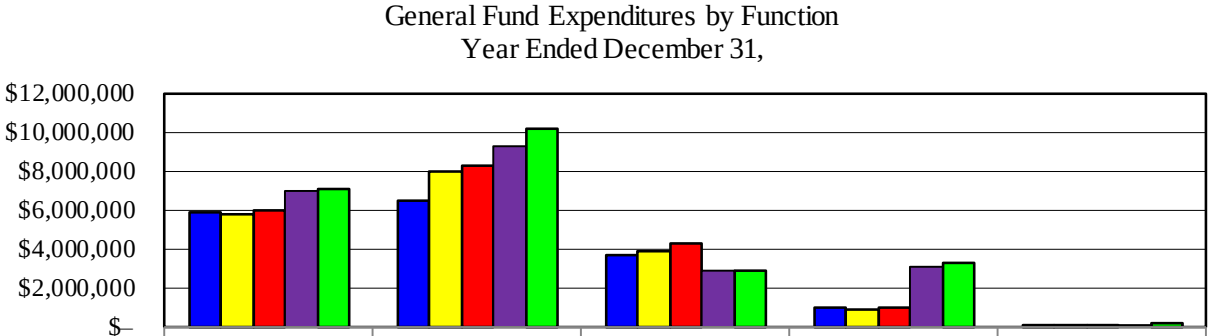
The following graph illustrates the components of General Fund spending for 2023 compared to budget:



Total General Fund expenditures for 2023 were $23,544,975, which was $538,486 (2.3 percent) higher than the final budget.

Public safety expenditures were $704,196 over budget, mainly due to increased police department staffing and costs for upfitting leased vehicles. Salaries and benefits for building inspections were also more than anticipated, due to additional staff needed resulting from the increased volume of building permits. Parks and recreation expenditures were $249,836 over budget, mainly due to park maintenance salaries and benefits, fuel and utility costs, and repairs and equipment maintenance. These variances were offset by general government expenditures, which were $442,980 less than budget, mainly due to vacant positions.

The following graph illustrates trends in General Fund expenditures by function over the past five years:



	General Government	Public Safety	Public Works	Parks and Recreation	Other
2019	$5,847,504	$6,459,160	$3,724,981	$950,489	$2,219
2020	$5,782,281	$8,003,451	$3,892,910	$845,739	$3,419
2021	$6,008,264	$8,278,764	$4,280,942	$1,039,661	$3,419
2022	$6,978,926	$9,245,521	$2,932,122	$3,073,035	$53,377
2023	$7,079,127	$10,142,417	$2,850,198	$3,251,755	$221,478

General Fund expenditures for 2023 were $1,261,994 (5.7 percent) higher than the prior year. The largest increase was in public safety expenditures (up $896,896), mainly due to higher personnel costs in the police and inspections department.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds.

The enterprise funds comprise a considerable portion of the City's activities. These funds help to defray overhead and administrative costs and provide additional support to general government operations by way of annual transfers. Over the years we have emphasized to our city clients the importance of these utility operations being self-sustaining, preventing additional burdens on general governmental funds. This would include the accumulation of resources for future capital improvements and to provide a cushion in the event of a negative trend in operations.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the years ended December 31, 2023, presented both by classification and by fund:

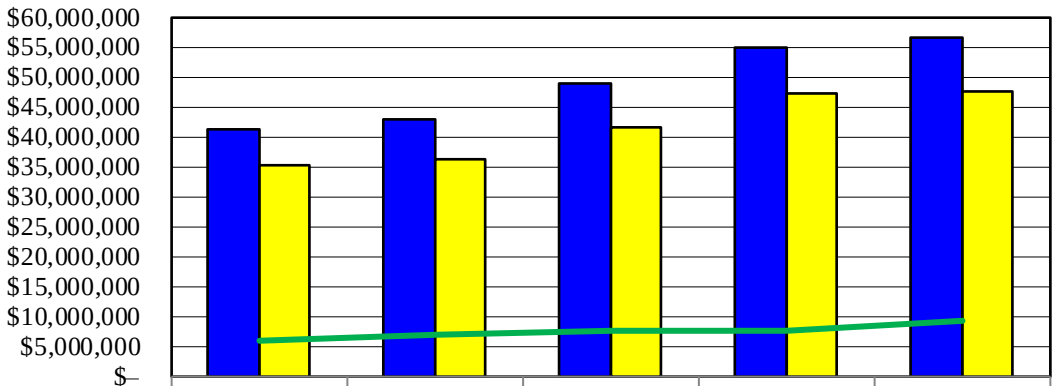
Enterprise Funds Change in Financial Position

	Net Position as of December 31, 2023	Net Position as of December 31, 2022	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 55,338,956	$ 47,152,434	$ 8,186,522
Restricted	15,341,574	15,356,458	(14,884)
Unrestricted	(3,396,451)	(2,759,817)	(636,634)
Total enterprise funds	$ 67,284,079	$ 59,749,075	$ 7,535,004
Total by fund			
Electric	$ 39,930,589	$ 36,681,502	$ 3,249,087
Water	11,802,700	8,718,842	3,083,858
Community Center	(5,236,308)	(3,792,029)	(1,444,279)
Turbine Generator	5,322,035	4,728,836	593,199
Chaska Curling Center	503,302	226,417	276,885
Nonmajor enterprise	14,961,761	13,185,507	1,776,254
Total enterprise funds	$ 67,284,079	$ 59,749,075	$ 7,535,004

In total, the net position of the City's enterprise funds increased by $7,535,004 during the year ended December 31, 2023. The increase in net investment in capital assets in the current year was primarily due to capital infrastructure contributions from governmental activities and developers and continued investment in utility infrastructure.

ELECTRIC FUND

The following graph presents selected data for the City's Electric Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$41,203,336	$43,028,104	$49,019,072	$55,020,552	$56,742,382
Oper Exp	$35,238,718	$36,190,101	$41,525,135	$47,332,065	$47,564,006
Oper Inc (Loss)	$5,964,618	$6,838,003	$7,493,937	$7,688,487	$9,178,376

The Electric Fund ended 2023 with a total net position of $39,930,589, an increase of $3,249,087 from the prior year. The Electric Fund's net investment in capital assets was $18,185,482 at year-end. An additional $10,861,916 of net position was restricted for debt service at year-end, leaving $10,883,191 of unrestricted net position.

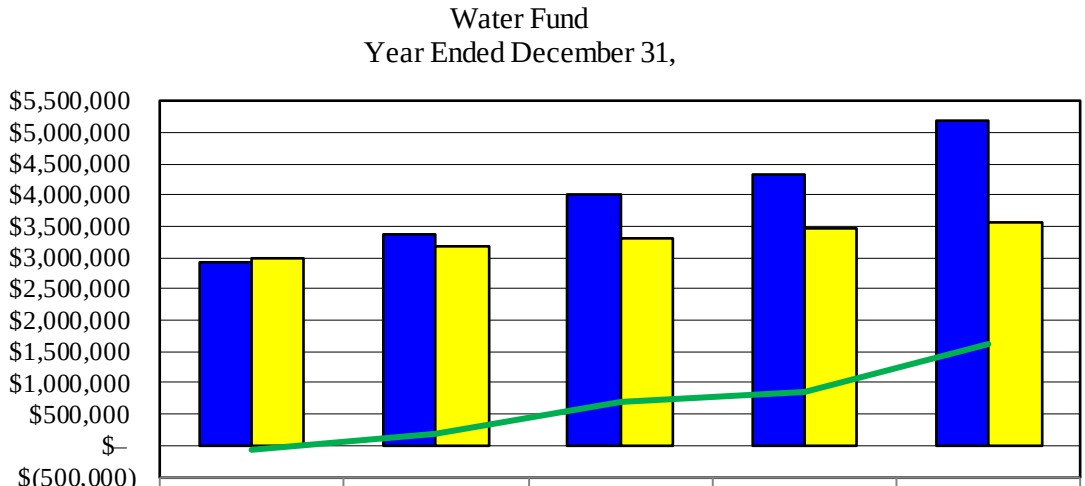
Operating revenue in the Electric Fund increased from the prior year, up $1,721,830 (3.1 percent). Revenues were higher due to increases in both usage and rates in the current year.

Operating expenses were $231,941 (0.5 percent) higher than last year. Costs were higher, mainly in administrative fees which increased $215,406.

During the current year, this utility operation also made transfers to other funds totaling $7,128,690. Of this amount, $4,741,980 was the transfer to the General Fund.

WATER FUND

The following graph presents selected data for the City's Water Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$2,921,859	$3,372,280	$4,004,847	$4,319,046	$5,194,001
Oper Exp	$3,001,421	$3,188,013	$3,308,521	$3,466,884	$3,575,523
Oper Inc (Loss)	$(79,562)	$184,267	$696,326	$852,162	$1,618,478

The Water Fund ended 2023 with a total net position of $11,802,700, an increase of $3,083,858 from the prior year. The Water Fund's net investment in capital assets was $9,443,965 at year-end, leaving $2,358,735 of unrestricted net position.

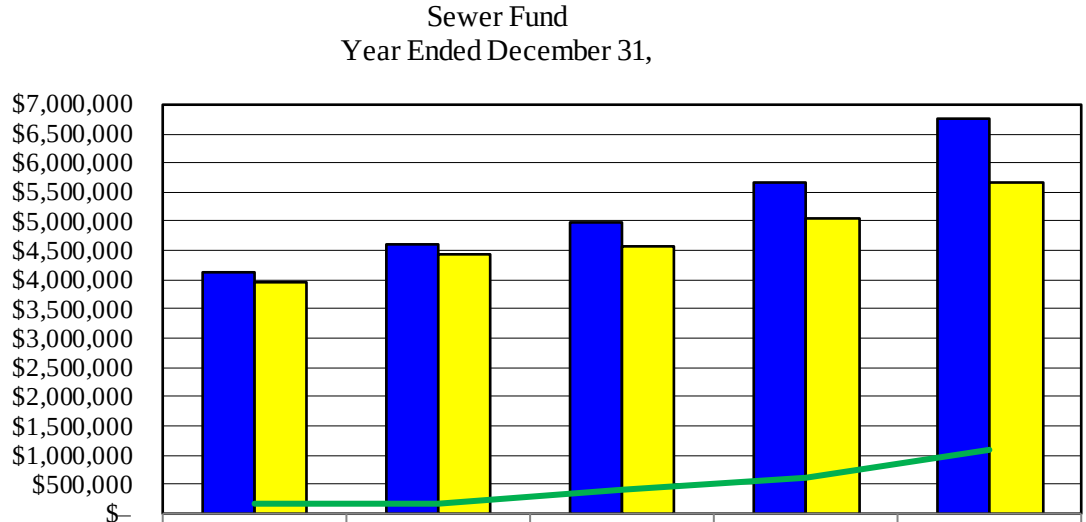
Operating revenue in the Water Fund increased $874,955 (20.3 percent) from the prior year. Revenue increased due to an increase in the water rates in 2023 and an increase in consumption.

Water Fund operating expenses for 2023 were $108,639 (3.1 percent) higher than the previous year, mainly due to increased production and distribution/collection costs.

During the current year, this utility operation recognized significant capital contributions from governmental activities and developers.

SEWER FUND

The following graph presents selected data for the City's Sewer Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$4,136,124	$4,612,317	$4,986,322	$5,666,239	$6,761,550
Oper Exp	$3,963,363	$4,435,033	$4,562,168	$5,047,758	$5,671,637
Oper Inc (Loss)	$172,761	$177,284	$424,154	$618,481	$1,089,913

The Sewer Fund ended 2023 with a total net position of $4,564,811, an improvement of $890,923 from the prior year. The Sewer Fund's net investment in capital assets was $4,612,431 at year-end, leaving a deficit of $47,620 in unrestricted net position.

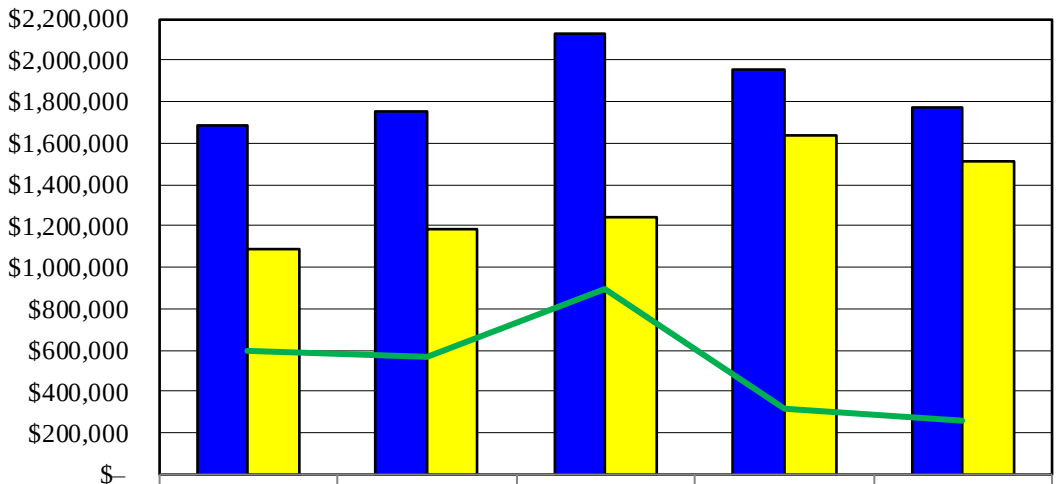
Operating revenue in the Sewer Fund increased $1,095,311 (19.3 percent) from the prior year, mainly due to an increase in the sewer rates in 2023.

Sewer Fund operating expenses for 2023 increased $623,879 (12.4 percent) from the prior year, mainly due to an increase in fees paid to Metropolitan Council Environmental Services.

During the current year, this utility operation recognized capital contributions from developers.

STORM WATER FUND

The following graph presents selected data for the City's Storm Water Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$1,688,118	$1,756,180	$2,131,730	$1,954,589	$1,775,622
Oper Exp	$1,086,865	$1,185,415	$1,238,342	$1,638,116	$1,515,376
Oper Inc (Loss)	$601,253	$570,765	$893,388	$316,473	$260,246

The Storm Water Fund ended 2023 with a total net position of $9,037,667, an increase of $556,194 from the prior year. The Storm Water Fund's net investment in capital assets was $7,140,305 at year-end, leaving $1,897,362 in unrestricted net position.

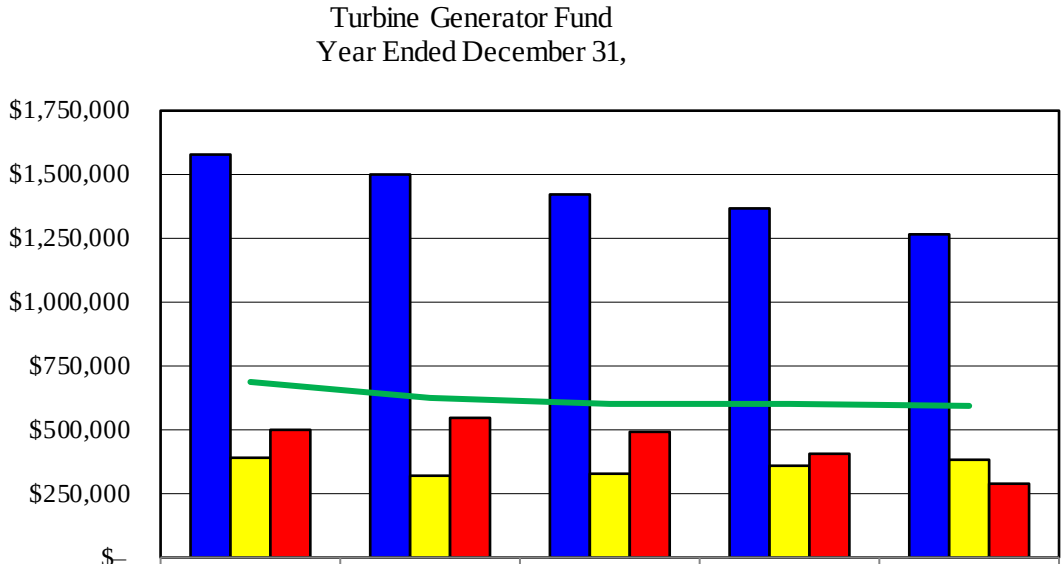
Operating revenue in the Storm Water Fund decreased $178,967 (9.2 percent) from the prior year, which is representative of a change in billing for this utility fund in the current year resulting in this fund having two months less in revenue.

Storm Water Fund operating expenses for 2023 decreased $122,740 (7.5 percent) from the prior year, mainly due to decreased distribution/collection costs and administrative fees paid to the General Fund for services provided.

During the current year, this utility operation recognized capital contributions from developers.

TURBINE GENERATOR FUND

The following graph presents selected data for the Turbine Generator Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$1,576,477	$1,495,484	$1,422,057	$1,366,151	$1,261,543
Oper Exp	$389,787	$320,756	$328,146	$358,233	$381,192
Net Nonoper Exp	$500,608	$549,268	$492,705	$405,997	$287,152
Inc Before Trans	$686,082	$625,460	$601,206	$601,921	$593,199

The Turbine Generator Fund ended 2023 with a total net position of $5,322,035, an increase of $593,199 from the prior year. The Turbine Generator Fund's net investment in capital assets was $462,682. An additional $2,916,293 of net position was restricted for debt service at year-end, leaving $1,943,060 in unrestricted net position.

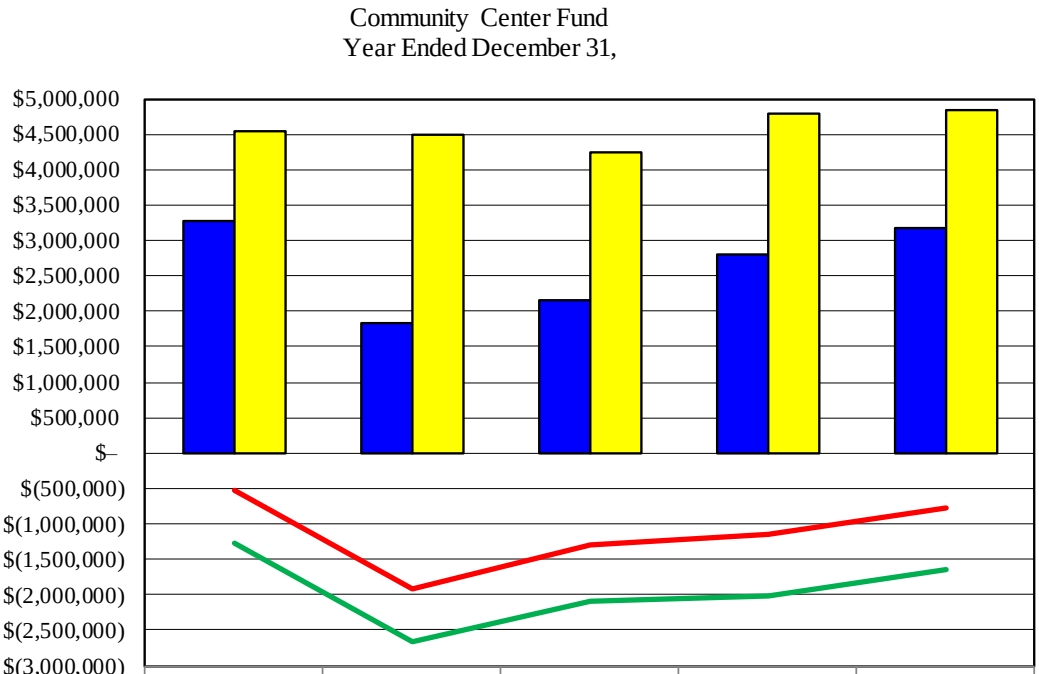
The City's Turbine Generator Fund is used to account for the City's agreement with the Minnesota Municipal Power Agency (MMPA) for the exclusive rights to the power generated by the turbine generator built by the City. The Turbine Generator Fund receives payments from the MMPA agreement sufficient to pay off the debt service on the turbine generator.

Operating revenues have been slowly decreasing over the five-year period shown above, dropping $104,608 (7.7 percent) in 2023. This is due to a decrease in payments from the MMPA as debt service interest has decreased.

Operating expenses in the Turbine Generator Fund increased $22,959 (6.4 percent) from the prior year, mainly due to increased administrative fees.

COMMUNITY CENTER FUND

The following graph presents selected data for the City's Community Center Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$3,264,746	$1,830,242	$2,163,808	$2,791,020	$3,183,967
Oper Exp	$4,534,912	$4,503,721	$4,244,950	$4,798,454	$4,835,958
Oper Inc (Loss)	$(1,270,166)	$(2,673,479)	$(2,081,142)	$(2,007,434)	$(1,651,991)
Inc (Loss) Exc Depr/Amt	$(521,660)	$(1,907,464)	$(1,292,074)	$(1,142,393)	$(769,522)

The Community Center Fund net position decreased $1,444,279 during 2023, going from a net position deficit of $3,792,029 on January 1 to a net position deficit of $5,236,308 on December 31. The Community Center Fund's net investment in capital assets was $6,141,397 at year-end. An additional $237,588 of net position was restricted for debt service at year-end, leaving a deficit of $11,615,293 in unrestricted net position.

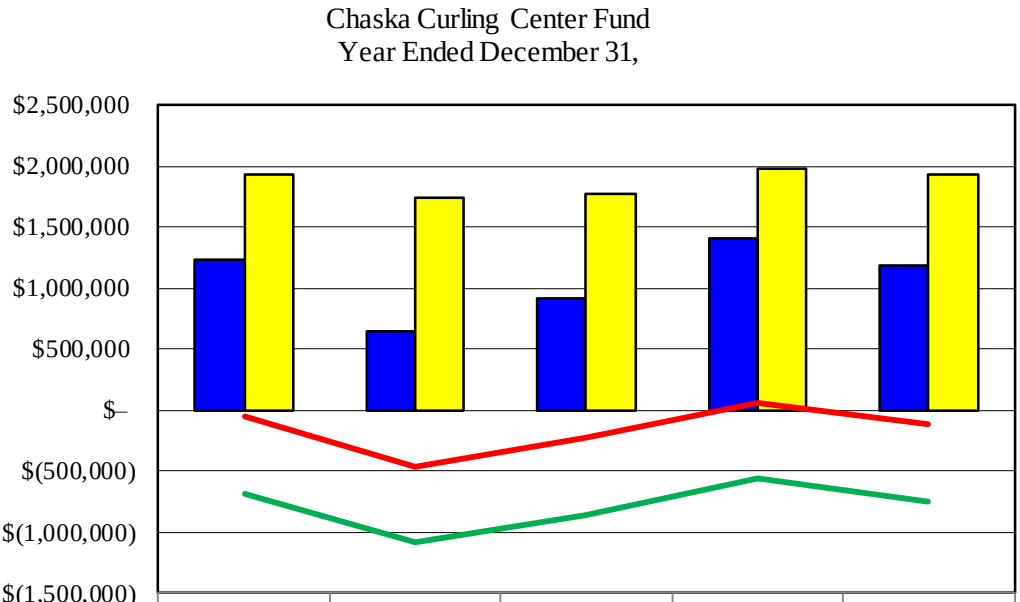
Operating revenue in the Community Center Fund increased $392,947 (14.1 percent) from the prior year, due to increased memberships and rentals.

Community Center Fund operating expenses increased $37,504 (0.8 percent) from the prior year, mainly due to increased administrative fees in the current year.

The annual operating income (loss), excluding depreciation and amortization, is provided above, as rental rates set for this fund through the City's budgetary process are not intended to recover the full cost of depreciation and amortization. As seen in the graph above, this fund has generated operating losses, excluding depreciation and amortization, each of the last five years.

CHASKA CURLING CENTER FUND

The following graph presents selected data for the City's Curling Center Fund for the last five years:



	2019	2020	2021	2022	2023
Oper Rev	$1,240,291	$641,658	$915,179	$1,403,440	$1,181,353
Oper Exp	$1,924,197	$1,733,942	$1,778,764	$1,971,787	$1,927,855
Oper Inc (Loss)	$(683,906)	$(1,092,284)	$(863,585)	$(568,347)	$(746,502)
Inc (Loss) Exc Depr/Amt	$(55,318)	$(463,696)	$(234,998)	$60,601	$(113,602)

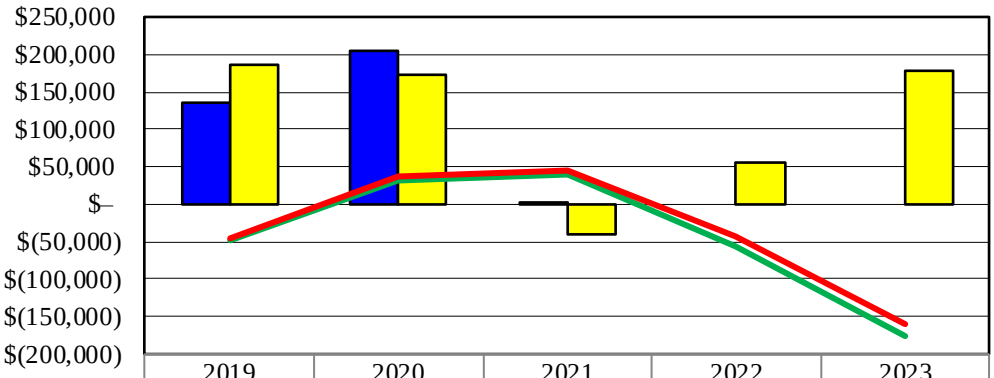
The Chaska Curling Center Fund ended 2023 with a total net position of $503,302, an improvement of $276,885 from the prior year. The Chaska Curling Center Fund's net investment in capital assets was $5,178,719 at year-end. An additional $1,325,777 of net position was restricted for debt service at year-end, leaving a deficit of $6,001,194 in unrestricted net position.

Operating revenue and expenses in the Chaska Curling Center Fund decreased $222,087 (15.8 percent) and $43,932 (2.2 percent), respectively, from the prior year. Revenues decreased with decreased fees from curling leagues and decreased corporate curling events. The decrease in expense was due to decreased administrative fees in the current year.

GOLF COURSE FUNDS

The following graphs present selected data for the City's two golf course funds for the last five years:

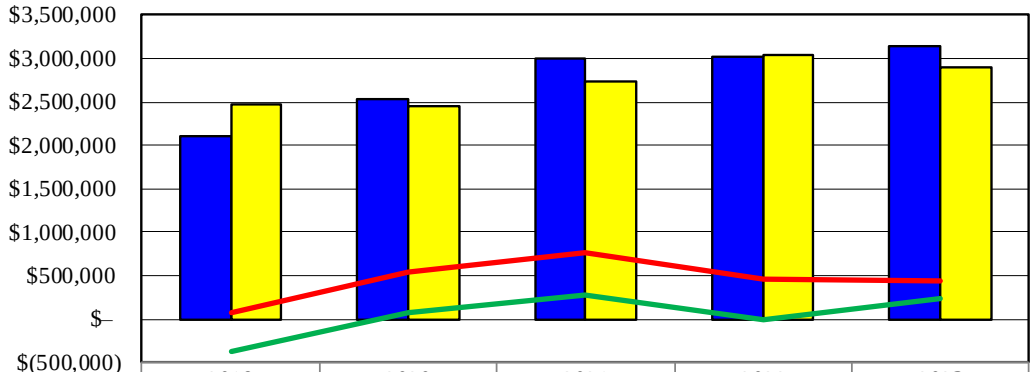
The Loop at Chaska Fund
Year Ended December 31,



	2019	2020	2021	2022	2023
Oper Rev	$136,903	$204,789	$59	$–	$–
Oper Exp	$186,236	$172,675	$(39,916)	$55,761	$177,197
Oper Inc (Loss)	$(49,333)	$32,114	$39,975	$(55,761)	$(177,197)
Inc (Loss) Exc Depr/Amt	$(45,394)	$36,053	$43,915	$(42,940)	$(161,508)

The Loop at Chaska Fund ended 2023 with a total net position of $146,679, a decrease of $79,765 from the prior year. The unrestricted portion of net position was a deficit of $1,529,887 at year-end. Activity was minimal in the current year as The Loop at Chaska was closed for renovation.

Chaska Town Course Golf Fund
Year Ended December 31,



	2019	2020	2021	2022	2023
Oper Rev	$2,105,154	$2,536,210	$3,006,247	$3,016,808	$3,144,507
Oper Exp	$2,477,593	$2,455,268	$2,736,282	$3,032,510	$2,904,608
Oper Inc (Loss)	$(372,439)	$80,942	$269,965	$(15,702)	$239,899
Inc (Loss) Exc Depr/Amt	$76,826	$549,978	$757,109	$469,257	$433,271

The Chaska Town Course Golf Fund ended 2023 with a total net position of $1,212,604, an increase of $408,902 from the prior year. The unrestricted portion of net position was a deficit of $1,284,805 at year-end. The Chaska Town Course Golf Fund's operating revenues increased $127,699 (4.2 percent) for 2023, due to more rounds of golf being played. Operating expenses decreased $127,902 (4.2 percent) from the prior year.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what the City owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2023 and 2022, for governmental activities and business-type activities:

	As of December 31,		
	2023	2022	Change
Net position			
Governmental activities			
Net investment in capital assets	$ 157,564,759	$ 150,575,322	$ 6,989,437
Restricted	19,906,018	18,560,127	1,345,891
Unrestricted	(7,483,389)	(5,433,372)	(2,050,017)
Total governmental activities	169,987,388	163,702,077	6,285,311
Business-type activities			
Net investment in capital assets	55,338,956	47,152,434	8,186,522
Restricted	15,341,574	15,356,458	(14,884)
Unrestricted	(3,271,529)	(2,601,306)	(670,223)
Total business-type activities	67,409,001	59,907,586	7,501,415
Total net position	$ 237,396,389	$ 223,609,663	$ 13,786,726

Total net position increased $13,786,726 during the 2023 fiscal year.

Governmental activities net position increased $6,285,311. The change in the net investment in capital assets category typically depends on the relationship of the rate at which the City is adding capital assets, the rate capital assets are being depreciated/amortized, and how the City finances the purchase and construction of capital assets.

Business-type activities net position increased $7,501,415, as outlined in the discussion of enterprise fund operations earlier in this report.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net position. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation/amortization of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2023 and 2022:

	2023			2022
	Expenses	Program Revenues	Net Change	Net Change
Net (expense) revenue				
Governmental activities				
General government	$ 7,828,871	$ 5,968,754	$ (1,860,117)	$ (13,290)
Economic development	2,488,535	1,217,317	(1,271,218)	(1,485,262)
Public safety	13,449,171	5,355,304	(8,093,867)	(8,023,783)
Public works	27,888,319	26,160,466	(1,727,853)	3,925,569
Parks, recreation, and arts	4,110,717	1,545,805	(2,564,912)	(1,459,146)
Interest on long-term debt	1,845,976	–	(1,845,976)	(1,676,423)
Business-type activities				
Electric	47,812,178	57,412,691	9,600,513	7,780,843
Water	3,711,226	5,354,620	1,643,394	974,282
Sewer	5,775,590	6,953,502	1,177,912	729,657
Community Center	4,977,486	3,192,086	(1,785,400)	(2,036,810)
The Loop at Chaska	307,285	–	(307,285)	(85,628)
Chaska Town Course	2,803,226	3,144,575	341,349	(45,312)
Turbine Generator	788,095	1,261,543	473,448	533,265
Storm Water	1,577,772	2,075,211	497,439	785,120
Chaska Curling Center	2,304,717	1,181,387	(1,123,330)	(972,823)
Total net (expense) revenue	$ 127,669,164	$ 120,823,261	(6,845,903)	(1,069,741)
General revenues				
Property taxes			16,932,255	14,033,350
Franchise taxes			783,615	770,755
Grants and contributions not restricted to specific functions			11,417	10,766
Investment earnings			2,030,963	471,488
Other			874,379	595,323
Total general revenues			20,632,629	15,881,682
Change in net position			$ 13,786,726	$ 14,811,941

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and franchise taxes. It also shows if the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses. This is critical given the current downward pressures on the general revenue sources.

The change in public works is due to significant costs for several road projects; assets that are partially city-owned. As previously discussed in this report, changes in the investment market contributed to the increase in current year investment earnings.

ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years.

GASB STATEMENT NO. 100, *ACCOUNTING CHANGES AND ERROR CORRECTIONS – AN AMENDMENT OF GASB STATEMENT NO. 62*

The primary objective of this statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability.

The requirements of this statement will improve the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. In turn, more understandable, reliable, relevant, consistent, and comparable information will be provided to financial statement users for making decisions or assessing accountability. In addition, the display and note disclosure requirements will result in more consistent, decision useful, understandable, and comprehensive information for users about accounting changes and error corrections.

The requirements of this statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 101, *COMPENSATED ABSENCES*

The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

This statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used, but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled.

This statement requires that a liability for certain types of compensated absences—including parental leave, military leave, and jury duty leave—not be recognized until the leave commences. This statement also requires that a liability for specific types of compensated absences not be recognized until the leave is used. This statement also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. A liability for leave that has been used, but not yet paid or settled should be measured at the amount of the cash payment or noncash settlement to be made. Certain salary-related payments that are directly and incrementally associated with payments for leave also should be included in the measurement of the liabilities.

With respect to financial statements prepared using the current financial resources measurement focus, this statement requires that expenditures be recognized for the amount that normally would be liquidated with expendable available financial resources.

The requirements of this statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 102, *CERTAIN RISK DISCLOSURES*

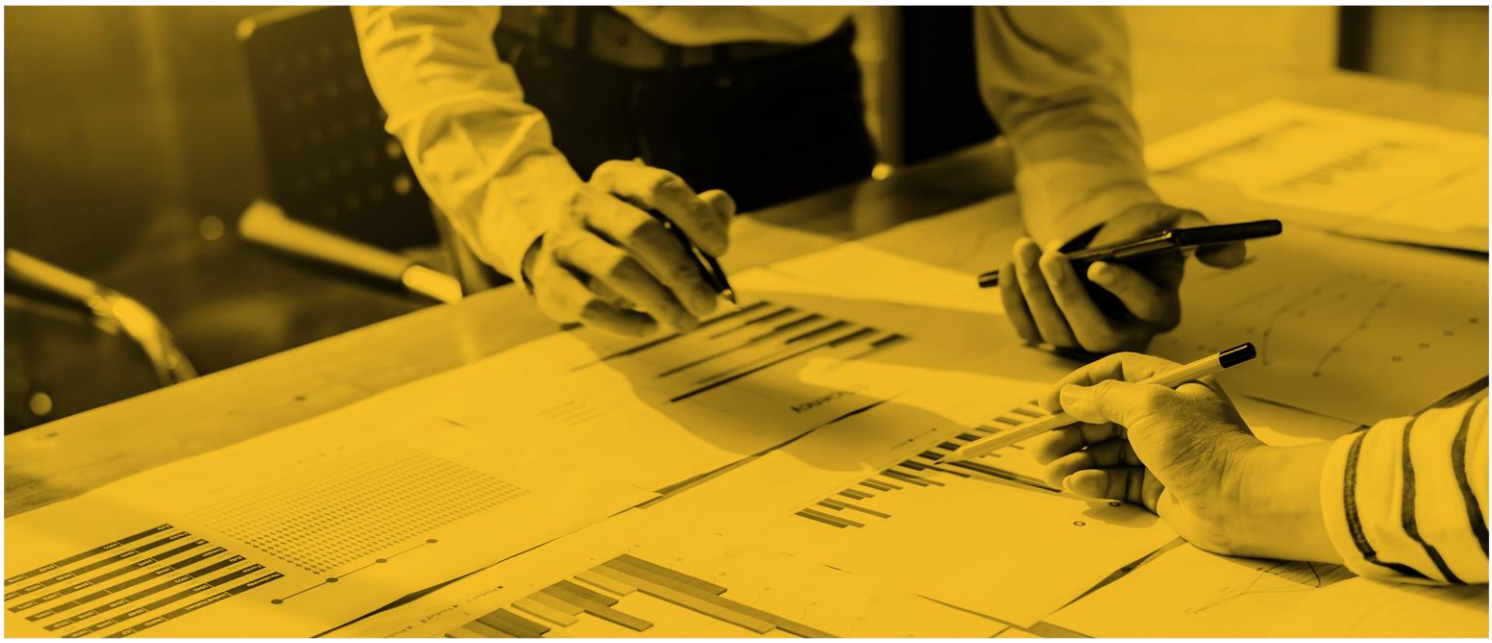
The objective of this statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints.

This statement defines a *concentration* as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending.

A government will be required to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, a government must assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information (as outlined in the standard) in the notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact.

The requirements of this statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.



Financial Statements and Required Supplementary Information

Chaska Fire Department Relief Association

Chaska, Minnesota

For the year ended December 31, 2023

Abdo
Lighting the path forward

Edina Office
5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090

Mankato Office
100 Warren Street, Ste 600
Mankato, MN 56001
P 507.625.2727

Scottsdale Office
14500 N Northsight Blvd, Ste 233
Scottsdale, AZ 85260
P 480.864.5579

Chaska Fire Department Relief Association

Chaska, Minnesota
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December 31, 2023

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INTRODUCTORY SECTION

CHASKA FIRE DEPARTMENT RELIEF ASSOCIATION
CHASKA, MINNESOTA

YEAR ENDED
DECEMBER 31, 2023

Chaska Fire Department Relief Association

Chaska, Minnesota
Organization
December 31, 2023

Name	Title
Trustees	
Chris Pierce	President
Matt Stofferahn	Vice President
Jeff Grinager	Secretary
Craig Schrupp	Treasurer
General Trustees	
Stephanie Filreis	Trustee
John McCoy	Trustee
City Trustees	
Taylor Hubbard	Chaska City Council Member
Noel Graczyk	Administrative Services Director
Stephen Kraus	Fire Chief

FINANCIAL SECTION

CHASKA FIRE DEPARTMENT RELIEF ASSOCIATION
CHASKA, MINNESOTA

YEAR ENDED
DECEMBER 31, 2023

MMKR
CERTIFIED PUBLIC ACCOUNTANTS

PRINCIPALS
Thomas A. Karnowski, CPA
Paul A. Radosevich, CPA
William J. Lauer, CPA
James H. Eichten, CPA
Aaron J. Nielsen, CPA
Victoria L. Holinka, CPA/CMA
Jaclyn M. Huegel, CPA
Kalen T. Karnowski, CPA

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees and Management
Chaska Fire Department Relief Association
Chaska, Minnesota

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Chaska Fire Department Relief Association (the Association) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Association's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund, and the aggregate remaining fund information of the Association as of December 31, 2023, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

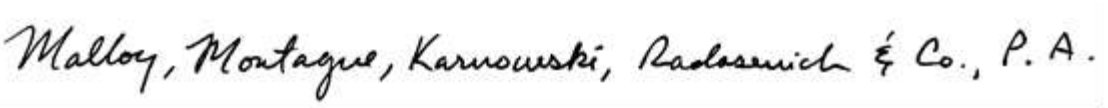
(continued)

Accounting principles generally accepted in the United States of America require that the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

OTHER INFORMATION

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, but does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.



Minneapolis, Minnesota
April 21, 2024

BASIC FINANCIAL STATEMENTS

CHASKA FIRE DEPARTMENT RELIEF ASSOCIATION
CHASKA, MINNESOTA

YEAR ENDED
DECEMBER 31, 2023

Chaska Fire Department Relief Association
Chaska, Minnesota
Governmental Fund - General Fund Balance Sheet/
Statement of Net Position
December 31, 2023

Assets	
Cash and cash equivalents	$ 92,464
Fund Balance/Net Position	
Unrestricted/unassigned	$ 92,464

The notes to the financial statements are an integral part of this statement.

Chaska Fire Department Relief Association

Chaska, Minnesota

Statement of Governmental Fund - General Fund Revenues, Expenditures and Changes in Fund Balance/Statement of Activities

For the Year Ended December 31, 2023

Program Expenditures / Expenses		
General Government		
Fundraising expenses	$	28,107
Conventions and meetings		4,547
Member recognition		14,472
Equipment and supplies		5,408
Training		879
Advertising and promotion		1,701
Miscellaneous		135
Total Program Expenditures / Expenses		55,249
Program Revenues		
General Government		
Fundraising		59,986
Other income		110
Total Program Revenues		60,096
Net Change in Fund Balance/Net Position		4,847
General Revenues		
Interest		4,019
Net Change in Fund Balance/Net Position		8,866
Fund Balance/Net Position January 1		83,598
Fund Balance/Net Position, December 31	$	92,464

The notes to the financial statements are an integral part of this statement.

Chaska Fire Department Relief Association
Chaska, Minnesota
Statement of Fiduciary Net Position
Fiduciary Fund - Special Pension Trust Fund
December 31, 2023

Assets	
Cash and cash equivalents	$ 519,547
Investments	
Domestic Stocks	3,439,936
International Stock	769,613
Fixed Income - Commodities	69,676
Government securities	2,402,277
Total Investments	6,681,502
Total Assets	7,201,049
Liabilities	
Accounts payable	4,500
Net Position	
Restricted for pension benefits	$ 7,196,549

The notes to the financial statements are an integral part of this statement.

Chaska Fire Department Relief Association
Chaska, Minnesota
Statement of Changes in Fiduciary Net Position
Fiduciary Fund - Special Pension Trust Fund
For the Year Ended December 31, 2023

Additions	
Contributions	
State of Minnesota	
2 percent insurance premium tax	$ 228,706
City of Chaska	214,427
Total Contributions	443,133
Investment income	
Interest and dividends	185,503
Appreciation in fair value of investments	499,646
Less investment fees	(50,665)
Net Investment Income	634,484
Total Additions	1,077,617
Deductions	
Benefits	
Monthly service pension	544,339
Administrative expenses	
Salaries	6,000
Professional fees	62,905
Miscellaneous	2,489
Total Deductions	615,733
Net Increase in Net Position	461,884
Net Position Restricted for Pensions	
Beginning of Year	6,734,665
End of Year	$ 7,196,549

The notes to the financial statements are an integral part of this statement.

Note 1: Plan Description

A. Form of Government / Financial Reporting Entity

Firefighters of the City of Chaska (the City) are members of the Chaska Fire Department Relief Association, (CFDRA, the Association). The Association was incorporated on March 3, 1891. The Association is the administrator of a single-employer defined benefit pension plan (the Plan) available to firefighters. The Plan operates under the provisions of Minnesota Laws 1965, chapter 446, as amended and Minnesota statute chapters 69 and 424. It is governed by a Board of Trustees, (the Board) made up of six members elected by the members of the Association for three year terms, and three members approved by the City Council of the City of Chaska, of which at least one is an elected member of the City Council.

For financial reporting purposes, the Association's financial statements are not included with the City's financial statements because the Association is not a component unit of the City.

B. Membership Information

As of December 31, 2023, membership data related to the Association was:

Retirees and Beneficiaries	
Terminated Members/Beneficiaries Receiving Benefits	56
Terminated Members Entitled to Benefits but Not Yet Receiving Them	8
Active Plan Participants	43
Total	107

C. Pension Benefits

Retirement Benefits:

According to the by-laws of the Association and pursuant to Minnesota statutes 424 A.02, subdivisions 2 and 4, the Association pays to each member who has served as an active firefighter in the Chaska Fire Department (the Department) a service pension.

Benefits provided at December 31, 2023 consisted of the following:

(a) Individuals who become Members prior to November 4, 2013:

(i) Monthly Service Pension: $2.8025 per month of service; effective June 1, 2022, the monthly service amount increased to $3.4000 per month of service. The maximum number of months is 360. The benefit is reduced 8% for each year of service less than 15.

(ii) In lieu of monthly payments, a member may elect a lump sum service pension based on completed years of service up to 25 years. The current lump sum pension is based on $9,304 per year of service, plus a Supplemental Benefit of 10% of the lump sum distribution, but not more than $1,000. The benefit is reduced 8% for each year of service less than 15.

(iii) Deferred Service Pension: Termination prior to age 50 with at least 10 years of service. The deferred pension is payable at age 50 and is reduced by 8% for each year of service less than 15.

Note 1: Plan Description (Continued)

Retirement Benefits

(iv) Survivor Benefits: If an active, deferred, or retired member dies, the following benefits are available: Spousal and Children's Benefits: Surviving Spouse receives 100% of member's monthly pension for life or until marriage. The surviving spouse may also elect a lump sum benefit as described above, plus a Supplemental Benefit of 20% of the regular lump sum distribution, but not more than $2,000. Surviving children receive 100% of member's monthly pension payable immediately at death of an active or inactive member, payable until age 18. If the child is enrolled in college or technical school, the payments will continue until age 22. The maximum family benefit is 100% of the member's accrued benefit.

(b) Individuals who become Members after November 4, 2013:

(i) The member is entitled to a lump sum service pension based on completed years of service up to 25 years. The current lump sum pension is based on $9,304 per year of service, plus a Supplemental Benefit of 10% of the regular lump sum distribution, but not more than $1,000. The benefit is reduced 8% for each year of service less than 15.

(ii) Deferred Service Pension: Termination prior to age 50 with at least 10 years of service. The deferred pension is payable at age 50 and is reduced 8% for each year of service less than 15.

(iii) Survivor Benefits: If an active, deferred, or retired member dies, the surviving spouse, children or estate will receive 100% of the member's lump sum benefit plus a Supplemental Survivor Benefit in the amount of 20% of the total benefit paid, but not more than $2,000.

(c) Disability Benefits: A disabled member will receive the amount of their monthly service pension or lump sum service pension based on credited service as of the date the member became eligible for a disability benefit.

These benefit provisions are established and can be amended by the CFDRA's membership with approval by the Chaska City Council. Benefit provisions are within the limitations established by Minnesota State Statutes.

Note 2: Summary of Significant Accounting Policies and Plan Asset Matters

A. Entity-Wide Financial Statement Presentation

The entity-wide financial statements (the Statement of Net Position and the Statement of Activities) display information about the financial activities of the CFDRA, except for the Fiduciary Funds. Generally, the effect of any material interfund activity has been removed from the entity-wide financial statements. The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with specific functions or segment. Program revenues include charges to association members or others who use or directly benefit from goods, services, or privileges provided by a given function or segment, and grants or contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other internally directed revenues are reported instead of general revenues.

The entity-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Note 2: Summary of Significant Accounting Policies and Plan Asset Matters (Continued)

B. Description of Funds

The resources of the Association are accounted for in two funds. Each fund is accounted for as an independent entity. Descriptions of the funds included in this report are:

Major Governmental Fund:

The ***General fund*** is a governmental fund which accounts for the resources not accounted for in other funds. It is used for the good and benefit of the Association as determined by Association bylaws. Its resources consist of fundraising proceeds, investment earnings and miscellaneous sources.

Additionally, the Association reports the following fund type:

The *Fiduciary fund* accounts for assets held by the Association in a trustee capacity for its members.

The ***Special Pension Trust fund*** is a fiduciary fund for the accumulation of resources to be used for retirement, dependency and disability annuity payments of appropriate amounts at appropriate times in the future. Resources are contributed by the City at amounts determined by law (taxes) or voluntarily, and from the two-percent insurance premium tax and amortization aid from the State.

C. Fund Basis of Accounting

General Fund - The modified accrual basis of accounting and current financial resources measurement focus is followed for the General Fund of the CFDRA. Under this method of accounting, revenues are recognized when received in cash, except for revenues of a material amount that have not been received at the normal time of receipt and revenues susceptible to accrual. Revenues considered susceptible to accrual are those revenues that are both measurable and available to finance the CFDRA's operations during the year. For this purpose, the CFDRA considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Typically, the CFDRA does not have revenues that are susceptible to accrual. Expenditures are reported when the related liability is incurred.

Special Pension Trust Fund - The accrual basis of accounting and economic resources measurement focus are followed for the Special Pension Trust Fund of the CFDRA. Under this method, additions (revenues) are recognized in the accounting period in which they are earned and become measurable. Deductions (expenses) are recognized in the period incurred, if measurable. Future pension costs are computed periodically in accordance with Minnesota State Statute requirements. Contributions from the City of Chaska, and from the State of Minnesota in the form of the two-percent insurance premium tax and amortization aid are recognized when due, provided that the contributor has made a formal commitment to provide the contribution.

Typically, separate fund financial statements are provided for Governmental Funds. However, due to the simplicity of CFDRA operations, the Governmental Fund financial statements have been combined with the entity-wide statements. Separate fund financial statements are provided for the Fiduciary Fund. Since, by definition, Fiduciary Fund assets are being held for the benefit of a third party and cannot be used for other activities or obligations of the CFDRA, the Fiduciary Fund is excluded from the entity-wide statements.

D. Net Position Classifications and Flow Assumptions

In the entity-wide and fiduciary fund financial statements, net position represents the difference between assets, liabilities, and deferred inflows/outflows of financial resources, as applicable. Net position is displayed in three components:

Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquire capital assets.

Note 2: Summary of Significant Accounting Policies and Plan Asset Matters (Continued)

Restricted Net Position – Consists of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

Unrestricted Net Position – All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

When both restricted and unrestricted resources are available for use, it is the Association's policy to first use restricted resources.

E. Fund Balance Classifications and Flow Assumptions

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the Association is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable - Amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted - Amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - Amounts constrained for specific purposes that are internally imposed by formal action (resolution) of the Board of Directors (the Board), which is the Association's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the Board modifies or rescinds the commitment by resolution.

Assigned - Amounts constrained for specific purposes that are internally imposed. In the General fund, assigned amounts represent intended uses established by the Board itself or by an official to which the governing body delegates the authority.

Unassigned - The residual classification for the General fund.

The Association considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the Association would first use committed, then assigned, and lastly unassigned amounts of fund balance when expenditures are made.

F. Income Taxes

The Association is a nonprofit organization described in Section 501(c) 4 of the Internal Revenue Code and is exempt from Federal and State income taxes.

The Association has analyzed filing positions with the Internal Revenue Service and the State of Minnesota. The Association is subject to routine audits by these jurisdictions; however, the Association is currently not under any audits for any tax periods. The Association does not anticipate that any of its income tax filing positions would result in a material adverse effect on the Association's financial condition, results of operations or cash flow. No liability has been recorded for uncertain tax positions.

As allowed under accounting principles generally accepted in the United States of America, the Association would accrue, if applicable, income tax related interest and penalties in income tax expense in the Association's statement of revenues, expenditures and changes in fund balances. During the year ended December 31, 2023, the Association did not recognize any interest or penalties. With few exceptions, the Association is no longer subject to tax examinations by tax authorities for years before 2020.

Note 2: Summary of Significant Accounting Policies and Plan Asset Matters (Continued)

G. Investments

Investments include negotiable certificates of deposits and all other securities purchased. Investments are reported at fair value. The CFDRA categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and, Level 3 inputs are significant unobservable inputs. Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. See Note 3 for the CFDRA's recurring fair value measurements as of the current year-end.

H. Receivables

When necessary, the CFDRA utilizes an allowance for uncollectible accounts to value its receivables; however, the CFDRA considers all current receivables to be collectible.

I. Capital Assets

All capital assets belong to the City of Chaska and are expensed at the time of purchase. The Association does not have any capital assets.

J. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United State of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

K. Actuarial Liability

The actuarial accrued pension liability has been calculated as of December 31, 2023 in accordance with GASB Statement No. 67. Actuarial liabilities are not recorded in the basic financial statements under accounting principles generally accepted in the United States of America. Instead, pension benefits payable to individual members are accrued in the Special Pension Trust Fund when due and payable upon retirement.

L. Budget

The Association is not required to, and does not, adopt a budget for its General Fund.

Note 3: Detailed Notes on Accounts

Cash and Cash Equivalents

The Association's cash and cash equivalents are considered to be demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the Association's deposits and investments may not be returned or the Association will not be able to recover collateral securities in the possession of an outside party.

Note 3: Detailed Notes on Accounts (Continued)

Minnesota statutes require that all Association deposits be protected by insurance, surety bond or collateral. The market value of collateral pledged must equal 110 percent of the deposits not covered by insurance or bonds. Authorized collateral in lieu of a corporate surety bond includes:

- United States government Treasury bills, Treasury notes, Treasury bonds;
- Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
- General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;
- General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
- Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc., or Standard & Poor's Corporation; and
- Time deposits that are fully insured by any federal agency.

The CFDRA has no additional deposit policies addressing custodial credit risk.

The Association has the following cash and cash equivalents as of December 31, 2023.

Fund	Book	Bank
General	$ 92,464	$ 92,464
Special Pension Trust	$ 519,547	$ 519,547

Note 3: Detailed Notes on Accounts (Continued)

Investments

The Association has the following investments as of December 31, 2023.

Investments

Types of Investments	Credit Quality/ Ratings (1)	Segmented Time Distribution (2)	Amount	Fair Value Measurement Using Level 1	Level 2	Level 3
Special Pension Trust Fund						
Pooled Investments at Amortized Costs						
Broker Money Market	AAA	N/A	$ 519,547	-	-	-
Non-Pooled Investments						
Domestic Stocks	N/A	N/A	3,439,936	3,439,936	-	-
International Stock	N/A	N/A	769,613	769,613	-	-
Fixed Income - Commodities	N/A	N/A	69,676	69,676	-	-
Government securities	AAA	1 - 10 years	2,402,277	2,402,277	-	-
Total Non-Pooled Investments			6,681,502	6,681,502	-	-
Total Special Pension Trust Fund Investments			$ 7,201,049	$ 6,681,502	$ -	$ -
Governmental Fund						
Pooled Investments at Amortized Costs						
Broker Money Market	AAA	N/A	$ 92,464	-	-	-

(1) Ratings are provided by various credit rating agencies where applicable to indicate associated credit risk.

(2) Interest rate risk is disclosed using the segmented time distribution method.

N/A Indicates not applicable or available

Note 3: Detailed Notes on Accounts (Continued)

The Association invests funds of the Association in conformance with Minnesota State Statutes 356A.06.

The investments of the Association are subject to the following risks:

- *Credit Risk*. Is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Ratings are provided by various credit rating agencies and where applicable, indicate associated credit risk. Minnesota statutes, section 11A.24, contains a specific list of asset classes available for investment, including common stocks, bonds, short term securities, real estate, private equity, and resource funds. The Association's investment policy does not address credit risk.

- *Custodial Credit Risk*. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The Association's investment policy does not address custodial credit risk but typically limits its exposure by purchasing insured or registered investments.

- *Concentration of Credit Risk*. Is the risk of loss attributed to the magnitude of a government's investment in a single issuer. There is no one issuer (other than U.S. Treasury securities, real estate investment trusts, mutual funds and external investment pools) that represents 5 percent or more of the total Associations investments.

- *Interest Rate Risk*. Is the risk that changes in interest rates will adversely affect the fair value of an investment. Minnesota statutes prescribe the maximum percentage of fund assets that may be invested in various asset classes and contain specific restrictions to ensure the quality of the investments. The Association's investment strategy is to emphasize total return, that is, the aggregate return from capital appreciation and dividend and interest income.

- *Rate of return*. For the year ended December 31, 2023, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense was 9.67 percent. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Investment Policy. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the CFDRA Board by a majority vote of its members. It is the policy of the CFDRA Board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The pension plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

Investment management of plan assets shall be in accordance with the following asset allocation guidelines:

Asset Class	Target Allocation
Domestic Equity	35%
International Equity	20%
Fixed Income	10%
Real Estate	10%
Cash	25%
Total	100%

Note 4: Net Pension Liability

The components of the net pension liability (asset) of the Association at December 31, 2023, were as follows:

Total Pension Liability	$ 8,681,188
Plan Fiduciary Net Position	7,196,549
Net Pension Liability (Asset)	$ 1,484,639
Plan fiduciary net position as a percentage of the total pension liability	82.9%

Actuarial assumptions. The total pension liability was determined by an actuarial valuation as of December 31, 2023, using the following actuarial assumptions, applied to all periods included in the measurement:

Discount Rate	5.75%
Salary Increase Rate	N/A
Inflation Rate (1)	2.50%
Lump Sum Benefit Increase Rate (2)	N/A
20-Year Municipal Bond Rate	3.77%

(1) Per GASB 68 instructions, the inflation rate is used to allocate costs under the Entry Age Normal Level percent of payroll cost method for plans whose benefits are not pay-related.

(2) GASB rules require that accrued liabilities be based on the terms of the plan in effect on the measurement date. Therefore, we have not reflected any future lump sum multiplier increases even though the Relief Association may have a history of regular benefit increases. Potential increases are contingent on future benefit agreements and statutory average available financing requirements. Any future increases will be reflected at the time they are approved.

A variety of significant actuarial assumptions are used to determine the standardized measure of the accrued pension liability and these assumptions are summarized below:

Actuarial Cost Method: The Entry Age Normal level percent of payroll cost method. Under this method, the service cost for an individual participant is the level percentage of pay required to accumulate the funds needed to pay the participant's projected benefits by their assumed retirement age, beginning on the date of entry and ending on last age with any future benefits. The actuarial accrued liability (called the Total Pension Liability or TPL by GASB) is the accumulated value of these annual service costs on a given date.

Amortization Method Investment Gains and Losses: Straight-line amortization over a closed 5-year period.

Effects of Assumption Changes and Experience Gains and Losses: Straight-line amortization over a closed period equal to the average of the expected remaining service lives of all members (i.e., active employees and terminated/retired members) that are provided with pensions through the pension plan.

Data Methods: The Relief Association provided census and financial information for the valuation, and we have relied on this data in preparing the results in this report. The data was reviewed for reasonableness and consistency, but we have not performed a complete audit. If any of the information is inaccurate or incomplete, then the results may be materially different, and the calculations may need to be revised.

To the extent that census data was collected as of a date later than December 31, 2023, we have assumed that it is reasonably representative of the plan census on the valuation date and used it with only minor adjustments.

Note 4: Net Pension Liability (Continued)

Mortality: Rates used in the July 1, 2023 Minnesota PERA Police & Fire Plan actuarial valuation.

Healthy Pre-retirement: Pub-2010 Public Safety Employee mortality tables with projected mortality improvements based on scale MP-2021.

Healthy Post-retirement: Pub-2010 Healthy Retired Public Safety mortality tables with projected mortality improvement based on scale MP-2021. Male rates are adjusted by a factor of 0.98.

Disabled: Pub-2010 Public Safety Disabled Retiree mortality tables with projected mortality improvement based on scale MP-2021. Male rates are adjusted by a factor of 1.05.

Withdrawal: Service rates used in the July 1, 2023 Minnesota PERA Police & Fire Plan actuarial valuation.

Disability: Age-related rates used in the July 1, 2023 Minnesota PERA Police & Fire Plan actuarial valuation. All incidences are assumed to be duty-related.

Discount Rate: Per GASB guidance, the single rate that produces the same present value of expected benefit payments as (1) the expected long-term rate of return on plan assets during the period when projected assets are sufficient to pay future retiree benefits, and (2) the 20-year municipal bond rate after assets are projected to be exhausted.

Changes in assumptions since prior valuation include the following:

- The expected investment return and discount rate increased from 5.00% to 5.75% to reflect updated capital market assumptions.
- The mortality rates were updated from the rates used in the July 1, 2021 Minnesota PERA Police & Fire Plan actuarial valuation to the rates used in the July 1, 2023 Minnesota PERA Police & Fire Plan actuarial valuation.
- Retirement rates have been updated to reflect full vesting after 15 years of service.
- The inflation assumption increased from 2.25% to 2.50%.

Investment Return

GASB 67 requires the development of an assumption regarding the long-term expected rate of return on plan assets. The process utilized for this actuarial valuation is described below.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These asset class estimates are combined to produce the portfolio long-term expected rate of return by weighting the expected future real rates of return by the current asset allocation percentage (or target allocation, if available) and by adding expected inflation (2.5%). All results are then rounded to the nearest quarter percentage point.

The best-estimates of expected future asset class returns were published in the 2023 Survey of Capital Market Assumptions produced by Horizon Actuarial Services. These expected returns, along with expected asset class standard deviations and correlation coefficients, are based on Horizon's annual survey of investment advisory firms. The expected inflation assumption was developed based on an analysis of historical experience blended with forward-looking expectations available in market data.

Note 4: Net Pension Liability (Continued)

Best-estimates of geometric real and nominal rates of return for each major asset class included in the pension plan's asset allocation as of the measurement date are summarized in the following table:

Cash and Equivalents Asset Class	Allocation at December 31	Long-term Expected Real Rate of Return	Long-term Expected Nominal Rate of Return (1)
Domestic Equity	35.00%	4.91%	7.41%
International Equity	20.00%	5.32%	7.82%
Fixed Income	10.00%	2.30%	4.80%
Real Estate and Alternatives	10.00%	3.79%	6.29%
Cash and Equivalents	25.00%	0.77%	3.27%
Total (2)	100.00%		6.54%
Reduced for assumed investment expense (3)			-0.80%
Net assumed investment return (weighted avg, rounded to 1/4%)			5.75%

(1) Nominal rates of return are equal to real rates of return plus the assumed inflation rate.

(2) Portfolio total expected return is weighted average of arithmetic asset class returns, with adjustment to reflect geometric averages. It is not equal to the weighted average of the asset class geometric returns shown above.

(3) Assumed investment expenses include investment management fees.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

GASB 67 requires that the liability discount rate be the single rate that reflects the following:

A. The long-term expected rate of return on pension plan investments that are expected to be used to finance the payment of benefits, to the extent that (1) the pension plan's fiduciary net position is projected to be sufficient to make projected benefit payments and (2) pension plan assets are expected to be invested using a strategy to achieve that return, and

B. A yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rate of AA/Aa or higher (or equivalent quality on another rating scale), to the extent that the conditions in A. are not met.

The projection of cash flows used to determine the discount rate assumed that future contributions will be equal to projected contribution amounts based on Minnesota statutory requirements. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the net pension liability of the Association, calculated using the discount rate of 5.75 percent, as well as what the Association's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (4.75 percent) or 1 percentage point higher (6.75 percent) than the current rate:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
1% Decrease in Discount Rate (4.75%)	$ 9,514,839	$ 7,196,549	$ 2,318,290
Current Discount Rate (5.75%)	8,681,188	7,196,549	1,484,639
1% Increase in Discount Rate (6.75%)	7,974,232	7,196,549	777,683

Note 5: Contributions Required and Contributions Made

The Association's funding policy provided for contributions from the State and the City in amounts sufficient to accumulate sufficient assets to pay benefits when due. The annual contribution is the sum of the normal cost, the State contribution payment and the provision for administrative expenses.

The Department is comprised of volunteers; therefore, there are no payroll expenditures or covered payroll percentage calculations.

Required contribution of $228,706 was made by the State of Minnesota (the State), in accordance with Minnesota statute requirements for the year ended December 31, 2023. There was a contribution by the City of Chaska (the City) of $214,427.

Note 6: Risk Management

The Association is exposed to various risks of loss related to theft of assets for which the Association carried commercial insurance policies. There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any part of the past three fiscal years.

REQUIRED SUPPLEMENTARY INFORMATION

CHASKA FIRE DEPARTMENT RELIEF ASSOCIATION
CHASKA, MINNESOTA

YEAR ENDED
DECEMBER 31, 2023

Chaska Fire Department Relief Association
Chaska, Minnesota
Required Supplementary Information
December 31, 2023

Schedule of Changes In the Association's Net Pension Liability (Asset) and Related Ratios

	Fiscal Year Ending December 31									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability										
Service Cost	$ 212,012	$ 174,457	$ 132,955	$ 129,712	$ 100,284	$ 97,600	$ 76,833	$ 74,777	$ 76,662	$ 74,610
Interest	456,272	370,992	349,928	349,372	326,559	323,454	307,707	318,368	323,774	324,731
Differences Between Expected and Actual Experience	(111,249)	-	(106,649)	-	(58,684)	-	23,511	-	(42,040)	-
Changes of Assumptions	(517,102)	-	480,755	-	250,267	-	68,838	-	-	-
Changes of Benefit Terms	-	1,645,932	917,120	-	642,398	-	229,268	-	-	248,676
Benefit Payments	(544,339)	(502,337)	(460,621)	(484,702)	(393,593)	(354,522)	(595,443)	(451,119)	(517,365)	(318,551)
Net Change in Total Pension Liability	(504,406)	1,689,044	1,313,488	(5,618)	867,231	66,532	110,714	(57,974)	(158,969)	329,466
Total Pension Liability - Beginning [1]	9,185,594	7,496,550	6,183,062	6,188,680	5,321,449	5,254,917	5,144,203	5,202,177	5,361,146	5,031,680
Total Pension Liability - Ending	$ 8,681,188	$ 9,185,594	$ 7,496,550	$ 6,183,062	$ 6,188,680	$ 5,321,449	$ 5,254,917	$ 5,144,203	$ 5,202,177	$ 5,361,146
Plan Fiduciary Net Position										
Contributions	$ 443,133	$ 347,654	$ 549,155	$ 531,985	$ 488,466	$ 465,022	$ 443,793	$ 427,285	$ 401,321	$ 361,296
Net Investment Income	634,484	(921,285)	712,670	512,197	974,719	(342,294)	819,964	408,073	(220,343)	232,061
Other additions	-	-	4,454	289	-	-	-	-	-	-
Benefit Payments	(544,339)	(502,337)	(460,621)	(484,702)	(393,593)	(354,522)	(595,443)	(451,119)	(517,365)	(318,551)
Administrative Expense	(71,394)	(74,816)	(50,600)	(52,987)	(9,862)	(14,407)	(10,295)	(11,561)	(4,226)	(9,463)
Net Change in Plan Fiduciary Net Position	461,884	(1,150,784)	755,058	506,782	1,059,730	(246,201)	658,019	372,678	(340,613)	265,343
Plan Fiduciary Net Position - Beginning	6,734,665	7,885,449	7,130,391	6,623,609	5,563,879	5,810,080	5,152,061	4,779,383	5,119,996	4,854,653
Plan Fiduciary Net Position - Ending	$ 7,196,549	$ 6,734,665	$ 7,885,449	$ 7,130,391	$ 6,623,609	$ 5,563,879	$ 5,810,080	$ 5,152,061	$ 4,779,383	$ 5,119,996
Net Pension Liability (Asset) - Ending	$ 1,484,639	$ 2,450,929	$ (388,899)	$ (947,329)	$ (434,929)	$ (242,430)	$ (555,163)	$ (7,858)	$ 422,794	$ 241,150
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	82.9%	73.3%	105.2%	115.3%	107.0%	104.6%	110.6%	100.2%	91.9%	95.5%

Notes to Schedule:

[1] The 2014 beginning balance is shown for transition puposes only. It does not reflect what was actually recognized on the 2013 Financial Statements.

Chaska Fire Department Relief Association
Chaska, Minnesota
Required Supplementary Information
December 31, 2023

Schedule of Contributions

	Fiscal Year Ending December 31									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially Determined Contribution	$ 371,785	$ 207,338	$ 208,493	$ 208,493	$ 165,134	$ 165,134	$ 265,347	$ 265,347	$ 267,302	$ 267,302
Contributions in Relation to the Actuarially Determined Contribution	443,133	347,654	549,155	531,985	488,466	465,022	436,793	427,285	401,321	361,296
Contribution Deficiency (Excess)	$ (71,348)	$ (140,316)	$ (340,662)	$ (323,492)	$ (323,332)	$ (299,888)	$ (171,446)	$ (161,938)	$ (134,019)	$ (93,994)

Valuation Date:
Actuarilly determined contribution rates are calculated as of December 31, either two or three years prior to end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age Normal actuarial level dollar cost method
Amortization Method	Actuarial Losses - Amortize loss over 10 years per Minnesota Statutes 69.773, Subd 4.(d)(3)(i) Plan Changes - Amortize over 20 years per Minnesota Statutes 69.773, Subd 4. (d)(3)(v).
Remaining Amorization Period	0 years as of December 31, 2023
Asset Valuation Method	Fair Value
Inflation	2.50%
Salary Increases	0%, including inflation
Investment Rate of Return	5.0% as per Minnesota State Statutes Chapter 356.215, Subdivision 8
Retirement Age	The latest of age 50 or after 15 years of service
Mortality	Pub-2010 Public Safety Employee Mortaility Table with projected mortality improvements based on scale MP-2021.

Schedule of Contributions (Continued)

Other Information:

On November 4, 2013, benefit terms were modified to add a $6,000 per year of service lump sum benefit option for individuals who became members before November 4, 2013. Individuals that became members after November 4, 2013 are only entitled to a lump sum service pension.

On May 5, 2014, benefit terms were modified to increase the monthly benefit from $1.975 to $2.085 per month of service and to increase the lump sum benefit from $6,000 to $6,255 per year of service effective as of June 1, 2014.

On November 7, 2016, benefit terms were modified to increase the monthly benefit from $2.085 to $2.185 per month of service and to increase the lump sum benefit from $6,255 to $6,486 per year of service effective as of January 1, 2017.

On October 15, 2018, benefit terms were modified to increase the monthly benefit from $2.185 to $2.4525 per month of service and to increase the lump sum benefit from $6,486 to $7,100 per year of service effective as of January 1, 2019.

On August 2, 2021, benefit terms were modified to increase the monthly benefit from $2.4525 to $2.8025 per month of service and to increase the lump sum benefit from $7,100 to $7,901 per year of service effective as of September 1, 2021.
Participants terminating after September 1, 2021, the fully vested service requirement was decreased from 20 years of service to 15 years of service.

On June 1, 2022, benefit terms were modified to increase the monthly benefit from $2.8025 to $3.4000 per month of service and to increase the lump sum benefit from $7,901 to $9,304 per year of service effective as of June 1, 2022.

Chaska Fire Department Relief Association
Chaska, Minnesota
Required Supplementary Information
December 31, 2023

Schedule of Investment Returns

	Fiscal Year Ending December 31									
	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Annual Money-Weighted Rates of Return, Net of Investment Expense	9.67%	-11.99%	10.06%	7.89%	17.65%	-5.90%	16.30%	8.70%	-4.50%	4.80%

CHASKA FIRE DEPARTMENT
RELIEF ASSOCIATION

Special Purpose Audit Reports

Year Ended
December 31, 2023

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CHASKA FIRE DEPARTMENT
RELIEF ASSOCIATION

Special Purpose Audit Reports
Year Ended December 31, 2023

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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

PRINCIPALS
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Paul A. Radosevich, CPA
William J. Lauer, CPA
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Aaron J. Nielsen, CPA
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Jaclyn M. Huegel, CPA
Kalen T. Karnowski, CPA

INDEPENDENT AUDITOR'S REPORT ON

INTERNAL CONTROL OVER FINANCIAL REPORTING

To the Board of Trustees and Management
Chaska Fire Department Relief Association
Chaska, Minnesota

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Chaska Fire Department Relief Association (the Association) as of and for the year ended December 31, 2023, and the related notes to the financial statements, in accordance with auditing standards generally accepted in the United States of America, we considered the Association's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we do not express an opinion on the effectiveness of the Association's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Association's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. However, we identified two deficiencies in internal control as described in the accompanying Schedule of Findings as findings 2023-001 and 2023-002 that we consider to be material weaknesses.

This report is intended solely for the information and use of management, the Board of Trustees of the Association, others within the Association, and the State Auditor and is not intended to be, and should not be, used by anyone other than these specified parties.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
April 21, 2024

Malloy, Montague, Karnowski, Radosevich & Co., P.A.
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INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the Board of Trustees and Management
Chaska Fire Department Relief Association
Chaska, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Chaska Fire Department Relief Association (the Association) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Association's basic financial statements, and have issued our report thereon dated April 21, 2024.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, nothing came to our attention that caused us to believe that the Association failed to comply with the provisions of the depositories of public funds and public investments and relief associations sections of the *Minnesota Legal Compliance Audit Guide for Relief Associations*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Association's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

This report is intended solely for the information and use of management, the Board of Trustees of the Association, others within the Association, and the State Auditor and is not intended to be, and should not be, used by anyone other than these specified parties.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
April 21, 2024

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CHASKA FIRE DEPARTMENT
RELIEF ASSOCIATION

Schedule of Findings
Year Ended December 31, 2023

FINDINGS – MATERIAL WEAKNESSES IN INTERNAL CONTROLS OVER FINANCIAL REPORTING

2023-001 LACK OF SEGREGATION OF DUTIES

Finding – A fundamental concept in a good system of internal control is the segregation of duties. The basic premise is that no one individual should have access to both physical assets and the related accounting records or to all phases of a transaction. If the segregation of duties is inadequate, there is a resulting danger that intentional fraud or unintentional errors could occur and not be detected. Although we believe the Chaska Fire Department Relief Association (the Association) has taken steps to segregate incompatible duties the best it can considering the size of the entity, we believe the size of the accounting staff prohibits complete adherence to this concept. As a result, the Association has a lack of segregation of duties.

2023-002 IMPROPER RECEIPT DOCUMENTATION

Finding – The Association conducts several fundraising activities, the proceeds of which are used to help support its General Fund. The Association receives funds from a number of sources, including donations, a raffle, a fishing tournament, food and beverage sales, and so on. The records kept by the Association do not adequately identify the source or amount of the proceeds deposited from each of these activities. Further, the internal controls over the processing of these cash transactions do not provide for the adequate safeguarding of these assets.

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Kalen T. Karnowski, CPA

April 21, 2024

To the Board of Trustees and Management
Chaska Fire Department Relief Association
Chaska, Minnesota

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the Board of Trustees, administration, or those charged with governance of the Chaska Fire Department Relief Association (the Association).

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA

We have audited the financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Association as of and for the year ended December 31, 2023. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate to you the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the Association's financial statements for the year ended December 31, 2023:

- We have issued unmodified opinions on the Association's basic financial statements. The Association has elected not to present the management's discussion and analysis, which accounting principles generally accepted in the United States of America has determined necessary to supplement, although not required to be part of, the basic financial statements. Our opinion on the basic financial statements is not affected by this missing information.

- We reported two material weaknesses in the Association's internal control over financial reporting:

    1. The Association does not have adequate segregation of duties related to internal controls over financial reporting.

    2. The records kept by the Association do not adequately identify the source or amount of proceeds deposited for various fundraising activities. The internal controls over the processing of these transactions do not provide for the adequate safeguarding of assets.

- We reported no findings based on our testing of the Association's compliance with Minnesota laws and regulations.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Association are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year.

We noted no transactions entered into by the Association during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

> **Pension Benefits** – The Association has disclosed an actuarial accrued liability that was calculated using actuarial methodologies described in Governmental Accounting Standards Board Statement No. 67. The actuarial calculations include significant assumptions, including projected changes, investment returns, retirement ages, and turnover rates.

We evaluated the key factors and assumptions used by management to develop the estimate discussed above in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no misstatements detected as a result of audit procedures that were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated April 21, 2024.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Association's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the Association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the Schedule of Changes in the Association's Net Pension Liability (Asset) and Related Ratios, the Schedule of City Contributions, and the Schedule of Investment Returns, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were not engaged to report on the introductory section, which accompanies the financial statements, but is not RSI. The introductory section has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

CLOSING

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

This report is intended solely for the information and use of management, the Board of Trustees of the Association, and others within the Association and is not intended to be, and should not be, used by anyone other than these specified parties.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

MALLOY, MONTAGUE, KARNOWSKI, RADOSEVICH & CO., P.A.
Minneapolis, Minnesota

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REQUEST FOR ACTION
CHASKA CITY COUNCIL
06/17/2024

Subject: **Frenz & Worm Properties (Highpoint Vistas) – Preliminary Plat, Rezoning & Variance**

Applicant: Forestar Group - Midwest

Location: East of Highway 212 and north of County Road 61 (Chaska Boulevard)

Case No.: 2024-02

Synopsis: Applicant seeks to obtain approval of a 162-lot single-family home residential development on 103 acres of land on the Frenz property at 4250 Chaska Boulevard and on the Worm property at 4130 Chaska Boulevard.

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

---

BACKGROUND

In 2017, a purchase agreement was executed to purchase the future collector road right-of-way (ROW) for the extension of Savanna Way southward from the roundabout at Big Woods Boulevard, community park and elementary school areas from the Holasek family. The City currently owns the ROW (~6 acres) and future community park acreage (~52 acres), while Eastern Carver County Schools owns the future elementary school acreage (~6). The ROW purchased terminates at the school district's property, but will eventually need to continue southward connecting with County Road 61. See below.

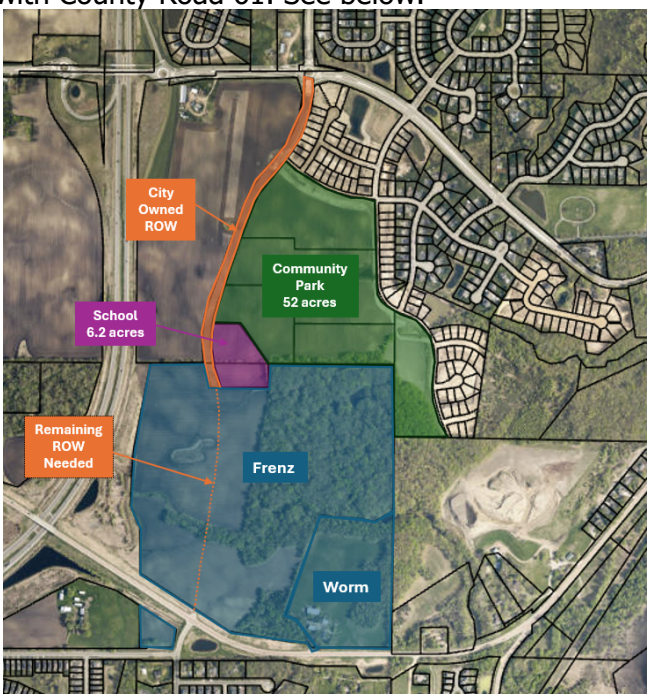


Figure 1: ROW, Community Park and School exhibit

PREVIOUS APPROVALS

In February 2022, the Concept Plan was approved for the property which showed 190 lots on a total of 127 acres.

Some of the key discussion items that came out of this approval were the following:

- Preservation of the big woods area through park dedication and city acquisition
- Park dedication area on the north side of the site contiguous and accessible to the adjacent school site and the City's community park
- Access points into the big woods and ravine areas
- Preservation of wooded steep slopes and adherence to applicable setbacks
- Adequate landscaping and berming along major roadways
- Exploration of access into Lano site east of project



Figure 2: 2022 Concept Plan

Changes Since Concept Plan Approval

The following are changes to the plan since concept plan approval:

- Lots & Site Area; reduction from 190 lots to 162 lots; and reduction from ~127-acres of total site area to ~103 acres (the Frenz family will retain approximately 24 acres in the northeast portion of the site mainly composed of wetlands and ravine).

- Northwest Cul de Sac; a cul de sac was added to the northwest side of the site to meet minimum access spacing requirements on the collector road.



Figure 3: Proposed Preliminary Plan

- Park Dedication; park dedication is shown as Outlot G and totals 6.77 acres (4.01 acres of which are not encumbered by wooded steep slopes and wetlands). The 2022 Concept Plan originally showed a ~10 acre area for park dedication. City staff advised the developer to satisfy park dedication with a combination of land (approx. 4 developable acres) and fees, which is being proposed with this plan.

- Lano Access; a preserved access into the Lano property is no longer being explored after deeper analysis involving the city, Forestar, and Lano's showed topographical challenges. The steep grade change between the properties would require significant run on the resulting neighborhood street in order to maintain acceptable slope on the road. The length of road would significantly limit development opportunity on the Lano property as compared to other viable options including a limited connection onto County Road 61 or a ravine crossing to the north. All parties have concluded that access to the Lano property through Highpoint Vistas would prevent the highest and best use being achieved. This access area is now being used for stormwater ponding that is necessary for the Highpoint Vistas development. Placing stormwater ponding in this area preserves the ability for a possible future access which would require the stormwater to be relocated as part of the Lano development. When the Lano's come in for development they will have to explore their access options with the City and County further to determine the most feasible and least invasive access.

PROJECT GOALS

The developer has identified the following goals in creating this new neighborhood:

- *Develop a healthy single-family neighborhood that is connected to the surrounding neighborhoods and seamlessly integrates into the City of Chaska and the surrounding proposed amenities (i.e., proposed park, new school property).*
- *Construct a development that is sensitive to the surrounding natural resources, including wetlands, ravines, and the Big Woods.*
- *Develop the land that allows for future downstream development needs of adjacent properties within the confines of the area's topography.*
- *Facilitate the completion of the City's goals of acquiring the Big Woods.*

The developer has described alignment with the City's mission and core strategies as follows:

> *The Project is consistent with Chaska's mission to be the best small town in Minnesota. The Project will provide an increase in tax base and be a natural and orderly extension of the existing development to the north of the City-owned parkland. The Project will preserve the Big Woods and adjacent ravines, allowing them to be incrementally integrated into the City's adjacent parklands as funding becomes available.*
>
> *The Project is aligned with the core strategies of the City, including the enhancement of Chaska's high-quality of life, by preserving open spaces and environmental amenities, including the Big Woods and adjacent ravines through the use of environmentally sensitive site design. The Project will further the goals of providing quality cost-effective services to taxpayers and ensuring orderly and well-planned community development by ensuring that the costs of utilities and ROW Extension will be borne by the future residents that are benefitted by the utility extensions. Forestar is committed to working*

with the City and adjacent landowners to enter into a joint assessment agreement to address those costs as the land becomes developed. The utilities will also be designed to anticipate the future development of the Frenz remnant parcel south of Chaska Boulevard as well as the contiguous land to that parcel on the west.

Preliminary Plat, Rezoning & Variance

The applicant is requesting approval of a Preliminary Plat, Rezoning and Variance. The following is intended to summarize the applicant's request and staff's analysis:

- **Existing Conditions.** The overall property is 127.42 acres in size. It is composed of two separate properties; one owned by the Worm family totaling 22.05 acres and one owned by the Frenz family totaling 105.37 acres. The overall development area will encompass a total of 103.48 acres of the 127.42 acre site as the Frenz family intends to retain 23.94 acres of their property. The Frenz family property consists of most of the Big Woods and agriculture area. The Frenz property does not contain any built structures. The Worm family property consists of farmed area with wooded steep slopes on the north and easterly boundaries of the property. The Worm property includes an existing farmstead made up of a residential home and three outbuildings. The Big Woods area makes up approximately 42 acres of the Frenz property and is oak tree savanna that includes very large hundreds of years old oak trees and other high quality tree species. A wetland delineation of the site concluded there are 15 wetlands and 6 watercourses present on site.



Figure 4: Existing Site & Adjacencies

- **Adjacent properties.** The site is bordered to the west by Highway 212; to the south by Chaska Boulevard (CR61) and City of Carver; to the east by currently undeveloped property owned by the Lano family and guided for open space and low density residential; to the north by the nearly 60-acre future City community park, elementary school site, and currently farmed property owned by the Holasek family and guided mixed residential.

- **Comprehensive Plan.** The Comprehensive Plan guides this area to be Low Density Residential and Open Space. The proposal tonight is generally consistent with this

guidance as it pertains to the low-density residential areas and areas guided as Open Space (i.e. Big Woods area). The 2040 Comprehensive Plan defines the guided land uses as follows:



Figure 5: 2040 Comprehensive Guide Plan

Low Density Residential
Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

Open Space
Land guided for open space preservation, including environmental protection, historic preservation, homeowners' association recreation (e.g. Jonathan), public/semi-public use or other public purposes, and for which development is prohibited through ownership, ordinances or other legal means.

- **Land Use.** The proposed 103-acre Frenz-Worm property project consists of 162 single-family lots that are mainly 60 and 65 foot wide. The density proposed is approximately 2.4 dwelling units per net acre. The lot dimensions are similar in scale to lots found in the existing Harvest neighborhood to the north of County Road 44/Big Woods Boulevard and Rivertown Heights neighborhood to the north of this site off of the future Savanna Way connection. Minimum setbacks are proposed to be: front setback of 20 feet, side setback of 5 feet, corner lot side setback of 20 feet and rear yard setback of 25 feet.

  The parcels of land that this development encompasses are currently zoned Open (O). The area in question is being rezoned to Planned Residential Development (PRD-86).

- **Preliminary Plat.** The 103-acre site proposal consists of 162 single family lots and 11 outlots. The outlots are proposed as follows:

  1. **Outlot A**: stormwater and wetland to be owned by the City of Chaska
  2. **Outlot B**: wooded steep slopes to be owned by the City of Chaska
  3. **Outlot C**: stormwater to be owned by the City of Chaska
  4. **Outlot D**: stormwater and wooded steep slopes to be owned by the City of Chaska
  5. **Outlot F**: big woods, stormwater and wooded steep slopes to be owned by the City of Chaska
  6. **Outlot G**: big woods, wooded steep slopes, and wetland and proposed park dedication area to be owned by the City of Chaska
  7. **Outlot H**: stormwater to be owned by the City of Chaska
  8. **Outlot J**: big woods, wooded steep slope and wetland to be owned by the developer

9. **Outlot K**: stormwater and wooded steep slopes to be owned by the City of Chaska
10. **Outlot M**: future development to be owned by the developer
11. **Outlot N**: wooded steep slopes and open space to be owned by the City of Chaska

The preliminary plat identifies a MnDOT easement between proposed lots 31 and 32. This easement needs to be platted as an outlot in the final plat.

- **Rezoning.** The property is proposed to be rezoned from Open (O) to Planned Residential District No. 86 (PRD-86).

- **Variance.** The applicant is requesting a variance request to encroach into the Wooded Steep Slopes and 30' no grade/no mow setback with the construction of the new collector road (Savanna Way); see Figure 6 below.

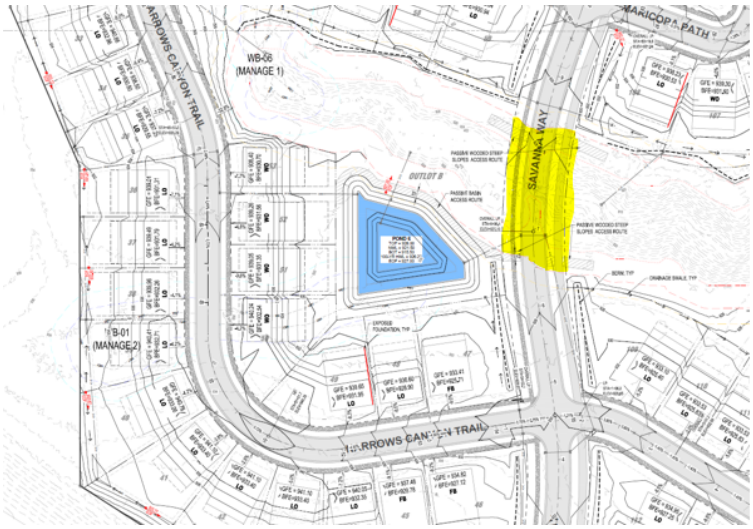


Figure 6: Savanna Way encroachment into wooded steep slope & 30' setback

Variance Facts

Minnesota State Statutes Chapter 462.357, Subdivision 6, (2) and City Zoning Ordinance Section 15.08.080 requires that: "Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems." *Each of the factors listed in the above definition must be satisfied in order to grant a variance.*

In order for a variance to be granted, the applicant must show how they meet the following criteria:

- Conditions that create a *practical difficulty,* (see definition above) that would prohibit reasonable development without a Variance;
- Conditions on the property that create a *practical difficulty*, that are not present on similar sized lots in the same area and zoning district; and
- Relationships with abutting property that will not be adversely affected by the Variance, or alter the essential character of the locality.

In addition to the above 3 factors, the following are some of the questions Staff asks with each variance request to understand the need for the variance.

- The variance shall not impair the health, safety, comfort and general welfare of the public?
- The variance shall not be contrary to the intent and purpose of the Comprehensive Plan, Official Map or any ordinances of the City?
- Variances shall not allow a use in a district that is not otherwise allowed?
- The variance should not be greater than necessary to accomplish the landowner's objective?
- Are there alternative locations, development concepts or space requirements that would reduce or eliminate the request?
- The variance, if granted, would not alter the essential character of the locality (neighborhood)?
- Conforming to City Code, the property could not be put to a "reasonable" use?
- The variance would improve an existing non-conforming condition.
- The variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood?
- Are there unique characteristics to the property itself (not the applicant's personal use of the property) that prevent compliance with the code?

Staff Analysis & Recommendations

The applicant is requesting a variance from zoning regulations that establish preservation over wooded steep slopes and a 30 foot no grade/no mow setback (Section 15.28.100.C). Section 15.28.100.C states:

"Setback From Steep Slopes. *Wooded land with an eighteen (18) percent slope or greater shall be preserved in its natural state for environmental value, particularly to deter soil erosion on the steep slopes/ravines and protect natural wildlife habitat areas. In addition, buildings (except for residential decks as regulated in CZO 15.12.200 paragraph J) and parking shall be set back at least fifty (50) feet from the edge of the eighteen (18) percent slope and a thirty (30) foot "no-grade/mow" zone provided for adjacent to the edge of the eighteen (18) percent slope for purposes of erosion control. The point of measurement shall be where slopes of eighteen (18) percent or greater exist. No building or structures shall be constructed on wooded slopes of eighteen (18) percent or more in grade."*

The applicant is proposing a single-family development that includes construction of the collector road (Savanna Way) encroaching into an area of wooded steep slope and the 30 foot no-grade/no mow setback.

Staff analysis and recommendation;

Criterion 1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance

The applicant's request is for a variance for the collector road (Savanna Way) to encroach into wooded steep slope and the 30' no-grade/no-mow setback. This use is reasonable because the applicant has sought to minimize the impact on the wooded steep slope and because there are not reasonable alternatives to locate the collector road. There is a pinch point of land within the slope that the applicant is using to cross which appears to be the most reasonable location for the road. This pinch point was a previous cart path used by previous farmers. The developer has worked with City Engineering to evaluate route alternatives through the collector road feasibility study, and the proposed route has been determined to be the least impactful while also meeting City design requirements for collector roads.

Criterion 2. The plight of the landowner is due to circumstances unique to the property not created by the landowner

Unique circumstances exist on the property due to the topography of the site, namely the presence of wooded steep slopes that split the north and south sides of the property. The City's Comprehensive Plan and the Southwest Chaska Development Plan establishes a north-south collector road to serve southwest Chaska as necessary infrastructure to accommodate City growth. A Feasibility Study was completed for this proposed segment of the collector road with the direction and oversight of City Engineering to ensure the geometry and pathway of the collector road meets City requirements for safety, traffic throughput, and to minimize adverse impacts. In addition, and in conformance with the Comprehensive Plan, the City has acquired right-of-way to the north that sets the general path for the road.

Criterion 3. The variance, if granted, will not alter the essential character of the locality.

The variance would not necessarily alter the essential character of the locality. The variance is requested to support a use which would be permitted, under the proposed rezoning, and is in character with the type of roadway infrastructure which is typical of residential neighborhood developments. The application shows a location for the collector road that is generally consistent with existing ROW and in a spot that is the least invasive location through the wooded steep slopes. The location of the roadway is consistent with the City's long-range plans for this area including the 2040 Comprehensive Plan and Southwest Chaska Plan. In addition, the feasibility study completed for the collector road defined and recommended the location of the road where it's proposed.

It is Staff's opinion that the applicant has shown practical difficulties for this particular variance because the proposed collector road location is reasonable, the necessity for a collector road in this location is not due entirely to the applicant's own acts or decisions, and because the collector road is generally consistent with the character of the property as it has been guided in the Comprehensive Plan, Southwest Chaska Plan and Feasibility Study, and is proposed to be rezoned. Staff therefore recommends that the Planning Commission recommend approval of this variance.

- **Layout.** As envisioned in the Chaska Comprehensive Plan, Savanna Way will be the collector route through the overall project and provide important connections within the city. The developer plans to connect Savanna way to County Road 61 (Chaska Boulevard) and extend the collector road northward to meet where the City presently owns right-of-way next to the future school site. Eventually this collector road will extend north to connect into the round-about at Big Woods Boulevard. The developer also proposes a secondary neighborhood street access (Narrows Canyon Trail) to County Road 61 east of the collector road connection.

  The expansive woodland located in the NE area of the site is a remnant piece of big woods oak savanna and steep slope wooded ravines; a key environmental feature that the City has envisioned as open space in the Comprehensive Plan and Southwest Chaska Plan. The proposed site layout protects most of this wooded area and the pocket wetlands found there via Outlots F, G & J. The development is concentrated mainly within the agricultural areas of the site. Preservation of the NE woodland area is an opportunity for this development to connect to the planned community park adjacent north through a more passive natural area experience.

- **Phasing.** The developer anticipates the project will be developed in 3 phases beginning in the southeast:
  - Phase 1 (2024): will include 38 acres and development of the Worm property and portions of the Frenz property located on the southeast side with 56 lots. This phase will also include the construction of both access points on County Road 61.
  - Phase 2 (2025): will include 34 acres within the central portion of the Frenz property with 63 lots.

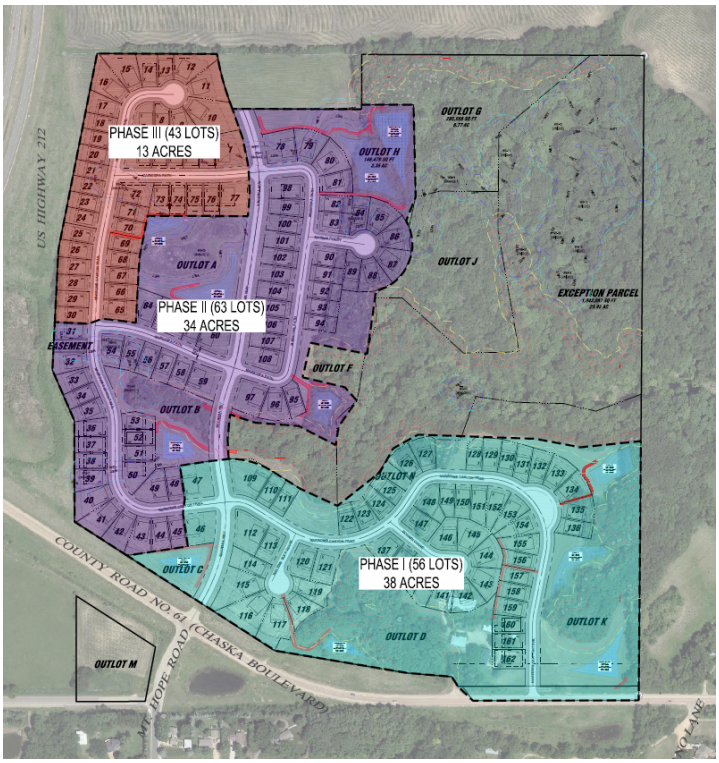


Figure 7: Development Phasing

- Phase 3 (2026): will include 13 acres within the northwest portion of the Frenz property with 43 lots.

Transportation/ROW/Lano Access. The Preliminary Plan proposes to provide for the extension of the Savanna Way collector road from the planned access point at Mount Hope Road intersection on County Road 61 northward to right-of-way property owned by the City next to the future school property. The collector road will not provide direct access to any of the proposed single-family lots in Highpoint Vistas. Access to the single-family lots will be provided via a network of internal residential roadways. The remaining collector road extension connecting to the roundabout on Big Woods Boulevard would occur as development north of this site warrants it.

Eastward of the proposed collector road connection to County Road 61, the developer is proposing a secondary full access from a proposed neighborhood street, Narrows Canyon Trail (also known as Access A). Both proposed connections to County Road 61 are consistent with the County's plan but will need to be evaluated and approved by Carver County Public Works before installation.

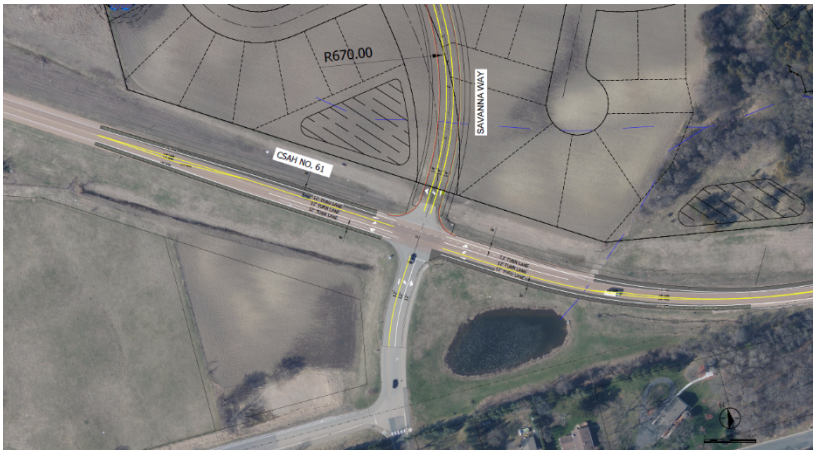


Figure 8: Savanna Way/CR61 interim condition

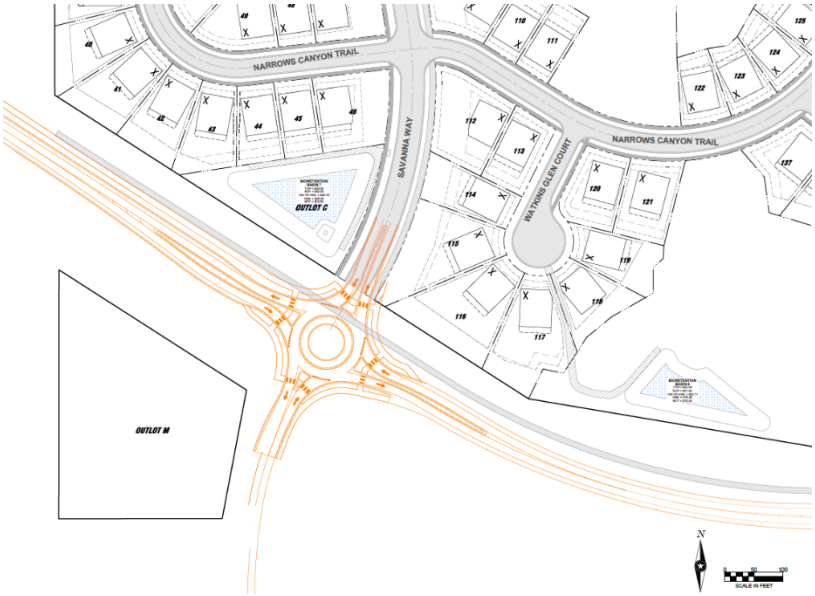


Figure 9: Savanna Way/CR61 ultimate condition

The access improvements planned on County Road 61 (Savanna Way and Access A) are being evaluated for interim and ultimate conditions. The *interim* condition is what's required in the near term to sufficiently accommodate the proposed Highpoint Vistas development. The *ultimate* condition is a future layout that accommodates the proposed Highpoint

Vistas development and surrounding development and associated traffic forecasts. For either access and their interim and ultimate conditions, it is still being discussed what condition will be built with the onset of this development. The City continues to work with Carver County and the developer on these decisions. It was important to understand how either condition would fit into proposed right-of-way (ROW). While either option generally fits the development's layout, there may still need to be minor corrections on their plan to ensure ROW is adequate. Prior to final approval, the decision on what gets built for either access will be further defined and ROW needs will be further understood.



Figure 10: Access A interim condition

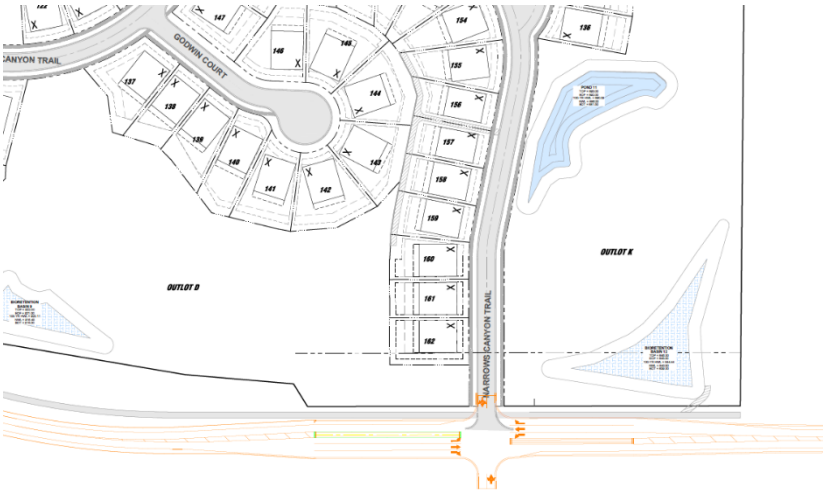


Figure 11: Access A ultimate condition

The collector road access at County Road 61 is proposed to operate as a full access. In its interim condition it will operate as a two-way stop control with dedicated left turn lanes. The northbound and southbound approaches will have stop signs (see figure 8). In its ultimate condition it will operate as a single-lane roundabout (see figure 9)

The Narrows Canyon Trail access at County Road 61 (Access A) is proposed to operate as a full access. In its interim condition it will operate as a 'T' intersection with one-way stop control and dedicated left turn lanes on CR61. The southbound approach will have a stop sign (see figure 10). In its ultimate condition it will be a 4-way stop control intersection connecting to the City of Carver to the south via the re-alignment of Lano Lane. The northbound and southbound approaches will have stop signs (see figure 11). City fo Carver staff have been invovled in the design of this connection and approve of the direction being taken. City of Carver agrees with the long-term intent to relocate the Lano Lane connection, and intends for this relocation to be development driven.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing adjacent developments; the local street network will be at least 60 feet wide, and the collector road (Savanna Way) will be at least 80 feet wide.

Lano Access

As advised in the Concept Plan, access to the Lano property east of the Worm property needed to be further evaluated. Grading challenges exist at the interface of these two properties, which makes access difficult to the Lano site. The City, along with the Lano's, evaluated access into Lano's site coming directly from Highpoint Vistas and directly from CR61. Between the options, direct access onto CR61 proved to be the more physically feasible option grade-wise, and was the preferred approach by the Lano's compared to direct access from Highpoint Vistas.

The Lano property between the Highpoint Vistas property and former gravel pit property is surrounded by ravines on the north and east sides, which makes it a challenge to provide access to. Proposing direct access onto CR61 will warrant Carver County approval. Carver County has stated that direct access onto CR61 from the Lano's is not impossible but the access will likely be limited, and a thorough traffic evaluation will be needed at the time of development. Another option posed by the Lano's is the idea to cross the ravine, which would provide internal access between the former gravel pit site and the site immediately east of Highpoint Vistas. This option would require impacts to the ravine and wooded steep slopes. When the Lano's opt to develop the former gravel pit site and the site immediately east of Highpoint Vistas they will be tasked with evaluating their access options fully, and provide the least invasive, most safe, and physically feasible access option. At this time, because there are physical limitations to the direct access from Highpoint Vistas, and other access options exist that have not been fully evaluated, the City has allowed the developer to change the southeast area of their site into stormwater ponding instead of preserving access for the Lano property. If the Lano's feel that the option through Highpoint Vistas is the option they'd like to pursue during their development then they will be responsible for replacing the impacted stormwater facilities.

- **Utilities.** Sewer and water utilities are currently not available to this site. Water that is planned to service this site is currently located at the terminus of Founder's Path in the Rivertown Heights neighborhood and planned to be extended south through the City-owned right of way of the future Savanna Way extension (see Figure 12, blue line).

  Sewer is being extended from the sewer interceptor that is located south and east of Chaska Boulevard. This connection will run west down Chaska Boulevard and connect into the development at the proposed secondary access of Narrows

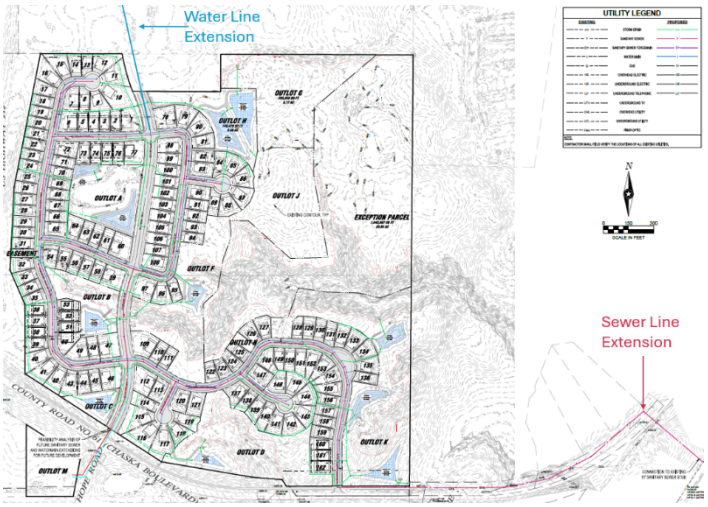


Figure 12: Utility Plan

Canyon Trail (see Figure 12, red line). The extension of this line will require an easement through the Brakemeier-owned property.

The Lano property directly abuts the east side of Highpoint Vistas. It will need to be further evaluated on how water and sewer connections serve this property, and to be looked at for final submittal.

City staff have explained to the developer that the cost of these necessary extensions of water and sewer to their property, including property acquisitions/rights-of-way, would need to be born (paid for) by the developer. This is because the developer's proposal will require these extensions to occur ahead of the naturally anticipated path of development, which would be to proceed north to south from Big Woods Boulevard and generally following the planned Savanna Way collector extension.

- **Stormwater and Wetlands**
  The development plan proposes a stormwater management system that includes 11 stormwater ponds and associated infrastructure. Maintenance accesses are shown as passive (non-paved) pathways. As noted in the Concept Plan, maintenance accesses shall be provided by way of outlots and not through private lots. The plan is showing multiple areas where maintenance paths are located along private lots; between lots 69 and 70, lots 117 and 118, and lots 134 and 135 (see Figure 13; red lines). These areas will need to be revised in the final plans to show the maintenance access paths on outlots.

  A total of 15 wetlands and 6 water courses have been identified on site. The developer has applied for the wetland impact permits and are currently being reviewed by the Technical Evaluation Panel (TEP). Final project design will need to adhere to WCA permitting/mitigation for wetland impacts and Chaska Wetland Protection Standards. Prior to final submittal, the wetland mitigation plan needs to be completed and approved.

- **Setbacks**
  The setbacks will be generally consistent with single-family residential developments. Namely, the front yard setback will be no less than 20 feet. The rear yard setback will be 25 feet. The side yard setback will be 5 feet. Corner lots will have a side yard setback of 20 feet.

  In addition to these setbacks, there are other setbacks that may apply to this site. See below:

SETBACKS	
Direction	**Setback**
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type
Savanna Way	100 feet from centerline

County Road 61	150 feet from centerline
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater

- **Architecture**
  The developer has stated that once the project is approved, Forestar will select an official home builder for project. Forestar is a majority-owned subsidiary of national home builder DR Horton. If DR Horton is selected as the builder, the developer anticipates home exteriors, floor plans and pricing will be similar to homes in the Sagewood and Rivertown Heights developments (elevations and plans of these have been submitted with the preliminary application). The proposed homes will be 2-story single-family designs. Each floor plan will have multiple elevation options, which will create variety throughout. Final Builder selection is anticipated to occur prior to the start of Land Development and is subject to the City of Chaska's approval.

  City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance also requires LP Smartside (or similar material) be used on all front elevations, 4-inch window trim on all windows, and 360-degree architecture be incorporated on corner lots and lots whose sides are visible from public rights of way or across from open spaces.



Figure 13: Proposed Preliminary Plan

- **Trails, Sidewalks & Access into the Bluff Areas.**
  A 10 foot City trail currently exists on the east side of Savanna Way north of Big Woods Boulevard. This trail connection will proceed south along Savanna Way as it connects to Chaska Boulevard. Another proposed city trail is also planned on the north side of Chaska Boulevard and abutting the south side of the Highpoint Vistas property. The extent of this trail is shown from the east side up to the west side of the property limits. The developer will be responsible to build this section of trail with their development.

  The preliminary plan is showing sidewalks on both sides of the street up to the bulbs of cul de sacs to meet City policy.

  Passive openings to connect to the ravine areas are shown on the plan in multiple locations highlighted in red in Figure 13. Additionally, there are other openings between lots 111

and 122, lots 125 and 126, and lots 127 and 128. These openings and connections will encourage and facilitate safe and meaningful access to the preserved Big Woods areas that have been programmed as public open space in the City's comprehensive plan.

- **Parkland Dedication & Big Woods Acquisition**
  A neighborhood park is not identified in this area per the Comprehensive Plan due to the site's proximity to the planned community park north of the property, which will serve the neighborhood's recreational needs.

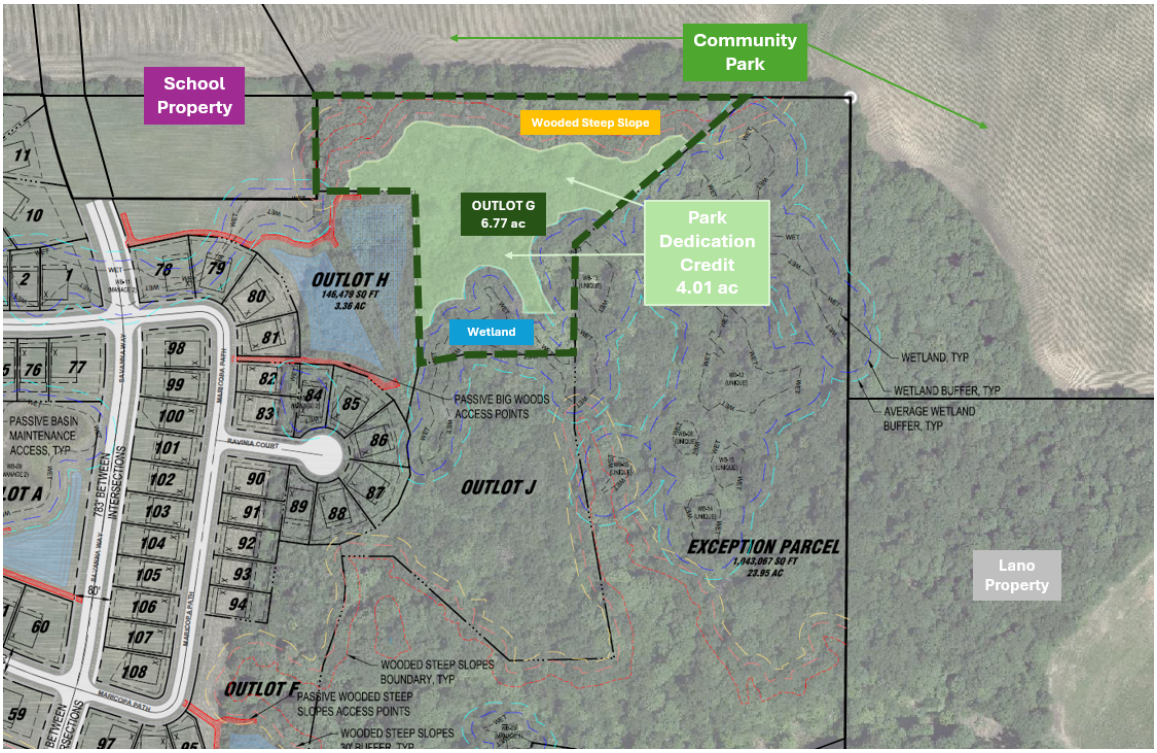


Figure 14: Park Dedication Credit Exhibit

Parkland dedication is required and can be accepted by land donation, cash donation, or a combination of both depending on the City's need and direction. Parkland credit can be given for any public park space that the City accepts and is deemed "developable". Parkland credit will not be given for bluff areas, wetlands, stormwater ponds, right of way, or land area deemed undevelopable that are dedicated to the City. If land donation is pursued then 10% of the gross area is required for parkland dedication; for this site, it would be 10.35 acres.

As the City has been evaluating the park dedication for this area, they provided direction to the developer to achieve an outlot that is approximately 4 acres in developable area and contiguous to the school and community park site. The remaining of the park dedication would be accepted in a cash donation to help supplement other park projects in the City, including development of the SW community park property adjacent north to this development.

The developer has identified Outlot G for parkland dedication, which totals 6.77 acres with 4.01 acres of those as "developable". Outlot G encompasses a portion of the Big Woods area and is a contiguous connection to the community park and school properties. A pedestrian connection is achieved through Outlot H that can get users from the development and adjoining properties to the parkland space. With these factors in place, the City can consider the 4.01 developable acres in Outlot G as credit towards parkland dedication. The 4.01 acres covers 39% of the parkland dedication requirements (10.35 acres) and therefore the applicant will have to satisfy the remaining 61% (6.34 acres) in parkland dedication fees. The remaining park dedication fees are calculated by taking the remaining acreage (6.34 acres) and applying the acreage value, which would bring the fee total to **$504,251.90**.

The Parks and Recreation Director and Park & Recreation Commission will be evaluating the park dedication noted above at their upcoming meeting on June 11, 2024 and we will be able to provide an update at the Planning Commission meeting regarding their recommendation to City Council.

Big Woods Acquisition

The existing conditions of the overall Frenz and Worm properties identifies approximately 42 acres of Big Woods area and wooded steep slopes on the northeast portion of the site. 23.94 acres will be retained by the Frenz family, which leaves approximately 18 acres on the Highpoint Vistas site. Of that 18 acres approximately 12 acres are planned to be preserved through Outlots F, G & J. Approximately 6 acres of the Big Woods area will be impacted by the proposed development layout (streets, lots and stormwater ponding).

The City is working with the developer to preserve Outlots F, G & J through parkland dedication and city acquisition. Outlot F contains Big Woods, wooded steep slope and stormwater ponding and will be deeded to the City. Outlot G is being dedicated to the City as parkland dedication. Outlot J is intended to be owned by the developer with the intention for the City to purchase for preservation. The City is currently pursuing two grant applications to obtain the funds to purchase Outlot J. The applications are being administered through the agencies Legislative-Citizen Commission on Minnesota Resources (LCCMR) and the Department of Natural Resources (DNR). The City hopes to receive updates on the grant applications within the year.

It should be noted that there is no guarantee that the City will obtain the grant funding needed to purchase Outlot J. If the City is incapable of purchasing Outlot J by way of grants then it would open up the ability to develop the area. If the developer wishes to pursue development in this area they will be required to pursue all necessary land use applications such as, but not limited to, Concept Plan, Preliminary Plat, Comprehensive Plan Amendment, Rezoning, Final Plat, etc.

- **Screening, Landscaping & Tree Preservation**

The landscape plan proposed shows the inclusion of landscaping in the street boulevards and along the edges to act as buffers between the major streets and homes. A total of 678 new trees will be added to the site in these areas.

This development abuts Trunk Highway 212 and County Road 61 and includes a collector road through the center. The preliminary submittal has included a landscape plan and section drawings showing the landscaping and berming that are being incorporated along the edges that abut these roadways. The landscaping and berming appears consistent with other developments near this project that abut major roadways.

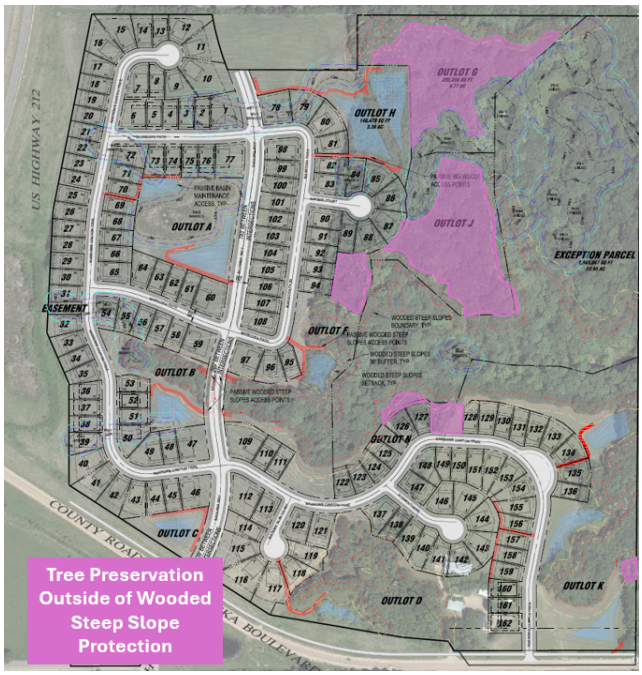


Figure 15: Tree Preservation Areas

Trees will be required in all boulevards for every 50 linear feet to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. Boulevard trees are not shown in the boulevard along Savanna Way. The final plan will need to show this inclusion in the final plans to meet the City's Boulevard Tree Policy.

Although tree areas are minimal in the areas proposed for development on this site, it was noted that tree preservation is still an important piece of discussion for this development, specifically along areas where bluffs are present, and areas adjacent and encroaching into the Big Woods remnant. The applicant has provided a tree preservation plan that states 789 trees were surveyed in these areas, and 571 of those trees will be removed (218 trees saved). Of the 218 trees saved 120 significant trees will be protected, which are trees 12 inches in caliper and above. Figure 15 shows the areas proposed for tree preservation that fall outside of areas already protected. In addition to what is being saved the developer will be incorporating a large addition of new trees beyond the amount that is being removed. In staff's opinion the level of tree preservation that is proposed with this plan is proportionate.

The preliminary plan is proposing to preserve approximately 12 acres of the Big Woods remnant area and all wooded steep slopes in Outlots F, G & J. It should be noted that Outlots G & J areas did not provide full tree survey information since they will be preserved in their entirety at this point, so there are more trees beyond the 218 trees identified that will be saved. Should the grant applications be unsuccessful and Outlot J be pursued for development a full tree survey and preservation plan will be needed at that time.

- **Noise Study**
  The applicant conducted a noise study along the edges abutting Highway 212 and County Road 61. The results of that study showed noise readings that met or fell below the

maximum noise output per MnDOT standards. MnDOT was able to review the study and did not state necessary mitigation methods based on the conclusions. They verbally indicated that the addition of berming and landscaping on the highway and county road edges shown on the development plans will help mitigate sound.

- **Retaining Wall**
  A large retaining wall is proposed between the rear lots of 143-144 and lots 155-160. This wall varies in height but at its highest point it reaches almost 15 feet tall. The preliminary plat shows a 40 foot wide drainage and utility easement over the top of this structure. A master HOA is proposed to be responsible for the ownership and maintenance of the retaining walls. In addition, the developer will have to show how the retaining wall meets the City's ordinance Section 15.28.100.F.

- **Development Costs (Infrastructure Improvements)**
  The City of Chaska has a number of area-wide development cost such as, but not limited to:
    - Arterial Road Network
    - Collector Roads
    - Storm Sewer
    - Trails
    - Parks

  Prior to final platting, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	**120 – day ****
February 12, 2024	April 13, 2024	**June 11, 2024**

* Pursuant to MN State Statutes the City must act on the request within 60-days.

** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed; ***The City requested for an additional 60 days in a letter dated March 14, 2024, which brought the deadline for City action to June 11, 2024.***

*** The City may *with the petitioner's consent* extend the review period beyond June 11, 2024; ***the petitioner (developer) consented in an email dated May 2, 2024 to extend the review to the June 12th Planning Commission and June 17th City Council meetings.***

Parks and Recreation Action Taken on June 11, 2024:

The Chaska Parks and Recreation Commission reviewed plans and discussed the park dedication component for Highpoint Vistas on June 11, 2024. The commission generally:

- Expressed support for the preservation of the Big Woods to the greatest extent possible,

while acknowledging cash contribution needs for the future community park.
- Supported the balanced approach to parkland dedication (4.01 acres in land credit and the remaining as cash contribution).

Ultimately, the commission unanimously recommended the City Council approve the parkland dedication of 4.01 acres and remaining in cash contribution in lieu of land for Highpoint Vistas.

Planning Commission Action Taken on June 12, 2024:

The planning commission considered Highpoint Vistas on June 12, 2024. Staff recommended approval. The planning commission generally

- Confirmed the development would have an HOA, and that the lot sizes and style of the homes would be generally consistent with the surrounding area.
- Confirmed the review of existing and proposed/ future traffic and road conditions.
- Discussed the roundabout, trail maintenance and implementation.
- Inquired about grant applications for the Big Woods.
- Asked questions about landscaping and tree preservation: (1) ordinance requirements for boulevard trees vs. additional trees within residential properties; (2) tree preservation and development potential within Outlot J.

At the meeting, a public hearing was opened but no residents appeared to speak. The following is intended to summarize comments made by the developer, his legal representative, and a representative of the property owners:

- Jacob Steen, Larkin Hoffman, representing Forestar, and Stephen Gardner of Forestar, outlined the reduction of 190 lots (at the time of concept plan review) to 162 (current plan) as a result of steep slopes and preservation of the Big Woods.

  Mr. Steen spoke regarding a recently submitted a letter of intent outlining plans for a multi-phase acquisition of the entire Big Woods area but acknowledges the request was submitted too late for staff to review. Expressed concerns related to several conditions of approval, specifically No. 17 as it relates to utility connections for Outlot M and Nos. 21 and 22 as they relate to trails within the Big Woods area.

  Mr. Gardner expressed concern related to the park dedication (fee in lieu of land) calculation.

- Randy Kubes, representing Kubes Realty and the Frenz Family, acknowledged the Frenz family has preserved the Big Woods since 1870 and want to continue to negotiate with the City and the developer. They would like to see the City own the Big Woods.

After the public hearing, the planning commission generally asked questions about and discussed concerns raised by the applicant. Ultimately, on a 7-0 vote, the Planning Commission recommended the City Council approve the Frenz & Worm Properties Preliminary Plat for a subdivision on approximately 103 acres of land, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:

a. Project Narrative (pgs 1-2), prepared by ISG, inc., dated May 31, 2024
b. Title (pg 1), prepared by ISG inc, dated May 31, 2024
c. Soils and Construction Notes (pg 2), prepared by ISG, inc., dated May 31, 2024
d. Site Details (pgs 3-15), prepared by ISG, inc., dated May 31, 2024
e. Preliminary Plat (pgs 16-20), prepared by ISG, inc., dated May 31, 2024
f. SWPPP (pgs 21-25), prepared by ISG, inc., dated May 31, 2024
g. Existing Site and Removal Plan (pg 26), prepared by ISG, inc., dated May 31, 2024
h. Tree Preservation Plan (pgs 27-35), prepared by ISG, inc., dated May 31, 2024
i. Site and Utility Plans (pgs 36-45), prepared by ISG, inc., dated May 31, 2024
j. Plan & Profiles (pgs 46-57), prepared by ISG, inc., dated May 31, 2024
k. Grading Plans (pgs 58-68), prepared by ISG, inc., dated May 31, 2024
l. Landscape Plans (pgs 69-81), prepared by ISG, inc., dated May 31, 2024
m. Signage Plan (pg 82), prepared by ISG, inc., dated May 31, 2024
n. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024
o. Traffic Study - Draft (pgs 1-39), prepared by Stantec, dated March 29, 2024
p. Highway 61 & Savannah Way (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024
q. Highway 61 & Narrows Canyon Tr (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024

2. Adherence with the City Engineer's Memo dated May 2, 2024.
3. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way, and to be shown on the final plans.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
    a. Front: 20 feet
    b. Rear: 25 feet
    c. Side: 5 feet
    d. Side (corner): 20 feet
    e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
11. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision that the CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued and prior to final submittal.
14. Provision that all storm sewer systems on private lots are encompassed by a drainage and utility easement as directed by the engineering department and to be shown on the final plans.
15. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final

submittal.

16. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
17. Provision that utilities are available to serve Outlot M for future development.
18. Provision to show water and sewer connections to the Lano parcels at PIDs 300087200 and 300085300, and to be addressed at final submittal.
19. Provision that all accesses onto County Road 61 are approved by Carver County prior to final submittal.
20. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
21. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.
22. Provision that all trails are constructed as a part of the development.
23. Provision that the retaining wall between Lots 143-144 and Lots 155-160 is owned and maintained by the HOA.
24. Provision that the easement area between lots 31 and 32 be platted as an outlot, and to be shown on the final plat.
25. Provision that if development is pursued on Outlot J that applicable land use applications are applied for and approved as determined by the Planning department.
26. Provision that the developer designs public utilities from Highpoint Vistas to not preclude development on Outlot J should the City not be able to purchase it, and to be addressed at final submittal.
27. Provision that proposed retaining walls meet zoning section 15.28.100.F and to be addressed in the final submittal.
28. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
29. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.01 acres of developable land in Outlot G and providing cash in lieu of land to a fee as determined in the Development Agreement.
30. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat at final submittal.

On a 7-0 vote, the Planning Commission recommended the City Council approve the rezoning from Open (O) to Planned Residential District (PRD-86).

On a 7-0 vote, the Planning Commission recommended the City Council approve the variance request for construction of the collector road (Savanna Way) encroaching into an area of wooded steep slope and the 30 foot no-grade/no mow setback, based on the criterion listed in the body of this report.

Since the Planning Commission's Review of the Item:

The following change was made to the conditions of approval:

29. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.01 acres of developable land in Outlot G and providing cash in lieu of land ~~to a fee~~ as determined at final approval and memorialized in the Development Agreement

City Council Action Requested:

Motions to adopt the following:

1. Resolution No. 2024-56, approving the Preliminary Plat for Highpoint Vistas, a 162-lot subdivision.

2. Resolution No. 2024-57, approving a variance to encroach into the Wooded Steep Slope and 30-foot no grade/ no mow setback for the construction of the new collector road (Savanna Way).

3. Ordinance No. 1047 rezoning property for Highpoint Vistas from 0, Open Space Development zoning district to PRD-86, Planned Residential Development District No. 86.

STAFF REPORT
CHASKA PARKS AND RECREATION COMMISSION
06/17/2024

Subject: Highpoint Vistas Park Dedication

Prepared By: Marshall Grange, Parks and Recreation Director

Background:

- On February 8, 2022, the Chaska Parks and Recreation Commission (CPRC) reviewed the concept plan brought forth by Forestar to develop the Frenz and Worm property located to the south of Chaska's future SW community park and west of the Big Woods. Park dedication was discussed as a way to preserve the Big Woods but it was understood that accepting the full park dedication as 10% of park land would not be enough to preserve the entire Big Woods area. It was also discussed that the model for the future SW Chaska community park also rely's on park dedication as cash contributions to build the park. The CPRC expressed their desire to preserve as much of the Big Woods as possible and suggested the City work with the developer on a letter of intent to pursue grants as an option to acquire acreage in addition to what gets decided for park land dedication.
- On June 11, 2024 the CPRC reviewed the preliminary plan for the Frenz and Worm property (Highpoint Vistas). Staff shared the park dedication being shown as Outlot G with 4.01 acres of park land dedication credit and that the remaining park dedication would be received as a cash contribution. In addition, staff shared that the City has 2 grant proposals submitted with the intent to acquire Outlot J. Additonal outlots along with the large amount of wetlands and wooded steep slopes that aren't developable are also resulting in future preservation of the Big Woods.
- The CPRC expressed they feel there is a good balance of park land and cash contribution to account for the park dedication requirement for this development. The park land in Outlot G is adjacent to the future SW community park which provides additional opportunities as an extension of the overall park area.
- The CPRC passed a unanimous motion recommending that City Council approve the Highpoint Vistas Development park dedication of 4.01 acres in park land and the remaining balance to be received as a cash contribution.

Staff recommendation:

- Staff recommends City Council approve the Highpoint Vistas Development park dedication of Outlot G (4.01 acres) in park land and the remaining balance to be received as a cash contribution.

City of Chaska
Memorandum

To: **Planning Commission**
From: **Matt Clark, City Engineer**
Date: **May 2, 2024**
Subject: **Highpoint Vistas – Preliminary Plat**

This development represents a continuation of the City's planned residential development in the SW area of Chaska as shown in the Comprehensive Plan. In anticipation of the development, trunk sanitary sewer and water main utilities are in place to service the proposed development shown on the attached trunk utility exhibit. The existing site generally drains to a three-ravine system which ultimately combines downstream. The drainage patterns over the entire property flow west to east. There are several known wetlands within the property. The layout proposes wetland impacts that require City consent and wetland agency permitting. The highest-grade wetlands, classified as 'unique', are planned to be preserved with the overall layout which is consistent with the City's stormwater goals.

Access into the development is proposed from County State Aid Highway 61 (Chaska Boulevard) and is consistent with the City's planning and transportation studies that have been completed. In terms of coordination, the City is the lead to design and construct the City collector road and improvements to the County Highway. Coordination with Carver County is underway with the proposed access improvements providing for an interim condition to support the immediate development while also considering the design of ultimate corridor improvements. The City will be the responsible party delivering improvements for the County Highway and the collector road.

Consistent with layout requirements that have been in place for some time, it is proposed the development plat all right-of-way to a sixty (60) foot width. The street section includes a thirty-two (32) foot wide street that allows parking on both sides, an eight-foot (8) wide planting boulevard on each side and a five-foot (5) concrete sidewalk on each side of the street. With the elevation change that exists over the site, it will be important that the grading plan evaluates opportunities to maintain trees, limit private walls, and keep the area inside the right of way unrestricted.

A stormwater management plan that accommodates the City and watershed stormwater management requirements will be needed. Steep slope protection and tree preservation will be important. Ponding areas for the development stormwater will need to be evaluated in detail along with routing and discharge to limit impacts to the bluff and ravine. The site and grading plan will need to accommodate dedicated outlot areas to allow for City stormwater maintenance activities.

The engineer comments related to the preliminary plan are listed below:

1. Grading/Wetlands

    a. All State, County, and local permit approvals will be necessary, along with financial sureties, all of which are subject to agreements with agencies prior to grading work occurring.

    b. A wetland mitigation plan must be approved and executed with all agencies for wetland areas being impacted within the development prior to grading work occurring.

2. Utilities
    a. The development requires extension of trunk sanitary sewer and water main utilities. The extensions must be designed to align with the City's comprehensive plan. Gravity sanitary sewer and water main connections require all permitting agency approvals prior to final plat approval.

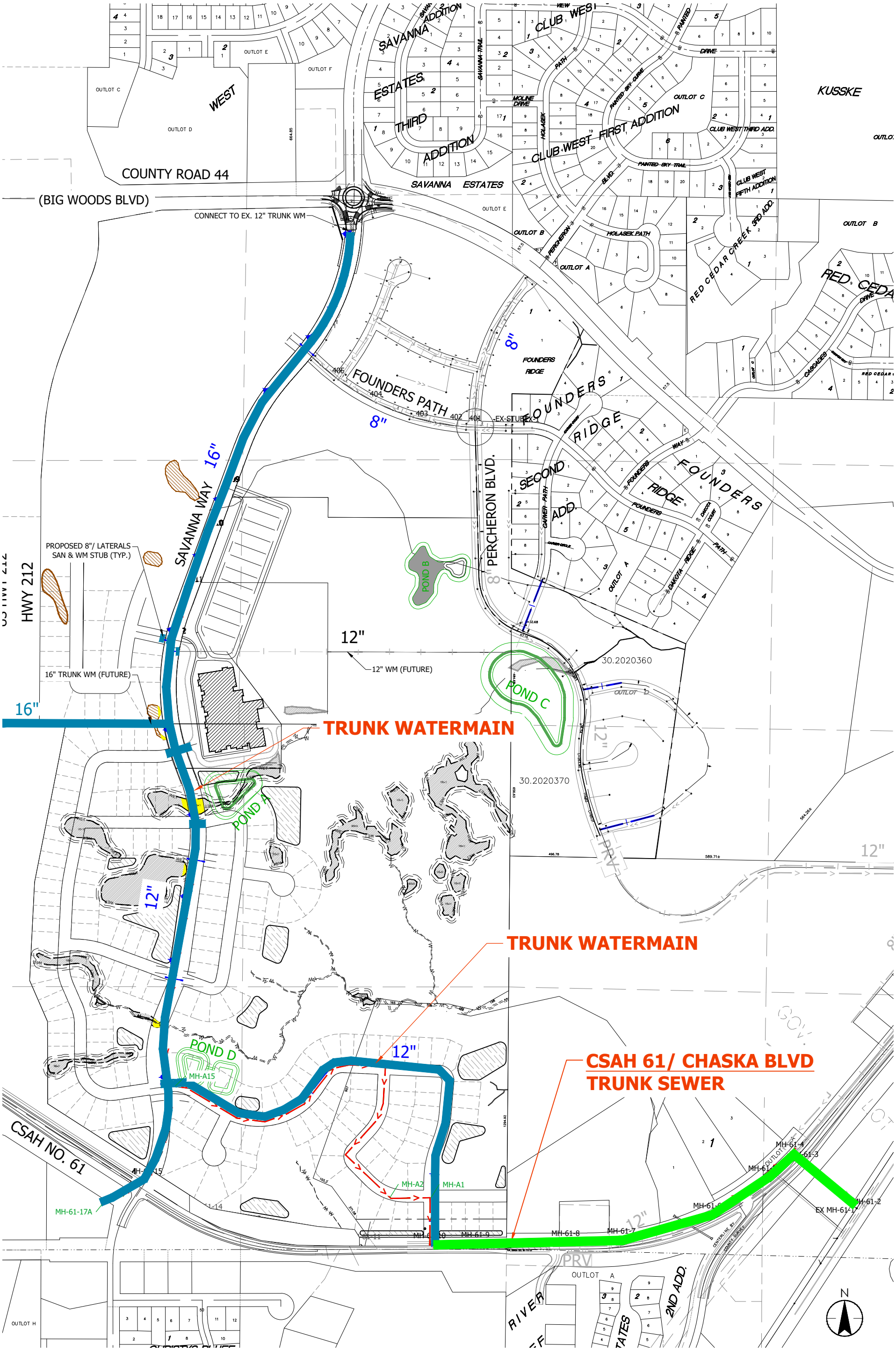
    b. The extension of trunk sewer will require easements from property owners. Final approvals of the development will require easements needed to support the extension of City utilities are secured and on file.

3. Traffic
    a. The development layout is consistent with the City's SW transportation plan. The plan provides for a new collector road connecting CSAH 44 (Big Woods Boulevard) and County State Aid Highway 61 (Chaska Boulevard). The development layout proposes new access onto the County Highway which requires Carver County consent and approval prior to the final plat.
    b. Access improvements onto CSAH 61 require County approval and are in the process of being reviewed. While an interim access may be warranted to support the development, the right of way dedication for the development requires the ultimate design for corridor improvements are met.

        i. Consistent with previous developments, collector roads and highway improvements are designed and constructed by the City. The City is working directly with Carver County on the new development access design.

        ii. Prior to the final plat being approved, road and utility right of way dedication is required for public improvements. Further, the final plat will require County approval of improvements to County Highway 61 (Chaska Boulevard) and City approval for the collector road plans.

4. Process
    a. A City development agreement is required for the new development. Agreements between the County, City, and Developer, along with financial securities, are needed prior to plat approval.



CITY TRUNK UTILITY EXHIBIT - HIGH POINT VISTA DEVELOPMENT

0 225 450

CITY OF CHASKA

SAVANNA WAY SOUTH

FIGURE 2

DATE: 4/3/2024 PROJ. NO. 193804009

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

Plot Date: 04/03/2024 - 3:03pm
Drawing name: \\US0291-PPFS01\workgroup\1938\active\193804009\CAD\Dwg\Figures\Cost\193804009-400-SanWM-COST-opt2.dwg
Xrefs: 193804009-XSPL, 193804009-XSXT, 193804009-XSST, 193804009-Wetlands, 193804009-XSWT, 002767C-SITE, 193804009-XSNO, 193804009-XSSS

MAY 31, 2024

Nate Kabat
Community Development Director
City of Chaska
One City Hall Plaza
Chaska, MN 55318
952-448-9200

RE: REZONING & PRELIMINARY PLAT NARRATIVE
HIGHPOINT VISTAS DEVELOPMENT

Nate,

On behalf of the developer Forestar, and the property owners, ISG has prepared a Rezoning and Preliminary Plat application for a new residential subdivision, Highpoint Vistas. The two existing properties included in this Rezoning and Preliminary Plat submittals are the following:

Parcel #: 300070700
Owner: Frenz Family II, LLC
Size: 105.37 acres total, 23.94 acres exception
81.43 acres applicable
Zoning: O- Open Development
Property Type: Abstract
Property Address:
4250 Chaska Blvd
Chaska, MN 55318

Parcel #: 300071000
Owner: Laura Worm Revocable Trust
Size: 22.05 acres

Zoning: O- Open Development
Property Type: Abstract
Property Address:
4130 Chaska Blvd
Chaska, MN 55318

Both properties are currently zoned O – Open Development and are proposed to be zoned to PRD – Planned Residential Development. The proposed rezoning to a PRD – Planned Residential Development is in alignment with the City's Comprehensive Plan and Future Land Use Map designation of low density residential for the subject property. The intended development will consist of single-family homes and support connectivity to the existing and proposed road and trail network in the area.

The preliminary plat development is a total of 103.48 acres following the removal of a 23.94-acre exception parcel, with 162 proposed lots. The proposed development standards generally follow the R2 district standards, in which the proposed lots will have a minimum lot area of 7,200 SF and minimum lot width of 60-ft. The front setback is 20-ft, the side setbacks 5-ft and the rear yard setback 25-ft. The minimum proposed centerline setback from Chaska Boulevard is 150 feet, from Savanna Way is 100 feet and from Highway 212 is 345 feet. A 50-foot building setback (40-foot deck setback) is proposed from the right-of-way of Highway 212. There will be 12 outlots and 11 ponds throughout the development to accommodate stormwater and respect the existing land topography.

Highpoint Vistas is proposed to be a 3-phase development with the 1st addition starting in 2024, consisting of 38 acres and 56 lots. The 2nd addition consists of 34 acres and 63 lots with the 3rd and final consisting of 13 ac and 43 lots. Lot sales and model construction of the 1st addition are anticipated in winter 24/25 with models opening for sales in spring of 2025. The community is expected to be built by one builder for all homes which is yet to be formally selected by Forestar.

The existing properties include the "Big Woods Area" containing steep slopes, wetlands and forested area. Within this area, an exception parcel is proposed to remain under ownership of the Frenz Family. The owners have expressed being open to discussions with the City surrounding the purchase of this property. In addition, two outlots are proposed which the City has expressed interest in purchasing. As funding for the purchase of these outlots is uncertain, several options would be considered including fee credits or expansion of the residential development within the developable area. Allowing additional time for acquisition of funding, this area is not proposed during the initial phase of development.

The development has explored various layouts and worked with Staff and their consultant regarding the access along Savanna Way to reach acceptable spacing due to existing conditions. Based on the City Code, access spacing to a collector roadway shall be 600 feet, however where existing property divisions or topography makes this impractical or impossible, shorter spacing can be allowed. The southern intersection of Narrows Canyon Trail is proposed 539 feet north of Chaska Boulevard to avoid

impacting the existing steep slopes. Similarly, north of the steep slopes, Maricopa Path is proposed 556 feet north of Narrows Canyon Trail. A cul-de-sac has been implemented in lieu of a connection of the northern reach of Narrows Canyon Trail to accommodate access spacing north of Maricopa Path on Savanna Way. Conversations have been had with the neighboring property to ensure this does not negatively impact their current future intent.

Serviceability to the adjacent potential development areas has been considered in the design of the proposed development. The development proposes a sanitary extension via Chaska Blvd to the MCES interceptor stub to the east to service the proposed and adjacent development. Potential development on Outlot M, based on LiDAR, could be served if sewer extended from the intersection of Narrows Canyon Trail and Savanna Way south and could have 8-10 feet of cover within Spring Creek Drive. It is anticipated that the site would require grading adjustments to allow both vehicular and utility connections. In addition, a right-of-way dedication towards the Lano property to the East has been evaluated for future development and is no longer proposed per City Staff direction following coordination with the Lano family.

The existing site encompasses a large amount of slope through the property particularly within the wooded steep slopes and across the existing Worm property, on the southeast side of the proposed development. Due to the features of the existing site, the use of a retaining wall between lots 143-144 and 155-160 is necessitated to accommodate the development and protect the wooded steep slopes and their setbacks. A master HOA is proposed to be responsible for the ownership and maintenance of the retaining walls, which are proposed to be a natural aesthetic with easements to accommodate maintenance of these features.

The Highpoint Vistas development team has worked with the City over the past two years on the initial stages of the development process by completing a Pre-Application meeting, a Concept Site Plan Review, a Neighborhood Meeting, and a Woodland Steep Slope Delineation site walk with the City in addition to ongoing coordination. In addition, the County has been involved in the review process. A noise analysis has been completed and is included with this submittal, MnDOT has reviewed and concurred with the proposed conditions. A wetland delineation and classification has been performed for the development and an application for wetland impacts, including alternative designs, WCA process has been initiated and will continue to progress. It is understood that construction documents for the Savanna Way improvements will be City led; this preliminary plat shows improvements within the Savanna ROW but indicate general intent only. ISG will be performing the civil design work for the development project and will be responsible for the Final Plat, Watershed Permit, and all site work permits to the City after the Rezoning and Preliminary Plat applications are approved.

Thank you again for reviewing the attached materials. Please contact me at 952.426.0699 or via email at Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

Andrea Rand, AICP
Project Coordinator

Becky Guenther, PE
Project Engineer

FORESTAR
HIGHPOINT VISTAS

CHASKA, MN

ISG PROJECT # 22-27575

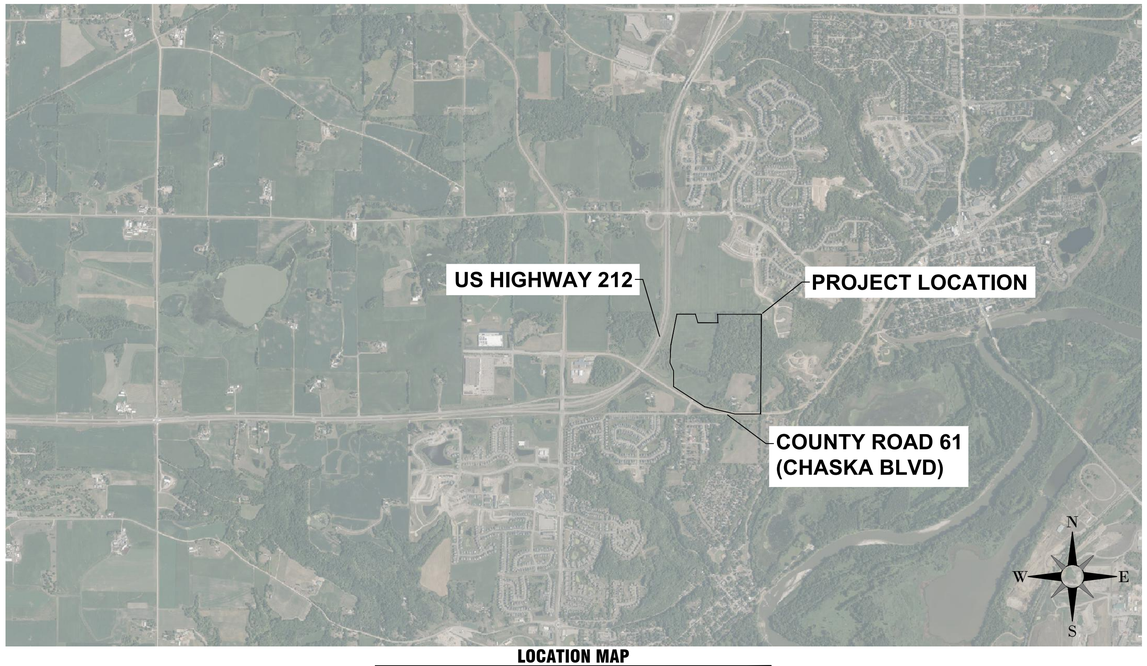
LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE



LOCATION MAP

SCALE IN FEET

0 2000 4000

SHEET INDEX

1	TITLE
2	SOILS AND CONSTRUCTION NOTES
3-15	SITE DETAILS
16-20	PRELIMINARY PLAT
21-25	SWPPP
26	EXISTING SITE AND REMOVAL PLAN
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46-57	PLAN & PROFILES
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69-81	LANDSCAPE PLANS
82	SIGNAGE PLAN

ABBREVIATIONS:

AC	ACRE	CL	CENTERLINE	FDC	FIRE DEPARTMENT CONNECTION	HH	HANDHOLE	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	STA	STATION
ADA	AMERICANS WITH DISABILITIES ACT	CMP	CORRUGATED METAL PIPE	FDN	FOUNDATION	HORIZ	HORIZONTAL	MAX	MAXIMUM	PSI	POUNDS PER SQUARE INCH	SY	SQUARE YARD
ADD	ADDENDUM	CO	CLEANOUT	FES	FLARED END SECTION	HR	HOUR	MB	MAIL BOX	PVC	POLYVINYL CHLORIDE	T/C	TOP OF CURB
AFF	ABOVE FINISHED FLOOR	CONC	CONCRETE	FFE	FINISHED FLOOR ELEVATION	HWL	HIGH WATER LEVEL	MECH	MECHANICAL	PVMT	PAVEMENT	TEL	TELEPHONE
AGG	AGGREGATE	CONST	CONSTRUCTION	FPM	FEET PER MINUTE	HWY	HIGHWAY	MH	MANHOLE	QTY	QUANTITY	TEMP	TEMPORARY
APPROX	APPROXIMATE	CONT	CONTINUOUS	FPS	FEET PER SECOND	HYD	HYDRANT	MIN	MINIMUM	R	RIM	THRU	THROUGH
ARCH	ARCHITECT, ARCHITECTURAL	CY	CUBIC YARD	FT	FOOT, FEET	I	INVERT	MISC	MISCELLANEOUS	RAD	RADIUS	TNFH	TOP NUT OF FIRE HYDRANT
BFE	BASEMENT FLOOR ELEVATION	C&G	CURB AND GUTTER	FTG	FOOTING	ID	INSIDE DIAMETER	NO	NUMBER	RCP	REINFORCED CONCRETE PIPE	TRANS	TRANSFORMER
BIT	BITUMINOUS	DEMO	DEMOLITION	GA	GAUGE	IN	INCH	NTS	NOT TO SCALE	RD	ROOF DRAIN	TV	TELEVISION
BM	BENCHMARK	DIA	DIAMETER	GAL	GALLON	INV	INVERT	NWL	NORMAL WATER LEVEL	REBAR	REINFORCING BAR	T/W	TOP OF WALL
CAD	COMPUTER-AIDED DESIGN	DIM	DIMENSION	GALV	GALVANIZED	IP	IRON PIPE	OC	ON CENTER	REM	REMOVE	TYP	TYPICAL
CB	CATCH BASIN	DS	DOWNSPOUT	GC	GENERAL CONTRACTOR	IPS	IRON PIPE SIZE	OCEW	ON CENTER EACH WAY	ROW	RIGHT OF WAY	UT	UTILITY, UNDERGROUND TELEPHONE
CFS	CUBIC FEET PER SECOND	EA	EACH	GFE	GARAGE FLOOR ELEVATION	J-BOX	JUNCTION BOX	OH	OVERHEAD	R/W	RIGHT OF WAY		
CF	CUBIC FOOT	ELEC	ELECTRICAL	GL	GUTTER LINE	JT	JOINT	OHD	OVERHEAD DOOR	SAN	SANITARY	VCP	VITRIFIED CLAY PIPE
CI	CAST IRON	ELEV	ELEVATION	GPM	GALLONS PER MINUTE	LF	LINEAR FEET	OZ	OUNCE	SCH	SCHEDULE	W/O	WITHOUT
CIP	CAST IRON PIPE	EOF	EMERGENCY OVERFLOW	GV	GATE VALVE	LIN	LINEAR	PED	PEDESTAL, PEDESTRIAN	SF	SQUARE FOOT	W/	WITH
CIPC	CAST IN PLACE CONCRETE	EQ	EQUAL	HDPE	HIGH DENSITY POLYETHYLENE	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	SPEC	SPECIFICATION	YD	YARD
CJ	CONTROL JOINT	EX	EXISTING	HD	HEAVY DUTY	LS	LUMP SUM	PL	PROPERTY LINE	SQ	SQUARE	YR	YEAR

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

OWNER:

STEPHEN W. GARDINER
20860 KENBRIDGE CT (SUITE 100)
LAKEVILLE/MN/55044
PH: 612.581.8940

PROJECT ADDRESS / LOCATION:

SEC 7/TOWNSHIP 115N/RANGE 23W

CARVER COUNTY
CHASKA, MN

MANAGING OFFICE:

BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

PROJECT MANAGER: BECKY GUENTHER
EMAIL: BECKY.GUENTHER@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHASKA REQUIREMENTS AND MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE MnDOT SUPPLEMENTAL SPECIFICATIONS, SEPTEMBER 2022, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2018, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE CARVER COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=948.96

MnDOT GSID Station #108660
LOCATED 0.75 MILES NE FROM JUNCTION OF HIGHWAY 212 AND JONATHAN CARVER PARKWAY IN CHASKA

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FALL OF 2022 AND FALL OF 2023 BY ISG.

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

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

PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-GENERAL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

1 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:58 AM

SOIL AND CONSTRUCTION NOTES

1. TOP OF THE GRADING GRADE: THE TOP OF GRADING GRADE FOR THIS PROJECT IS DEFINED AS THE BOTTOM OF THE AGGREGATE BASE.

2. SUITABLE GRADING MATERIAL: ON THIS PROJECT SUITABLE GRADING MATERIAL SHALL INCLUDE ALL MINERAL SOILS IN ACCORDANCE WITH THE TRIAXIAL CHART IN THE MnDOT GRADING AND BASE MANUAL, EXCEPT SILT. UNSUITABLE MATERIALS SHALL INCLUDE DEBRIS, MARL, PEAT, WOOD, OR ANY OTHER ORGANIC SOILS. SELECT GRADING MATERIAL SHOULD BE RESERVED FOR EMBANKMENT PLACEMENT WITHIN THE ROADWAY CORE.

3. STRIP ALL INPLACE TOPSOIL AND SLOPE DRESSING IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. INPLACE TOPSOIL AND SLOPE DRESSING, ENCOUNTERED IN THE AREAS OF PROPOSED CONSTRUCTION.

4. PROVIDE A SAWCUT WHERE PLACING NEW PAVEMENT NEXT TO INPLACE PAVEMENT TO ENSURE A UNIFORM JOINT. THE CONTRACTOR SHALL SAWCUT THE EXISTING BITUMINOUS PAVEMENT AT ALL LOCATIONS WHERE THE NEW PAVEMENT MATCHES IN PLACE PAVEMENT, PROVIDING A CLEAN STRAIGHT EDGE. PRIOR TO PAVING THE WEAR COURSE, THE CONTRACTOR SHALL MILL THE EDGE OF ADJACENT PAVEMENTS TO PROVIDE FULL DEPTH OF THE WEAR COURSE TO THE EDGE. SAW CUTTING AND MILLING OF THE EDGES OF THE EXISTING PAVEMENTS AT THE CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO PAVING. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CLEAN THE UNDERLYING PAVEMENT SURFACE PRIOR TO PAVING THE WEAR COURSE. A WATER TRUCK AND PICK-UP STREET SWEEPER WILL BE REQUIRED FOR THIS WORK TO MINIMIZE DUST AND DIRT IMPACTS ON ADJACENT RESIDENCES.

5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION AND EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE RECYCLED TO THE EXTENT ALLOWED IN BASE AND SURFACING ITEMS OR DISPOSED OF OFF THE PROJECT LIMITS IN ACCORDANCE WITH MnDOT SPECIFICATION SPEC. 2104.3C3.

6. OBTAIN COMPACTION ON THE GRADING PORTION OF PERMANENT CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IF IT ISNT SPECIFICALLY OUTLINED THEN FOLLOW THE "QUALITY COMPACTION METHOD" REQUIREMENTS.

7. OBTAIN COMPACTION ON THE MnDOT CLASS 5 PORTION OF THE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF CHASKA.

8. TEST ROLLING SHALL BE REQUIRED ON ALL ROADWAYS WITH A LOADED TRI-AXLE DUMP TRUCK AT THE BOTTOM OF THE SUBGRADE AND THE TOP OF THE AGGREGATE BASE.

9. IN ANY PROPOSED CONSTRUCTION THE CONTRACTOR SHALL STRIVE TO SUBSTANTIALLY MATCH THE SOILS INPLACE IN THE TOP 4' OF THE ROADWAYS. GRANULAR BACKFILL SHALL NOT BE PERMITTED ADJACENT TO INPLACE NON-GRANULAR SOILS IN ORDER TO PREVENT AN ABRUPT SOILS DIFFERENTIAL.

10. THE BOTTOM OF ALL SUBCUTS SHALL BE SHAPED AND COMPACTED BY THE "QUALITY COMPACTION METHOD".

11. IN ANY CASE WHERE GRANULAR EMBANKMENTS OR BACKFILL JOIN NON-GRANULAR SOIL EMBANKMENTS OR BACKFILL, PROVIDE A 1(V):20(H) TRANSITION TAPER BETWEEN THE CHANGES IN MATERIAL TO PREVENT AN ABRUPT SOILS DIFFERENTIAL. THE 1(V):20(H) TAPER SHALL BE CONSTRUCTED SO THAT THE GRANULAR BACKFILL MATERIAL OVERLAYS THE ADJACENT NON-GRANULAR SOILS BACKFILL.

12. WHERE CONNECTING NEW SURFACING ADJACENT TO ANY INPLACE PAVEMENTS TO BE WIDENED, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICH EVER IS DEEPER, THEN AT A 2(V):1(H) SLOPE TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.

13. WHERE SUBCUTS RUN INTO DRIVEWAYS OR LOCAL ROADS, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1(V):4(H) TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.

14. THE CONTRACTOR IS HEREBY REMINDED OF THEIR RESPONSIBILITY UNDER STATE LAW TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THIS AREA. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE-CALL.

15. SLOPE DRESSING ON THIS PROJECT IS DEFINED AS THE TOPSOIL OR OTHER SOIL PLACED DURING CONSTRUCTION TO PROVIDE A MEDIUM FOR ESTABLISHING TURF.

16. ANY DEBRIS WHICH MAY BE ENCOUNTERED DURING GRADING SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT RIGHT OF WAY IN A SUITABLE DISPOSAL AREA.

17. EXTREME CARE SHALL BE TAKEN SO THAT ALL EXISTING TREES LOCATED WITHIN & ADJACENT TO THE CONSTRUCTION AREAS ARE NOT REMOVED OR DAMAGED, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE OWNER WITH ANY POTENTIAL CONFLICTS.

18. UNLESS OTHERWISE RECOMMENDED, PROVIDE FOR ALL SUBCUTS AND BACKFILL ACCORDINGLY THROUGHOUT THE ENTIRE PROJECT AS DEFINED ON THE GRADING PLANS.

19. PROVIDE 1(V):20(H) TAPERS WHEN CHANGING SUBCUT DEPTHS.

20. PIPE SEWERS CONNECTING MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MNDOT SPEC. 2503 AND CITY OF CHASKAS REQUIREMENTS. BEDDING AND BACKFILL SHALL CONSIST OF UNIFORM SUITABLE GRADING MATERIAL MATCHING ADJACENT SOILS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

21. NO EXTRA PAYMENT WILL BE MADE FOR TEMPORARY STOCKPILING OF EXCAVATION, EMBANKMENT AND/OR BORROW MATERIAL.

22. CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN SUCH A MANNER THAT ACCESS IS MAINTAINED TO ALL RESIDENCES. WHERE CONSTRUCTION OPERATIONS REQUIRE CLOSURE OF ACCESS TO SITE OR SURROUNDING PROPERTIES, CONTRACTOR SHALL COORDINATE WITH SAID PROPERTY OWNER AT LEAST 24 HOURS BEFORE THE ANTICIPATED ACCESS INTERRUPTION AND ALL ACCESS SHALL BE AT LEAST TEMPORARILY RESTORED EACH NIGHT BEFORE THE END OF THE WORK DAY. NO PROPERTY OWNER SHALL BE LEFT WITHOUT ADEQUATE ACCESS OVERNIGHT OR OVER THE WEEKEND. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AS WELL.

23. AS SHOWN ON THE PLANS, VARIOUS UTILITIES ARE LOCATED WITHIN THE PROJECT LIMITS. THERE ARE ADDITIONAL UTILITIES THAT MAY EXIST AND ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE THEIR ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND/OR ADJACENT PROPERTY OWNERS AND WILL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UTILITIES IN THEIR EXISTING LOCATION (POWER POLES, PEDESTALS, ETC.). THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITIES AND/OR ADJACENT PROPERTY OWNERS TO ARRANGE SUPPORTING/RELOCATE AND/OR REPAIRS TO ALL FACILITIES AS NEEDED FOR ALL UTILITY AND STREET IMPROVEMENTS. THE OWNER SHALL NOT INCUR ADDITIONAL COSTS IF THE LOCATIONS OF UTILITIES ARE NOT SHOWN ON THE PLANS FOR FOR DELAYS IN CONSTRUCTION CAUSED FROM CONFLICTS WITH PRIVATE UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH CARVER COUNTY, THE CITY OF CHASKAS, AND ALL UTILITY COMPANIES FOR ANY NECESSARY REMOVAL AND RELOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL PERFORM GRADING OPERATIONS AROUND ALL OVERHEAD ELECTRIC POWER POLES AND GUY WIRES. COORDINATE WITH LOCAL ELECTRIC COMPANY.

24. STORAGE AREAS ARE ONLY FOR NEW MATERIALS TO BE INCORPORATED INTO THE WORK OR MATERIALS SALVAGED FROM THE PROJECT THAT ARE TO BE REINSTALLED AS PART OF THE PROJECT. CONTRACTOR WILL NOT BE ALLOWED TO STORE PROJECT REMOVAL ITEMS (SUCH AS CONCRETE PAVEMENTS, SIDEWALKS, OLD MANHOLE STRUCTURES, ETC.) FOR LATER DISPOSAL. THOSE TYPES OF MATERIALS SHALL BE REMOVED FROM THE PROJECT AREA ON THE DAY THAT IT IS REMOVED FROM ITS EXISTING LOCATION,. THE CONTRACTOR SHALL ERECT A TEMPORARY BARRIER SYSTEM TO PREVENT THE GENERAL PUBLIC FROM ACCESSING THE STORAGE AREA. THE BARRIER SYSTEM SHALL BE APPROVED BY THE ENGINEER AND ERECTED PRIOR TO STORING MATERIALS. THE STORAGE AREAS SHALL BE RESTORED TO EXISTING OR BETTER QUALITY PRIOR TO PROJECT ACCEPTANCE. ALL COSTS INCURRED BY THE CONTRACTOR TO PROVIDE, MAINTAIN AND REMOVE THE TEMPORARY BARRIER SYSTEM AND RESTORE THE STORAGE AREA ARE INCIDENTAL TO THE PROJECT.

25. CONCRETE WASHOUT SHALL BE IN ACCORDANCE WITH MnDOT SPECIFICATION 1717 AND AS MAY BE MODIFIED IN THE SPECIAL PROVISIONS. ALL MATERIALS AND WORK NECESSARY TO CONSTRUCT AND MAINTAIN THE CONCRETE WASHOUT AREA SHALL BE INCIDENTAL TO CONCRETE PAY ITEMS.

26. ANY DISTURBED PROPERTY PINS SHALL BE REPLACED AND RESET AT NO COST TO THE OWNER.

27. ALL CURB RAMPS & SIDEWALKS SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.

28. UTILITY TRENCHES SHALL BE COMPACTED BY THE METHODS LISTED IN THE GEOTECHNICAL REPORT. IF MEANS ARE NOT SPECIFIED THEN FOLLOW THE THE "QUALITY COMPACTION METHOD" PER MnDOT SPECIFICATIONS.

29. THE REMOVAL OF BITUMINOUS/CONCRETE PAVEMENT SHALL INCLUDE ALL NECESSARY SAWCUTS AS INCIDENTAL.

30. ALL FIELD TILES CROSSING THE EXISTING AND/OR NEW RIGHT OF WAY SHALL BE PROTECTED AT ALL TIMES. TILE LINES MARKED ON THIS PLAN AND ANY LOCATED DURING CONSTRUCTION OPERATIONS SHALL BE VERIFIED TO BE IN WORKING ORDER AT THE COMPLETION OF MASS EARTHWORK AND AGGREGATE PLACEMENT OPERATIONS. INSPECTION, DOCUMENTATION AND REPAIR/REPLACEMENT OF TILE LINES, IF NECESSARY DUE TO THE NEGLIGENCE OF THE CONTRACTOR, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

31. THE CONTRACTOR SHALL INSTALL TEMPORARY MAIL BOXES AND SUPPORTS AT LOCATIONS DESIGNATED BY THE POST MASTER DURING CONSTRUCTION OPERATIONS, INCIDENTAL.

32. IT IS SUSPECTED THAT UNKNOWN TILES ARE LOCATED WITHIN THE EXCAVATION AREA. SHOULD A TILE BE BROKEN DURING EXCAVATION ACTIVITES AND DETERMINED TO BE A LIVE TILE, THE CONTRACTOR SHALL FURNISH AND UTILIZE THE SAME OR SIMILAR MATERIAL AS THE BROKEN PIPE TO RECONNECT THE BROKEN TILE. WHERE THE NEW PIPING AND EXISTING PIPE ARE OF DIFFERENT SIZES AND/OR MATERIALS, THE CONTRACTOR SHALL FURNISH AND INSTALL ECCENTRIC FITTINGS OR "FERNCOS" TO PROVIDE A CONSTANT FLOW LINE ELEVATION AND WATERTIGHT CONNECTION.

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-GENERAL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SOILS AND CONSTRUCTION NOTES

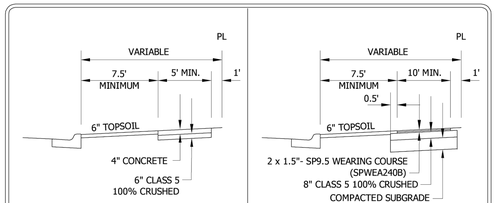
SHEET

2

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:58 AM



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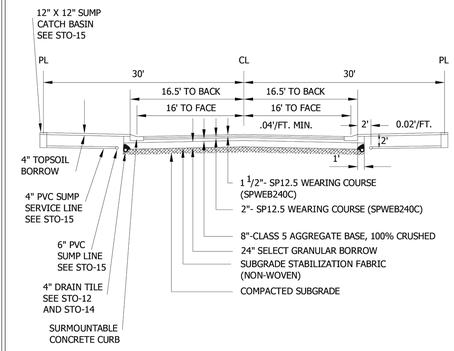
TYPICAL PLACEMENT AND SECTION FOR WALKS AND TRAILS

CHASKA, MINNESOTA

LAST REVISION: APRIL 2016

PLATE NO. STR-9



STANDARD STREET SECTION (7 TON)

NOTES:
1. ALL ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM BENEATH THE ROADWAY.
2. A TEST ROLL OF THE PREPARED SUBGRADE SHALL BE PERFORMED BY THE OWNER IN THE PRESENCE OF A CITY INSPECTOR. THE CITY HAS THE AUTHORITY TO REQUIRE ADDITIONAL SUBGRADE CORRECTION OR ELIMINATE THE STABILIZATION FABRIC.
3. THE CITY RESERVES THE RIGHT TO MODIFY STREET SECTION AS REQUIRED.
4. NO CONCRETE WORK OR BITUMINOUS PAVING SHALL OCCURE AFTER OCTOBER 31ST UNLESS AUTHORIZED BY THE CITY OF CHASKA.
5. STREET WIDTH TO BE DETERMINED BY PROJECTED TRAFFIC VOLUMES.
6. RECYCLE MATERIAL ACCEPTED AS CLASS 5 AGGREGATE BASE SUBSTITUTE IF MEETING GUIDELINES.

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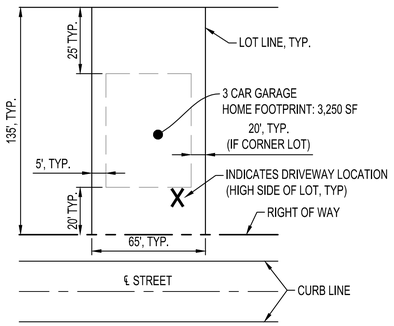
TYPICAL SECTIONS FOR RESIDENTIAL STREETS 7 TON SECTION

CHASKA, MINNESOTA

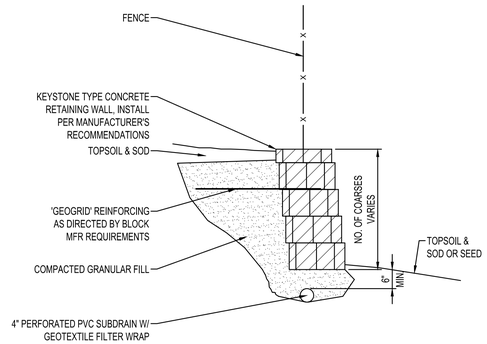
LAST REVISION: JUNE 2012

PLATE NO. STR-7



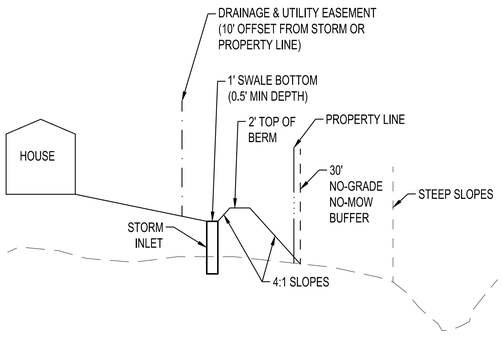
65' SINGLE FAMILY
TYPICAL LOT LAYOUT

NTS



KEYSTONE
RETAINING WALL SECTION

NTS LD501



REAR YARD BERM AND SWALE

NTS

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

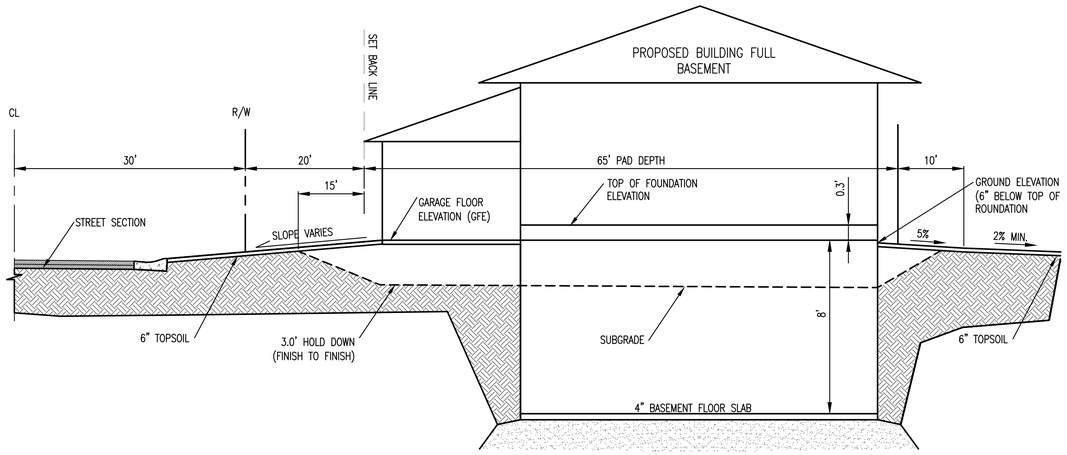
SHEET

3

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:59 AM



SINGLE FAMILY FULL BASEMENT (FB)
3.0' HOLD DOWN

N.T.S.

NOTE:

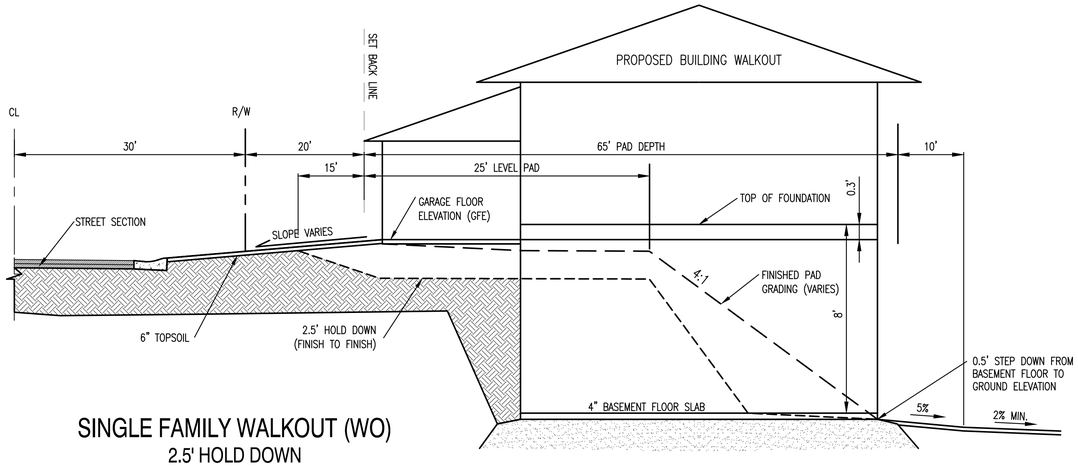
FB = FULL BASEMENT

LO = LOOK OUT BASEMENT

WO = WALKOUT BASEMENT

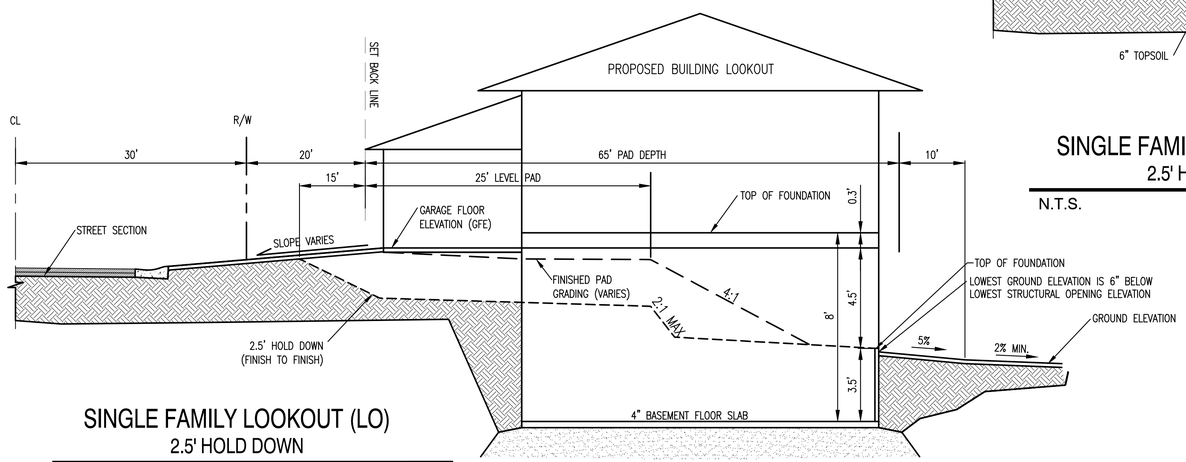
THE FIRST ELEVATION LISTED REFERS TO THE GARAGE FLOOR ELEVATION (GFE). THE SECOND ELEVATION LISTED REFERS TO THE LOWEST STRUCTURAL OPENING (LSO). IF NO SECOND ELEVATION IS LISTED THEN THE PRIMARY ELEVATION IS THE LOWEST STRUCTURAL OPENING.

SEE DETAILS OF EACH TYPE.



SINGLE FAMILY WALKOUT (WO)
2.5' HOLD DOWN

N.T.S.



SINGLE FAMILY LOOKOUT (LO)
2.5' HOLD DOWN

N.T.S.

NOTE:
THESE DETAILS ARE FOR 65-FT DEEP SINGLE FAMILY HOME PRODUCTS.

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

4

OF 82

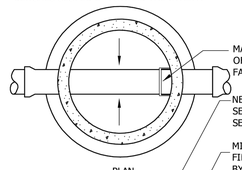
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 12:25 PM

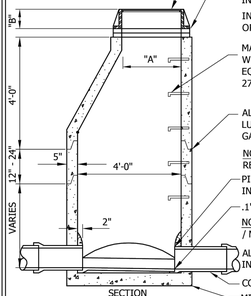
PRECAST INVERT WITH A MINIMUM 1% THROUGH SLOPE REQUIRED.

PRECAST INVERT MUST BE 1/2 DIAMETER OF THE PIPE AND BENCHES SLOPED 2" TOWARD THE INVERT.

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



PLAN



SECTION

- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
- NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER" WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECIFICATION FOR CASTING NUMBER.
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- MAXIMUM 20"ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL)
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK. AND GATOR WRAP.
- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- PIPE SHALL BE CUT 2" FROM INSIDE FACE OF WALL.
- .1' DROP ACROSS INVERTS MIN.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
- COMPACT TO TOP OF PIPE, TO FIRST JOINT.
- MINIMUM THICKNESS OF PRECAST BASE IS 6" FOR 14' DEEP OR LESS, AND INCREASES 1" IN THICKNESS FOR EVERY 4' OF DEPTH GREATER THAN 14'.

OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS) .

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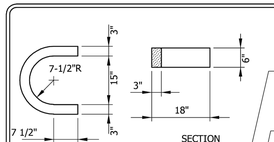
SANITARY SEWER MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

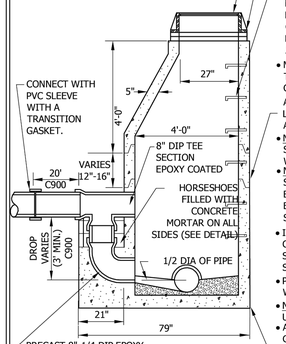
PLATE NO. SAN-1

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



PLAN SECTION

HORSESHOE DETAILS



SECTION

- NEENAH COVER **R-1642-5001**, LETTERED "SANITARY SEWER", WITH 2 CONCEALED PICK HOLES AND SELF SEALING LID. SEE SPECS. FOR CASTING NUMBERS.
- MINIMUM OF 2 MAXIMUM OF 4 ADJUSTMENT RINGS. FINAL RING MATERIAL AND ADHESIVE TO BE SPECIFIED BY OWNER ON A PROJECT BASIS.
- INSTALL I&I BARRIER BY STRIKE PRODUCTS OR APPROVED EQUAL.
- MAXIMUM 20" ADJUSTMENT ALLOWED INCLUDING RINGS AND CASTING.
- MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL 16" ON CENTER. (NO STEPS ALLOWED IN UPPER 27" BARREL.)
- MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET VERTICAL PORTION OF CONE IS FACING DOWNSTREAM.
- ALL JOINTS IN MANHOLE TO HAVE SELF LUBRICATING RUBBER GASKETS, RAMNECK, AND GATOR WRAP.
- NOTE: ALL INFILTRATION AREAS SHALL BE REPAIRED UNTIL MANHOLE IS WATER TIGHT.
- NOTE: OUTER SURFACE OF ALL PRE-CAST SECTIONS SHALL RECEIVE 2 COATS OF BITUMINOUS DAMP PROOFING (SEE ENGINEERING GUIDELINES OR PROJECT SPECIFICATIONS FOR MORE DETAILS).
- INTERIOR MANHOLE WALL SHALL BE COMPLETELY LINED WITH HDPE OR APPROVED SPRAY ON LINER SYSTEM, SEE SPEC FOR MORE DETAILS.
- PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL.
- NOTE: KOR-N-SEAL MANHOLE TO BE USED FOR PIPE / MANHOLE CONNECTION.
- ALL DOG HOUSES SHALL BE GROUTED ON INSIDE OF MANHOLE.
- PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

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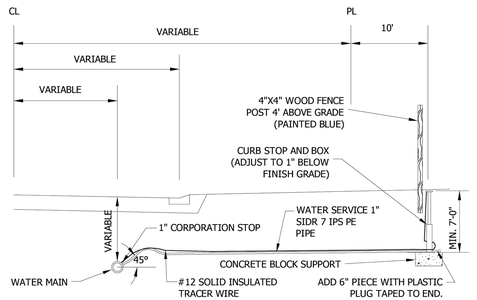
SANITARY SEWER DROP INLET MANHOLE

CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SAN-4



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

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

CORPORATION STOP
MUELLER B25009N
FORD FB1001-4Q
A.Y. MCDONALD 74701B-3Q

CURB STOP
MUELLER B25222N
FORD B66444MQ
A.Y. MCDONALD 76104-3Q

CURB BOX
MUELLER H-10300-N OR H-10302-N
FORD EM2-75-56R-NL OR EM2-75-57R-NL
A.Y. MCDONALD 75615 OR 75614

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

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

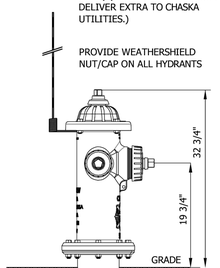
WATER SERVICE CONNECTION
HDPE PIPE
CHASKA, MINNESOTA

LAST REVISION: MARCH 2023

PLATE NO. SER-2A

HYDRANT MARKER WITH FLEX SPRING HYDRA/FINDER (CANDY CANE) (PROVIDE 2 PER HYDRANT DELIVER EXTRA TO CHASKA UTILITIES.)

PROVIDE WEATHERSHIELD NUT/CAP ON ALL HYDRANTS



ALL HYDRANT LEAD AND PIPE JOINTS SHALL BE RESTRAINED WITH TIE RODS AND EPOXY COATED MEGALUGS.

HYDRANT SHALL BE CLOW VALVE MEDALLION F-2545 WITH 304 SS UPPER AND LOWER STEM WITH BRONZE LOWER PLATE

HYDRANT SHALL BE FOR 8.0' BURY. WATERMAIN SHALL HAVE 7'-6" OF COVER.

PROVIDE ANTI-VACUUM CAP ON ONE 2 1/2" NOZZLE.

CORE BLUE BOLTS REQUIRED FOR ALL MECHANICAL FITTINGS. ANTI-CORROSIVE COATING REQUIRED ON ALL BOLTS AND TIE ROD ASSEMBLIES.

FOR VALVE BOX INSTALLATION SEE DETAIL PLATE NO. WAT-1.

RESTRAIN HYDRANT,VALVE,AND TEE WITH MEGALUG THRUST RESTRAINT (OR EQUAL)

PROVIDE POLYWRAP AROUND ALL WATERMAIN (GENERAL REQUIREMENTS) AND UP THE HYDRANT BARREL TO THE BREAK OFF FLANGE.

RESILIENT WEDGE VALVE CONFORMING TO AWWA C509-DI OF C515 STANDARDS WITH STAINLESS STEEL BOLTS AND BRONZE TOP NUT

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

CLOW MEDALLION HYDRANT AND VALVE INSTALLATION

CHASKA, MINNESOTA

LAST REVISION: AUGUST 2023

PLATE NO. WAT-11

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

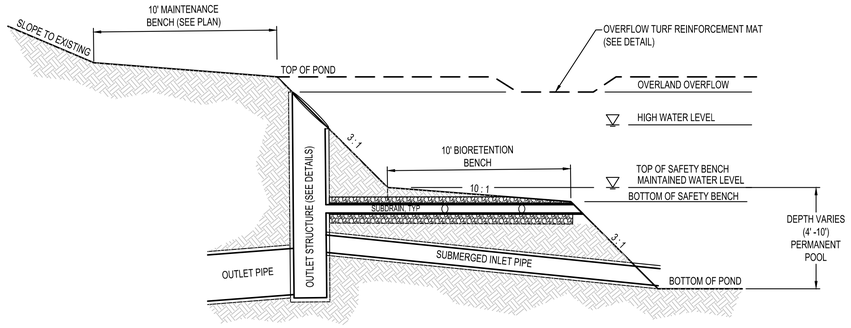
SHEET

5

OF 82

PLOT DATE: 5/31/2024 11:59 AM

WET BASIN SUMMARY					
BASIN	TOP	EOF	100-YR HWL	NWL	BOTTOM
1	931.00	930.00	929.80	924.00	919.50
2	936.75	935.75	935.21	934.00	928.00
3	936.75	935.75	935.25	934.00	929.75
5	927.00	926.00	924.86	919.00	913.00
10	901.00	900.00	899.07	894.00	888.00
11	893.00	892.00	890.09	886.00	881.50



TYPICAL WET BASIN WITH BIORETENTION BENCH

NTS SD800

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

FILTRATION BASIN SUMMARY					
BASIN	TOP	EOF	100-YR HWL	NWL	BOTTOM
1-A	928.00	927.00	926.31	924.00	922.50
6	928.00	927.00	926.18	921.50	920.00
12	846.00	845.00	844.44	840.50	839.00

BIORETENTION SOIL:

- 85-88 percent by volume sand
  - 95 percent clean washed construction sand
  - 5 percent iron fillings
- 8 to 12 percent fines by volume
- 3 to 5 percent organic matter by dry weight
- recommended P content between 12 and 30 mg/kg per Mehlich III (or equivalent) test

OR

BIORETENTION SOIL:

- 85-88 percent by volume sand
- 8 to 12 percent fines by volume
- 3 to 5 percent organic matter by dry weight
- recommended P content between 12 and 30 mg/kg per Mehlich III (or equivalent) test

BASIN SEEDING:
Refer to SWPPP Notes for basin seeding requirements.

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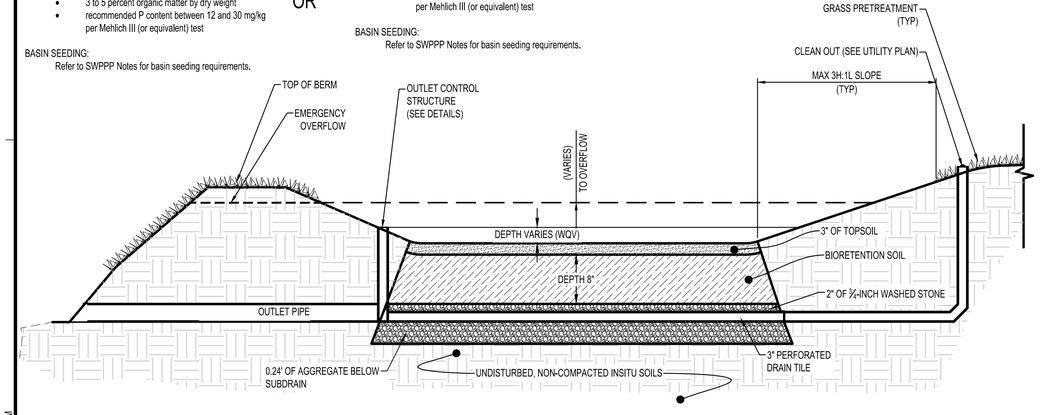
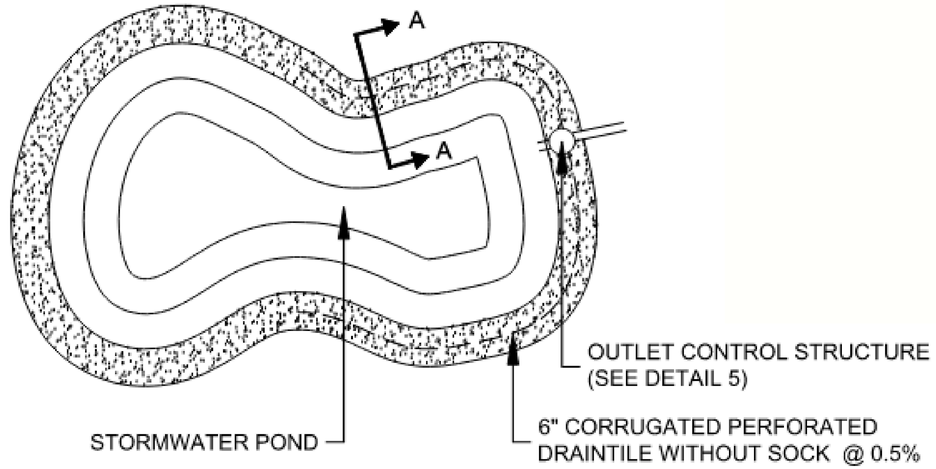
Refer to SWPPP Notes for basin seeding requirements.



FILTRATION BASIN

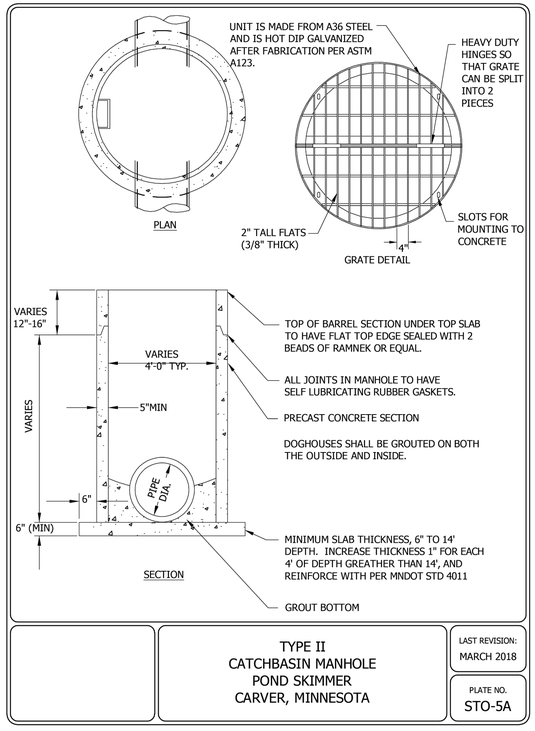
NTS SD800

PLAN VIEW



TYPICAL WET BASIN WITH BIORETENTION BENCH PLAN VIEW

NTS CARVER COUNTY DETAIL 8



TYPE II
CATCHBASIN MANHOLE
POND SKIMMER
CARVER, MINNESOTA

LAST REVISION: MARCH 2018

PLATE NO. STO-5A

PLOT DATE: 5/31/2024 11:59 AM

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CLIENT PROJECT NO.	-

TITLE

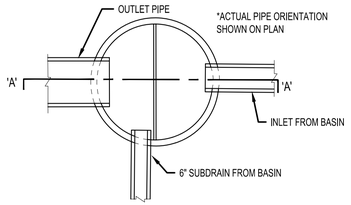
STORM WATER BASIN DETAILS

SHEET

6

OF 82

PRELIMINARY NOT FOR CONSTRUCTION



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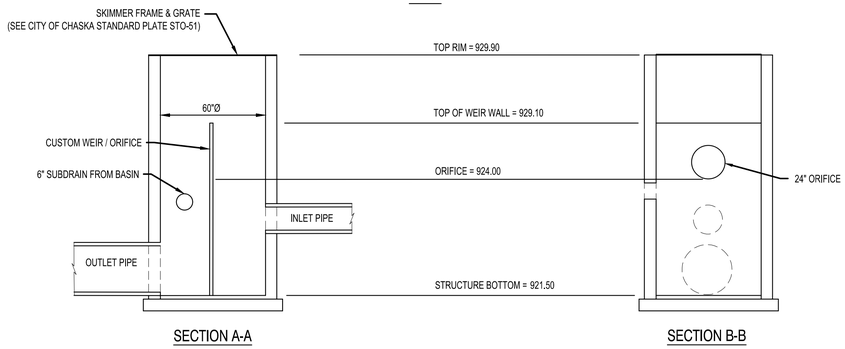
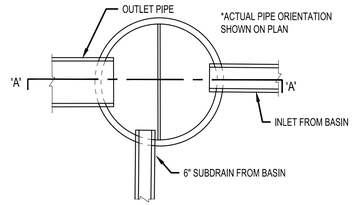


OUTLET CONTROL STRUCTURE - BASIN 1

NTS



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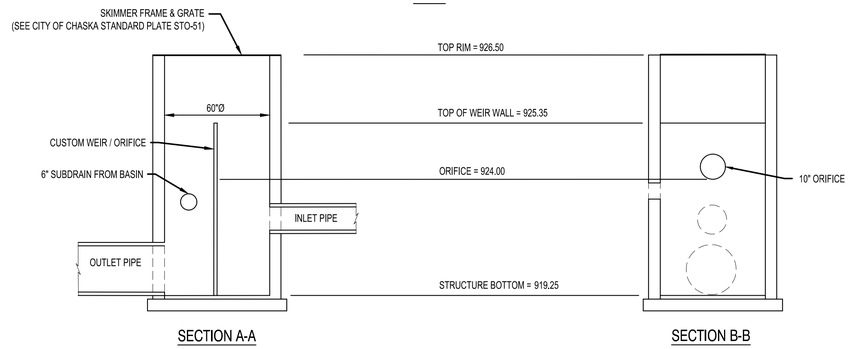
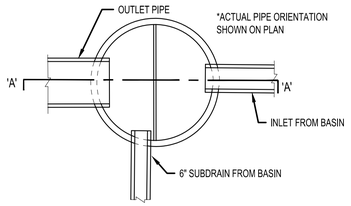
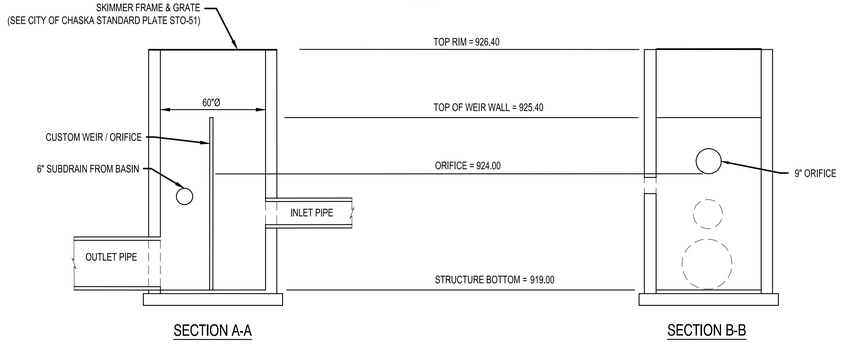


OUTLET CONTROL STRUCTURE - BASIN 1-A NORTH

NTS



PLAN



OUTLET CONTROL STRUCTURE - BASIN 1-A SOUTH

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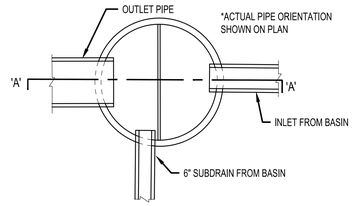

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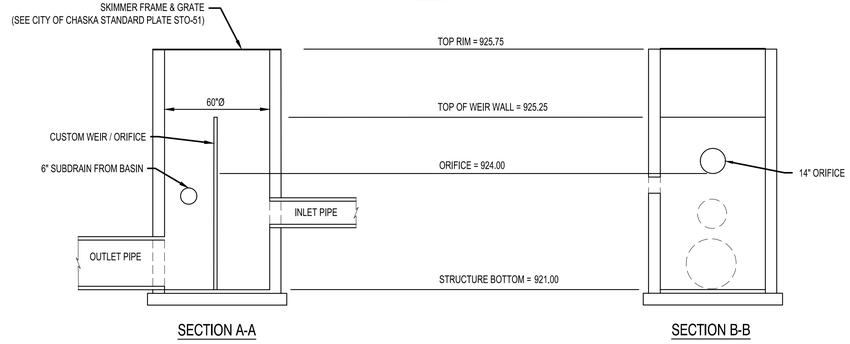

OUTLET CONTROL STRUCTURE - BASIN 2

NTS

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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PROJECT NO.	22-27575
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DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

STORM WATER BASIN DETAILS

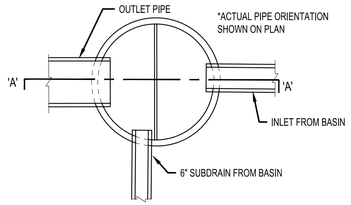
SHEET

7

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:59 AM



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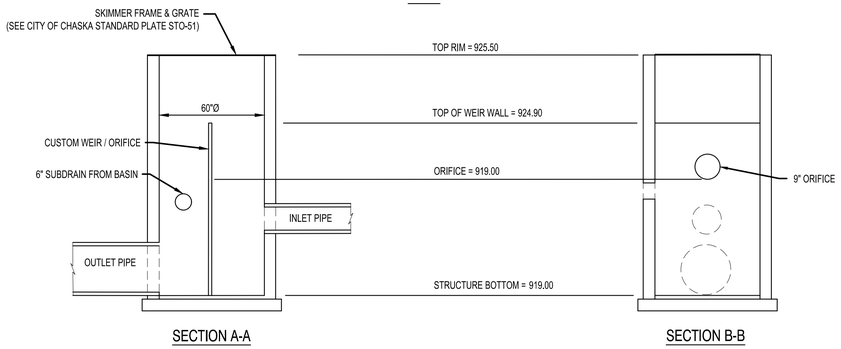
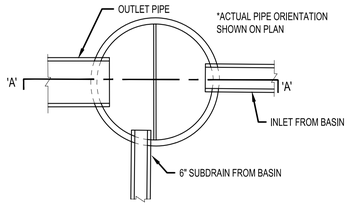


SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 5

NTS



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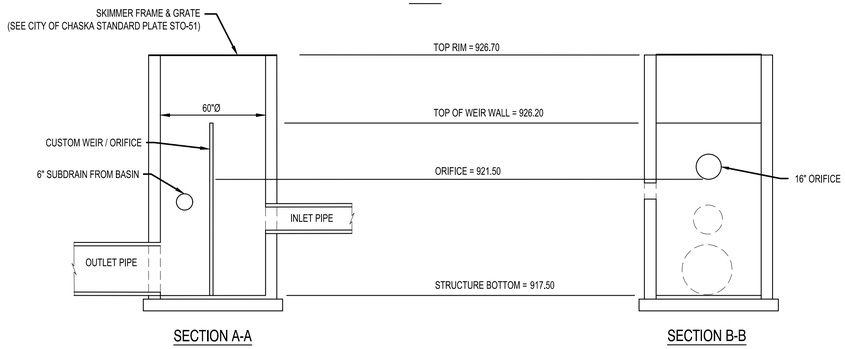
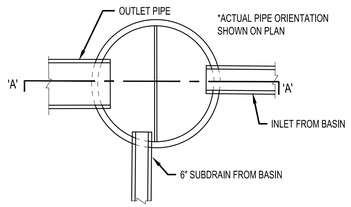


SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 6

NTS



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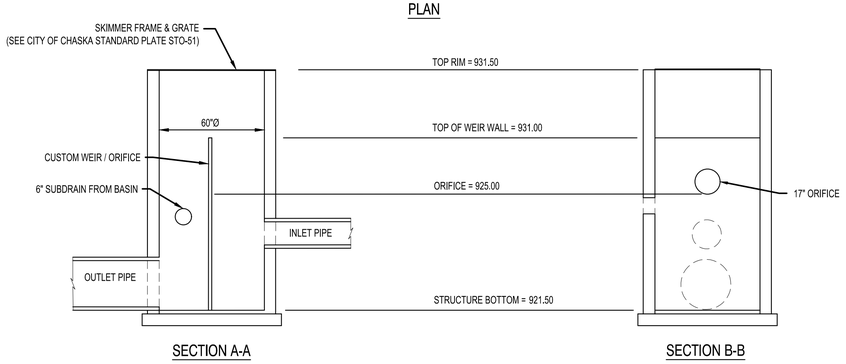

SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 7

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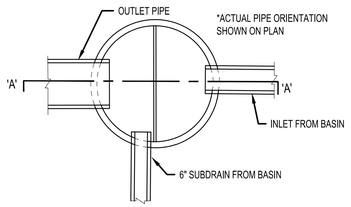

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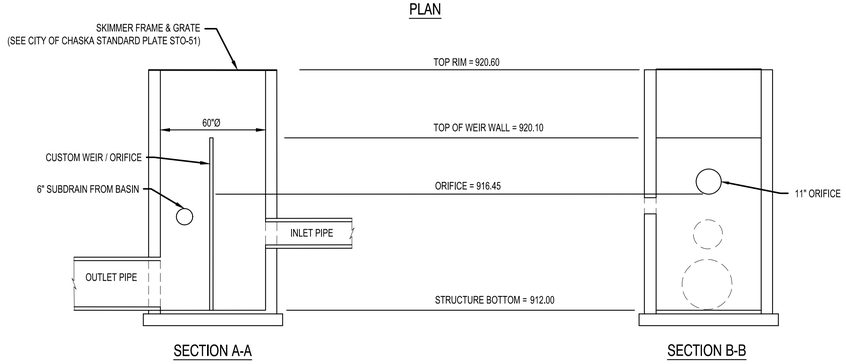

SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 9

NTS

PLOT DATE: 5/31/2024 11:59 AM

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PROJECT

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CHASKA MN

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CLIENT PROJECT NO.	-

TITLE

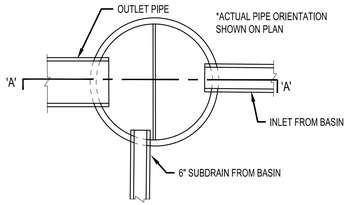
STORM WATER BASIN DETAILS

SHEET

8

OF 82

PRELIMINARY NOT FOR CONSTRUCTION



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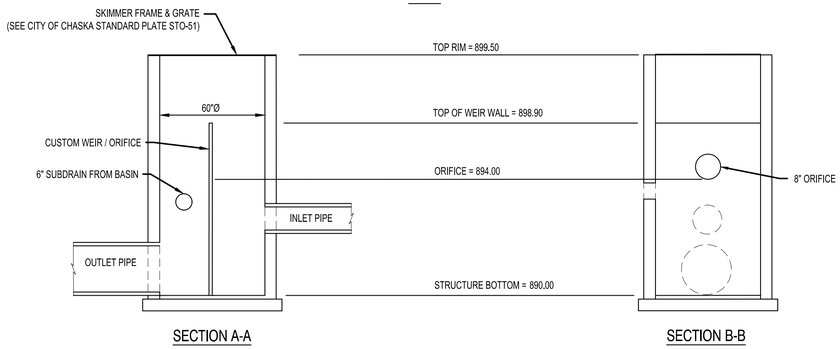
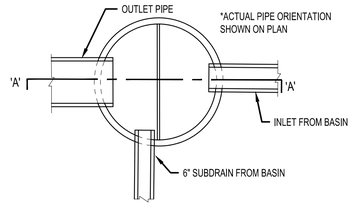


SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 10

NTS



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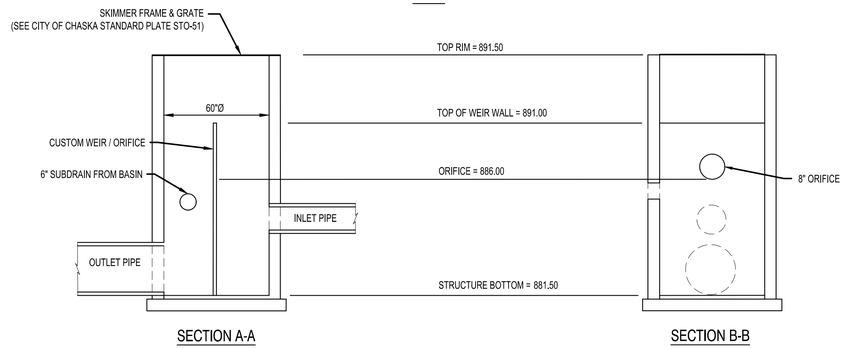
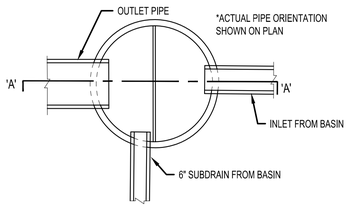


SECTION A-A SECTION B-B

OUTLET CONTROL STRUCTURE - BASIN 11

NTS



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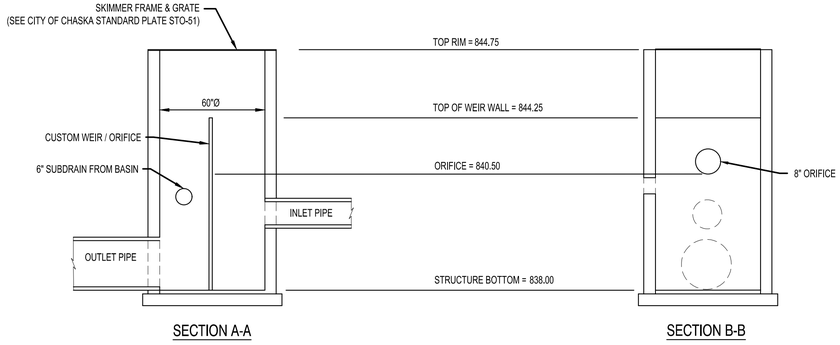
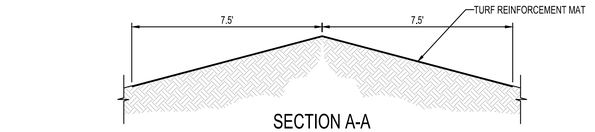


SECTION A-A SECTION B-B

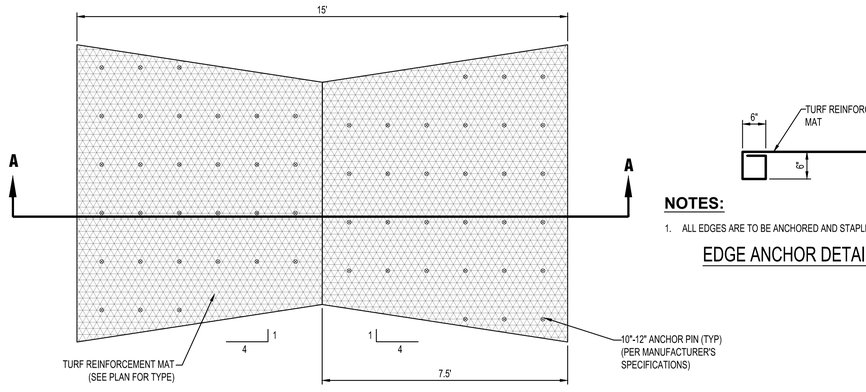
OUTLET CONTROL STRUCTURE - BASIN 12

NTS



SECTION A-A

STAPLE REQUIREMENTS	
SLOPES	# OF STAPLES PER SY
< 1:2	1.2
1:2 - 1:1	1.7
CHANNEL & DITCH APPLICATIONS	3.5



PLAN

NOTES:

1. ALL EDGES ARE TO BE ANCHORED AND STAPLED EVERY FOOT

EDGE ANCHOR DETAIL

OVERFLOW TURF REINFORCEMENT MAT

NTS SD730-U

PLOT DATE: 5/31/2024 11:59 AM

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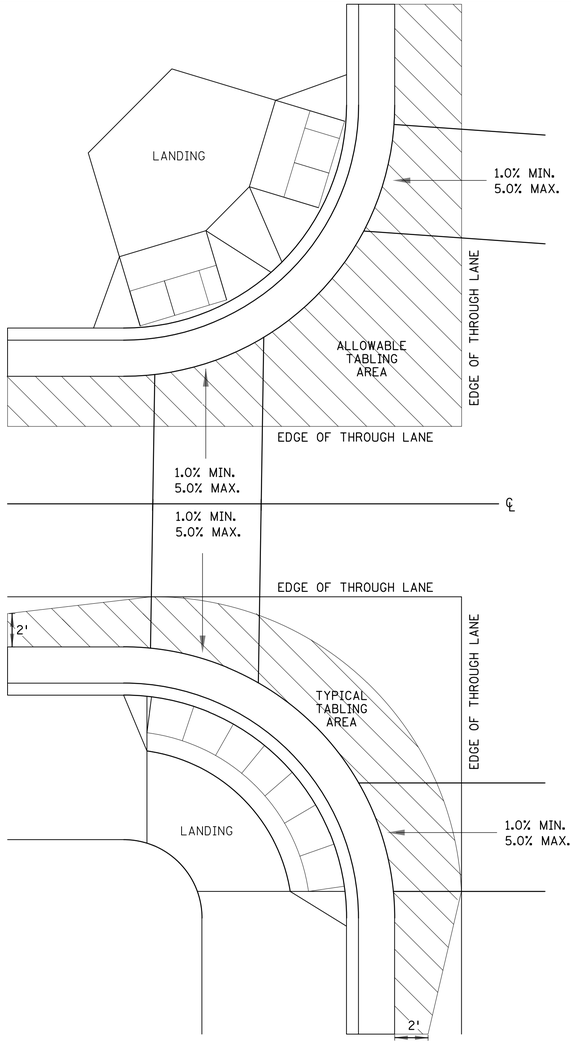
SHEET

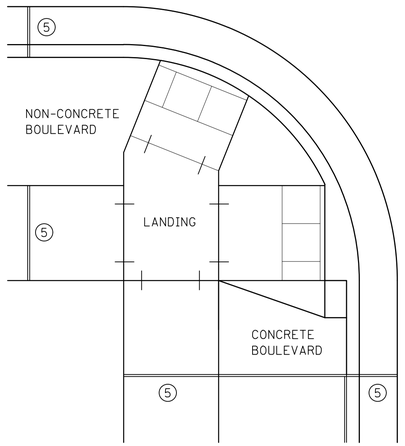
9

OF 82

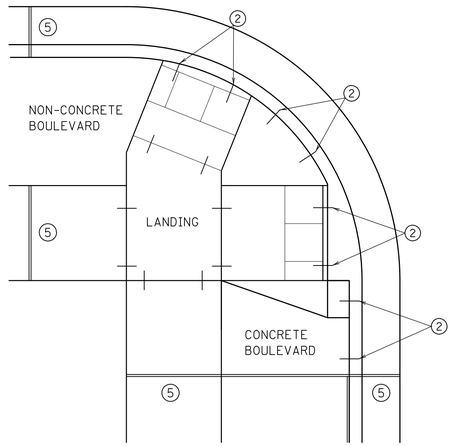
PRELIMINARY NOT FOR CONSTRUCTION



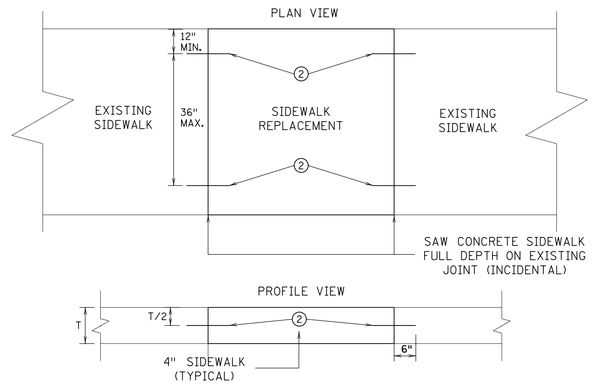
CURB LINE AND ROAD CROSSING ADJUSTMENTS



EXPANSION MATERIAL PLACEMENT FOR CONCRETE AND BITUMINOUS ROADWAYS

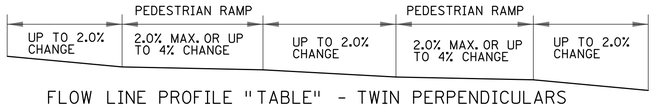


OPTIONAL CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS ④

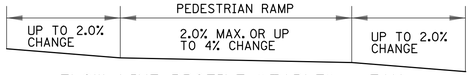


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



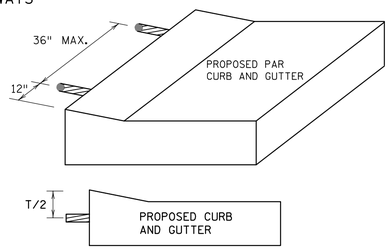
FLOW LINE PROFILE "TABLE" - FAN



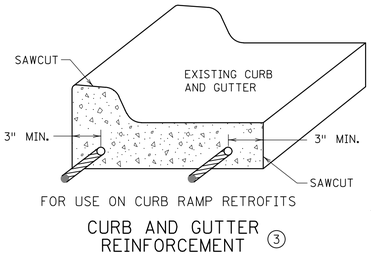
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



FLOW LINE PROFILE RAISE - FAN

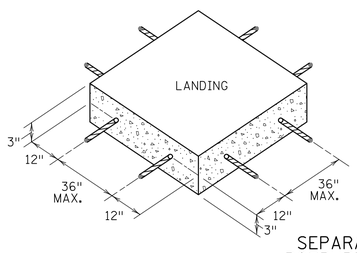


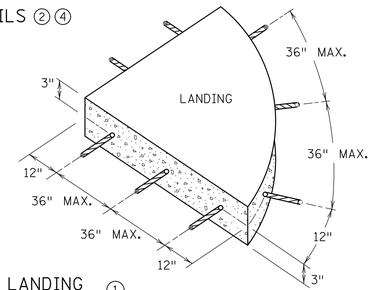
OPTIONAL CURB LINE REINFORCEMENT DETAILS ②④



FOR USE ON CURB RAMP RETROFITS

CURB AND GUTTER REINFORCEMENT ③





SEPARATE LANDING POUR REINFORCEMENT ①

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

1. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
2. DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
3. DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
4. THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
5. 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 6 OF 6

PLOT DATE: 5/31/2024 12:00 PM

ISG

FORESTAR

NOTE:
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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

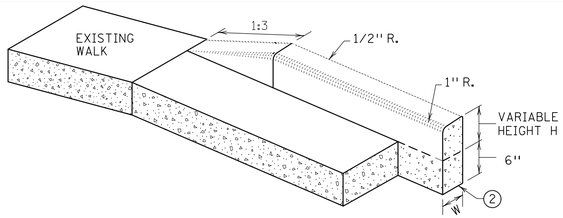
MNDOT PED RAMP DETAILS

SHEET

10

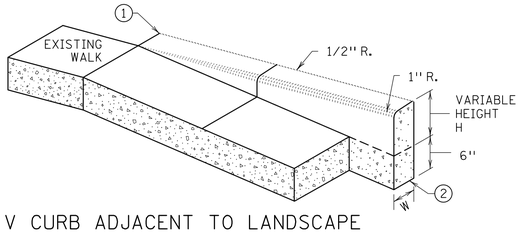
OF 82

PRELIMINARY NOT FOR CONSTRUCTION



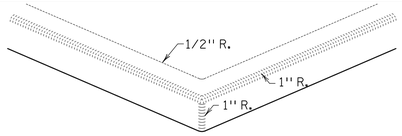
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS

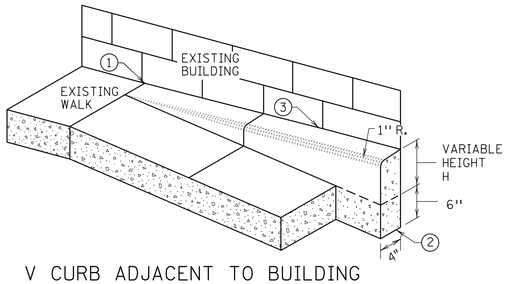


V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS

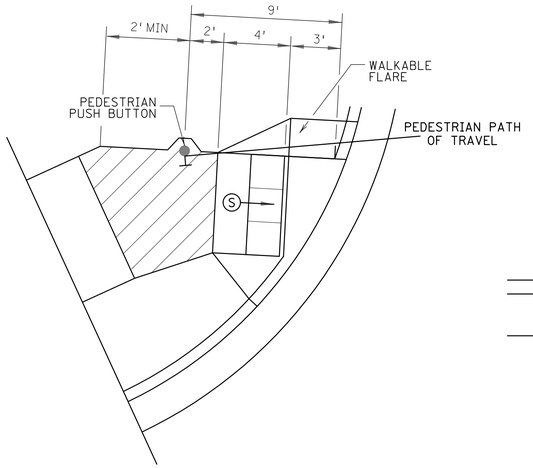


V CURB INTERSECTION



V CURB ADJACENT TO BUILDING OR BARRIER

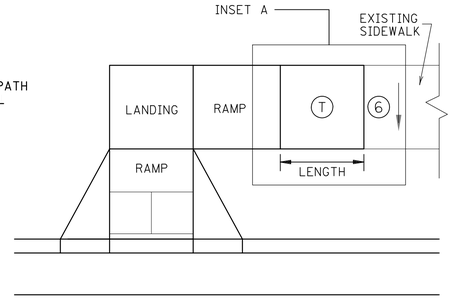
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

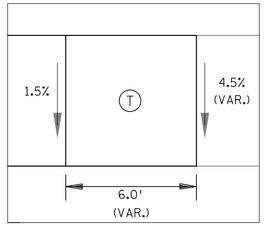


SEMI-DIRECTIONAL RAMP (3,4,9)

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

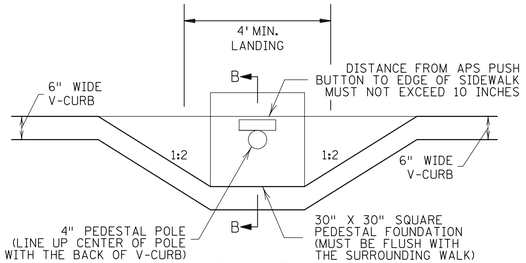
PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



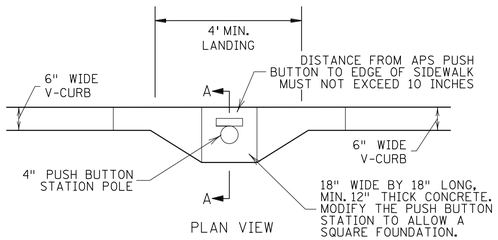


INSET A

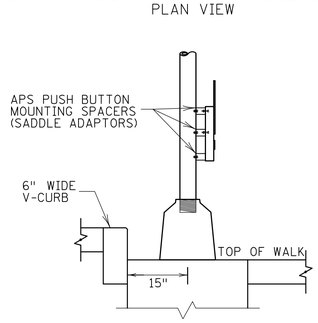
TRANSITION PANEL ④⑤



PLAN VIEW

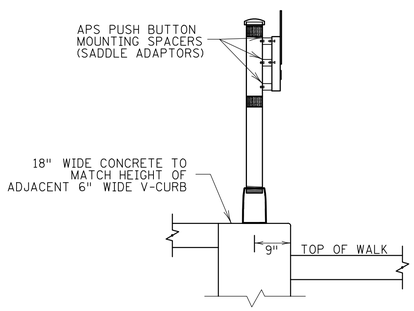


PLAN VIEW



SECTION B-B

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)



SECTION A-A

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.

④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

Ⓣ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

REVISED:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 6

PLOT DATE: 5/31/2024 12:00 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

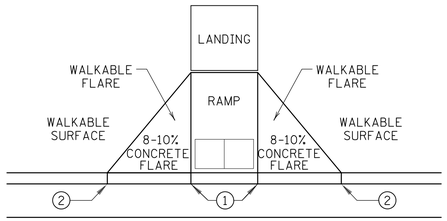
MNDOT PED RAMP DETAILS

SHEET

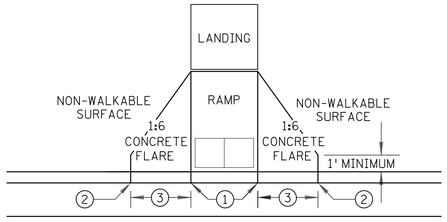
11

OF 82

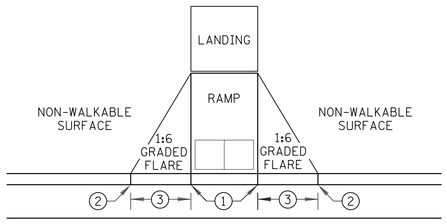
PRELIMINARY NOT FOR CONSTRUCTION



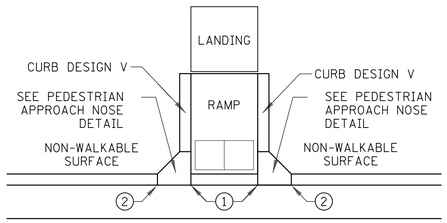
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

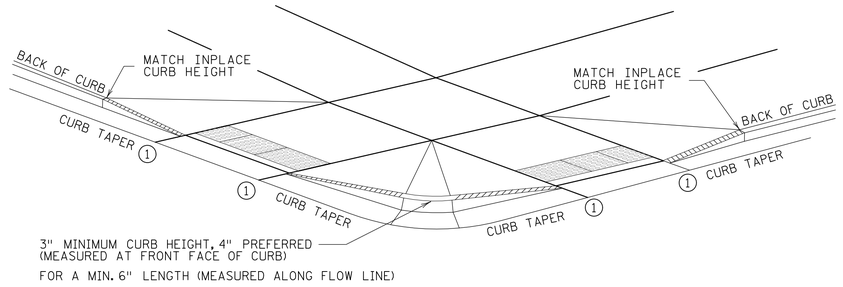


GRADED FLARES

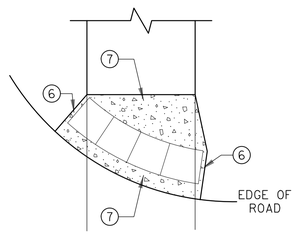


RETURNED CURB ⑤

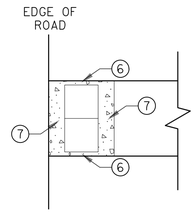
TYPICAL SIDE TREATMENT OPTIONS ④ ⑪



DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

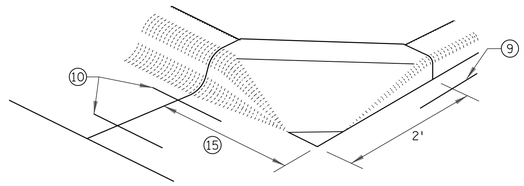


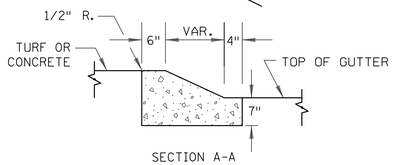
RADIAL DETECTABLE WARNING



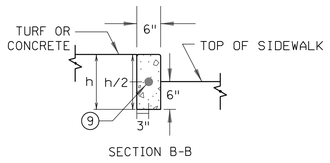
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

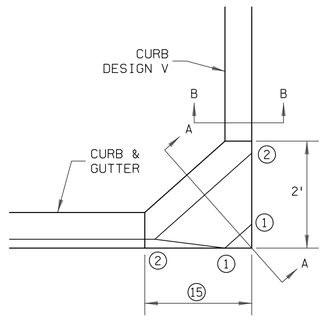




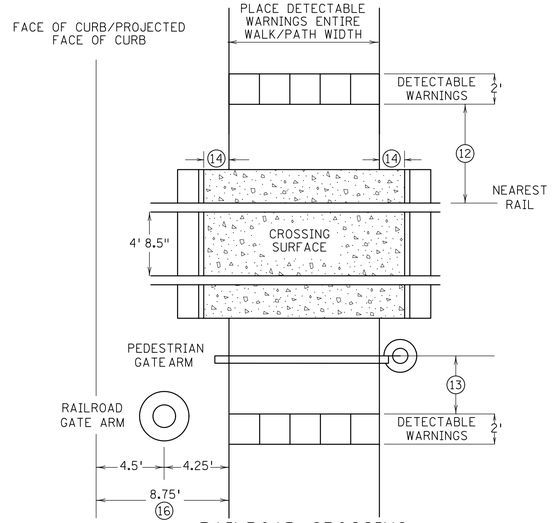
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.

④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.

⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.

⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STATE DESIGN ENGINEER

REVISED:

APPROVED:
1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 6

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

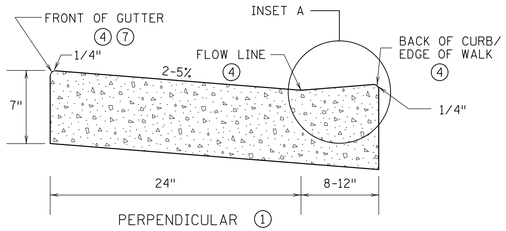
MNDOT PED RAMP DETAILS

SHEET

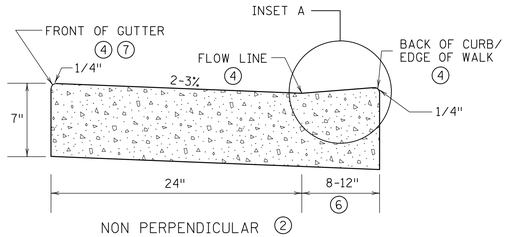
12 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 12:01 PM



PERPENDICULAR (1)



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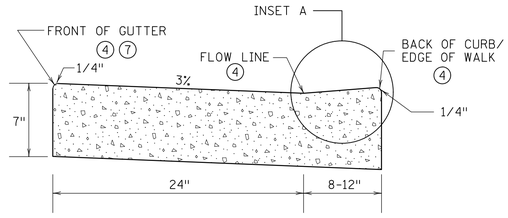
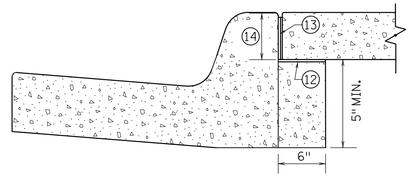


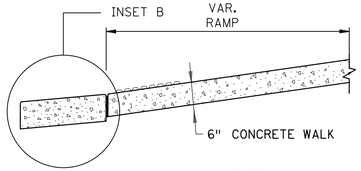
FOR CURB MACHINE PLACEMENT AROUND RADIUS (3)
(REGARDLESS OF RAMP TYPE)

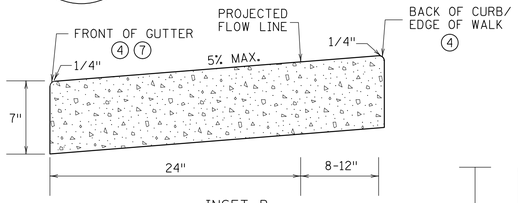
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



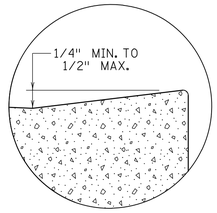
OPTIONAL SILL CURB WHEN SIDEWALK
IS AT BACK OF CURB

CONCRETE SILL TO BE USED ONLY WHEN
SPECIFIED IN THE PLAN.

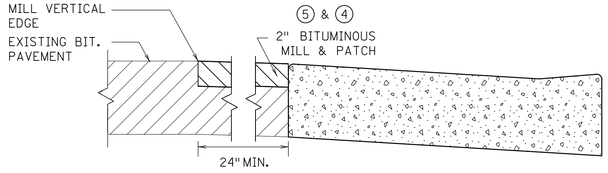


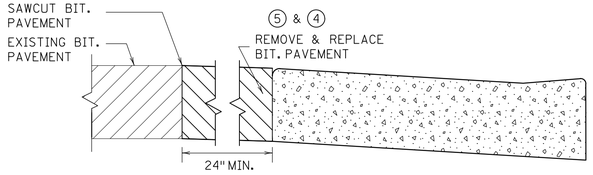


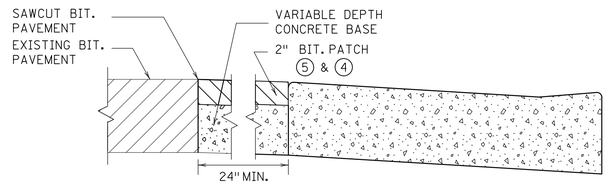
INSET B
OUTFLOW GUTTER (8)



INSET A







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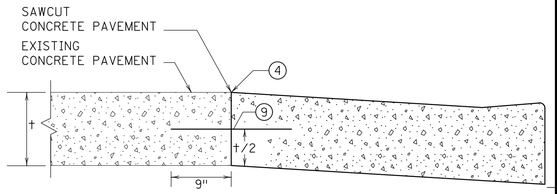
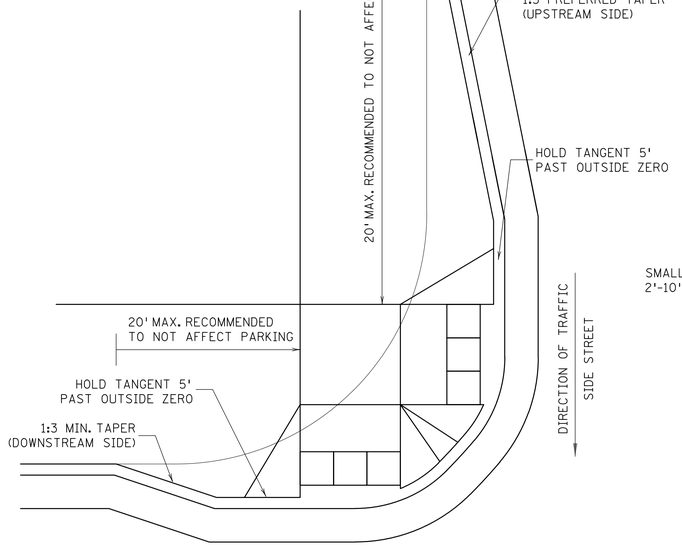


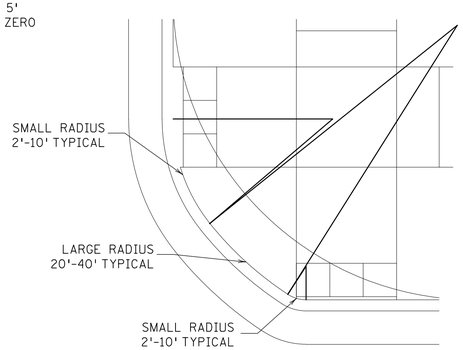
PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) (11)

DIRECTION OF TRAFFIC
MAIN STREET



COMBINED DIRECTIONAL (10)
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

(1) FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

(2) FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

(3) BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

(4) THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

(5) ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

(6) VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

(7) TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

(8) SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

(9) DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

(10) HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

(11) CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

(12) PLACE BOND BREAKER BETWEEN WALK AND TOP OF SILL.

(13) 1/2" PREFORMED JOINT FILLER PER MNDOT SPEC. 3702.

(14) DIMENSION TO BE SAME AS SIDEWALK THICKNESS, 4" MIN.

REVISION:

APPROVED: JANUARY 23, 2017
OPERATIONS ENGINEER

REVISED:

APPROVED:
1-23-2017
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 6

PLOT DATE: 5/31/2024 12:01 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

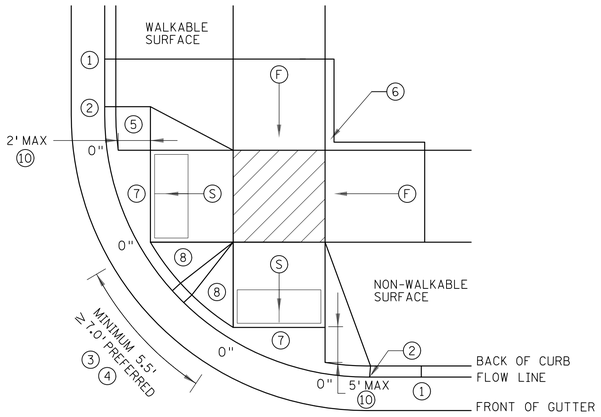
MNDOT PED RAMP DETAILS

SHEET

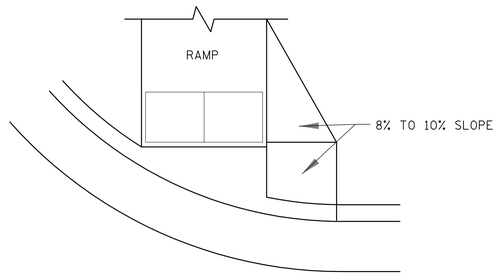
13

OF 82

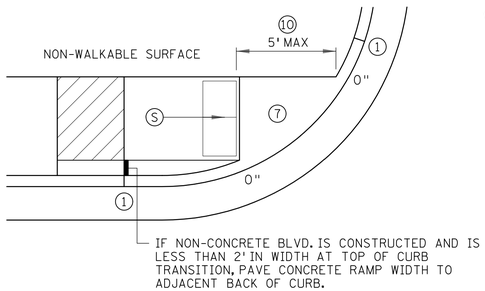
PRELIMINARY NOT FOR CONSTRUCTION



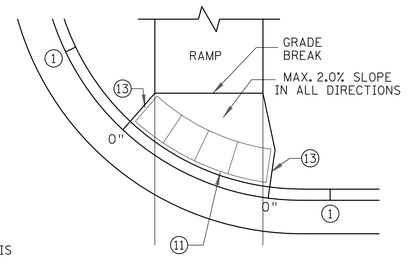
COMBINED DIRECTIONAL ⑨



DIRECTIONAL RAMP WALKABLE FLARE

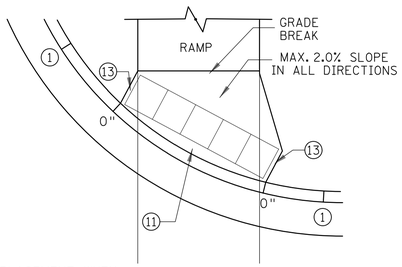


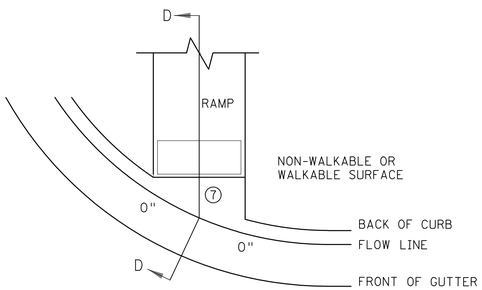
STANDARD ONE-WAY DIRECTIONAL ⑨



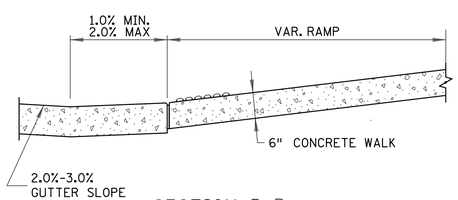
DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

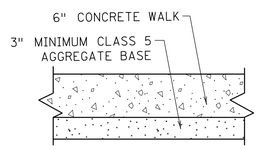




CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 6

PLOT DATE: 5/31/2024 12:01 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
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CLIENT PROJECT NO.	-

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MNDOT PED RAMP DETAILS

SHEET

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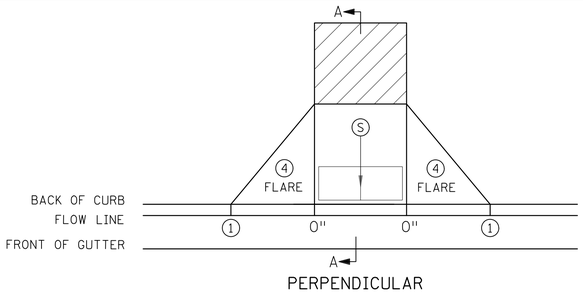
OF 82

PRELIMINARY NOT FOR CONSTRUCTION



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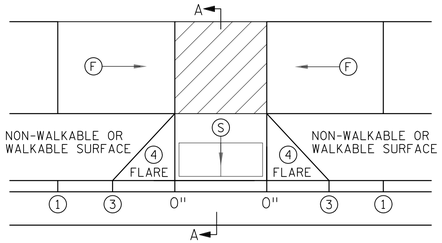
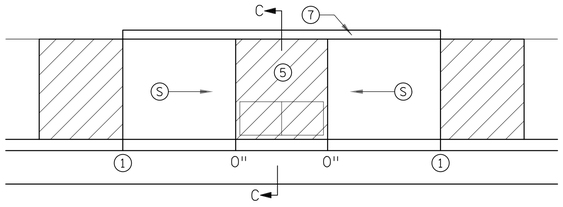
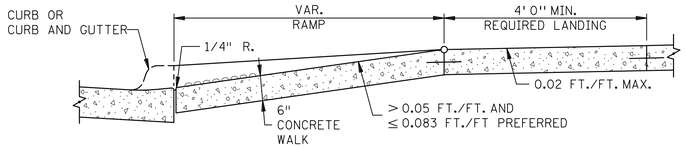


TIERED PERPENDICULAR

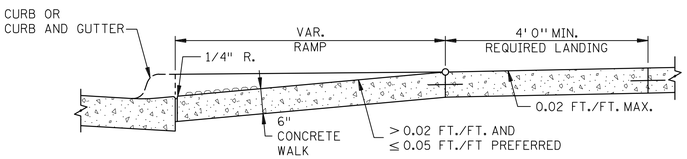


PARALLEL



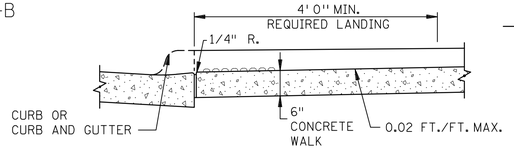
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



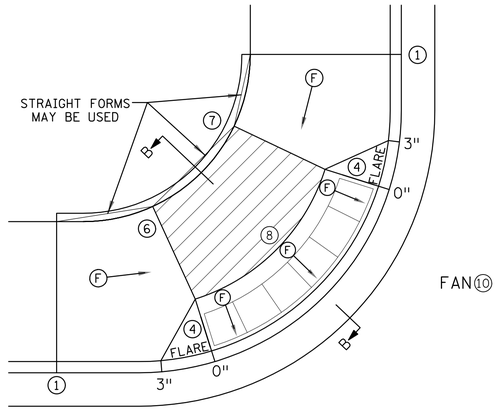
SECTION B-B

FAN

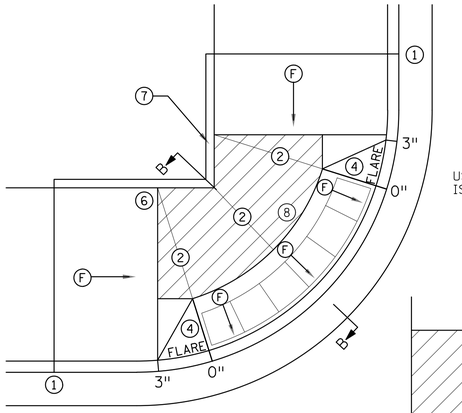


SECTION C-C

PARALLEL/DEPRESSED CORNER

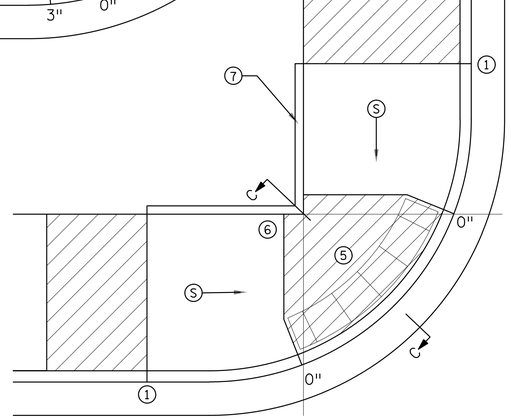


FAN (10)

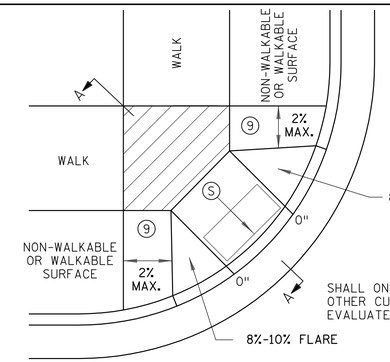


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY
IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: JANUARY 23, 2017

OPERATIONS ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION

STATE DESIGN ENGINEER

REVISED:

APPROVED: 1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 6

PLOT DATE: 5/31/2024 12:01 PM

ISG

FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C0-DETAILS - ADA
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

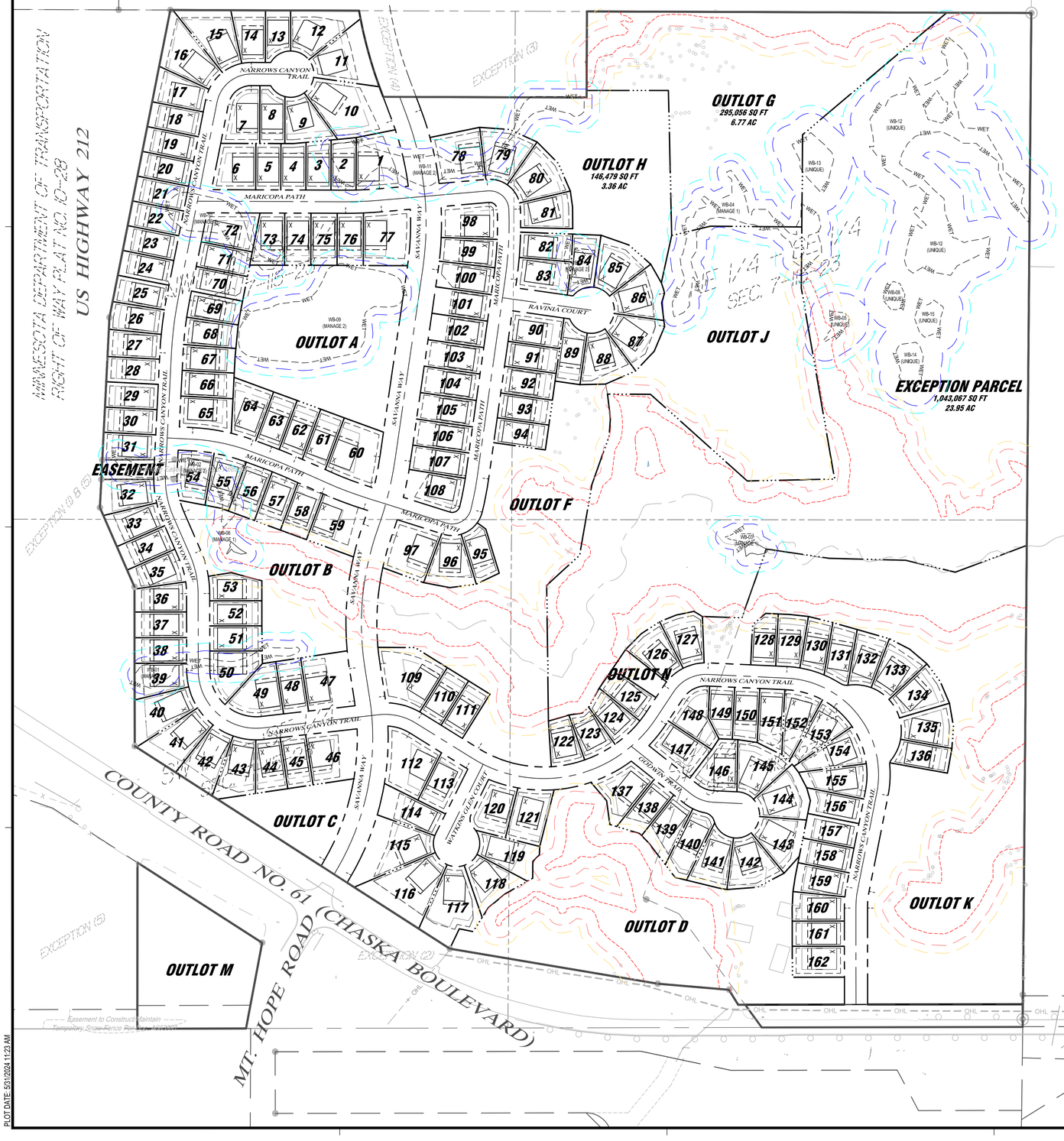
MNDOT PED RAMP DETAILS

SHEET

15

OF 82

PRELIMINARY NOT FOR CONSTRUCTION



AREA TABLE

LOT	AREA (SQ FT)	AREA (AC)	USE	DEV. AREA (AC)	NON-DEV. AREA (AC)	PROPOSED OWNERSHIP
EASEMENT	6,888	0.16	MNDOT DRAINAGE EASEMENT	0.00	0.16	MNDOT
EXCEPTION PARCEL	1,043,067	23.95	TO REMAIN UNDER CURRENT OWNERSHIP	0.00	23.95	FRENZ FAMILY
OUTLOT A	148,734	3.41	STORM / WETLAND	0.00	3.41	CITY
OUTLOT B	96,698	2.22	WOODED STEEP SLOPES	0.00	2.22	CITY
OUTLOT C	39,564	0.91	STORM	0.00	0.91	CITY
OUTLOT D	272,789	6.26	WOODED STEEP SLOPES	0.00	6.26	CITY
OUTLOT F	250,630	5.75	WOODED STEEP SLOPES	0.00	5.75	CITY
OUTLOT G	295,056	6.77	PARKLAND DEDICATION	4.01	2.76	CITY
OUTLOT H	146,479	3.36	STORM	0.00	3.36	CITY
OUTLOT J	244,27	5.61	FUTURE DEVELOPMENT OR PARK	4.61	1.00	FORESTAR
OUTLOT K	457,700	10.51	WOODED STEEP SLOPES AND STORM SEWER	0.00	10.51	CITY
OUTLOT M	100,715	2.31	FUTURE DEVELOPMENT	2.31	0.00	FORESTAR
OUTLOT N	7,590	0.17	WOODED STEEP SLOPES AND OPEN SPACE	0.00	0.17	CITY

EXISTING LEGAL DESCRIPTION:
(Per Title Commitment No. CA 32554)

The Southeast Quarter of Section 7, Township 115, Range 23, excepting therefrom five parcels of land to be described:

1. Parcel 8, Minnesota Department of Transportation Right-of-Way Plat Numbered 10-29, Carver County, Minnesota.
2. Parcel 9, Minnesota Department of Transportation Right-of-Way Plat Numbered 10-29, Carver County, Minnesota.
3. That part of the Southeast Quarter of Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the North line of said Southeast Quarter, a distance of 1151.12 feet to the point of beginning; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said North line of the Southeast Quarter, a distance of 223.00 feet to the South line of the North 223.00 feet of said Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said South line of the North 223.00 feet, a distance of 441.33 feet; thence North 20 degrees 29 minutes 12 seconds West, 51.30 feet; thence northwesterly 182.07 feet along a tangential curve concave to the northeast having a radius of 1060.00 feet and central angle of 9 degrees 50 minutes 29 seconds to said North line of the Southeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said North line of the Southeast Quarter, 508.85 feet to the point of beginning.
4. That part of the Southeast Quarter Section 7, Township 115, Range 23, Carver County, Minnesota described as follows: Commencing at the East Quarter corner of said Section 7; thence North 89 degrees 48 minutes 03 seconds West assumed bearing along the North line of said Southeast Quarter, a distance of 1151.12 feet; thence South 00 degrees 11 minutes 57 seconds West, perpendicular to said North line of the Southeast Quarter, a distance of 223.00 feet to the South line of the North 223.00 feet of said Southeast Quarter of said Section 7; thence North 89 degrees 48 minutes 03 seconds West along said South line of the North 223.00 feet, a distance of 441.33 feet to the point of beginning; thence North 20 degrees 29 minutes 12 seconds West, 51.30 feet; thence northwesterly 182.07 feet along a tangential curve concave to the northeast having a radius of 1060.00 feet and central angle of 9 degrees 50 minutes 29 seconds to said North line of the Southeast Quarter; thence North 89 degrees 48 minutes 03 seconds West along said North line of the Southeast Quarter 81.35 feet; thence southeasterly 211.12 feet along a non-tangential curve concave to the northeast having a radius of 1140.00 feet, central angle of 10 degrees 36 minutes 38 seconds and chord bearing of South 15 degrees 10 minutes 53 seconds East; thence South 20 degrees 29 minutes 12 seconds East tangent to last described curve 21.09 feet to said South line of the North 223.00 feet of the Northeast Quarter; thence South 89 degrees 48 minutes 03 seconds East along said South line of the North 223.00 feet, a distance of 85.51 feet to the point of beginning.
5. Beginning at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 7, Township 115, Range 23; thence East on quarter section line 4.26 chains; thence South 26 degrees 30 minutes East 2.9 chains; thence South 17.37 chains to south line of said Section 7; thence West on said south section line 5.57 chains to southwest corner of said Southwest Quarter of the Southeast Quarter of said Section; thence North on quarter section line 20.00 chains to place of beginning, Carver County, Minnesota.

AND
Commencing at the Southeast corner of said Section 7, thence running North on the Section line 19.62 chains to a post in a creek; thence South 69 degrees West 3.00 chains along the creek; thence North 77 degrees West 2.00 chains; thence North 89 degrees West 3.00 chains; thence North 82 degrees West 2.50 chains; thence South 19 degrees West 14.50 chains; thence South 66.50 degrees East 1.55 chains; thence South 36.50 degrees East 5.63 chains to a post in the line between Sections 7 and 8; thence East along said line 10.62 chains to the place of beginning containing 24.50 acres, more or less, Carver County, Minnesota.

The Southeast Quarter of the Southwest Quarter of Section 7, Township 115, Range 23.

Beginning at the center of Section 7, Township 115, Range 23; thence East on quarter section line 6.7 chains; thence South 11 degrees West 12.30 chains; thence South 4 degrees West 7.5 chains; thence South 26 degrees 30 minutes East 2 rods to quarter section line; thence West on quarter section line 4.26 chains to southwest corner of the Northwest Quarter of Southeast Quarter of said Section 7; thence North on quarter section line 20 chains to place of beginning.

OWNERS / DEVELOPERS:
Forestar (USA) Real Estate Group Inc.
2221 E. Lamar Blvd., Suite 790
Arlington, TX 76006

SURVEYOR:
ISG
7900 International Drive Suite 550
Minneapolis, MN 55425
952-426-0699

EXISTING PROPERTY:
ZONED: O - Open Development

FLOOD ZONE:
The surveyed premises appears to be classified as Flood Zone X (area of minimal flood hazard according to Flood Insurance Rate Map Community Panel Numbers 27019C0219D and 27019C0217D, published by the Federal Emergency Management Agency, effective date December 21, 2018.

N

0 150 300
SCALE IN FEET

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FORESTAR

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DATE_____ LIC. NO._____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PPLAT
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

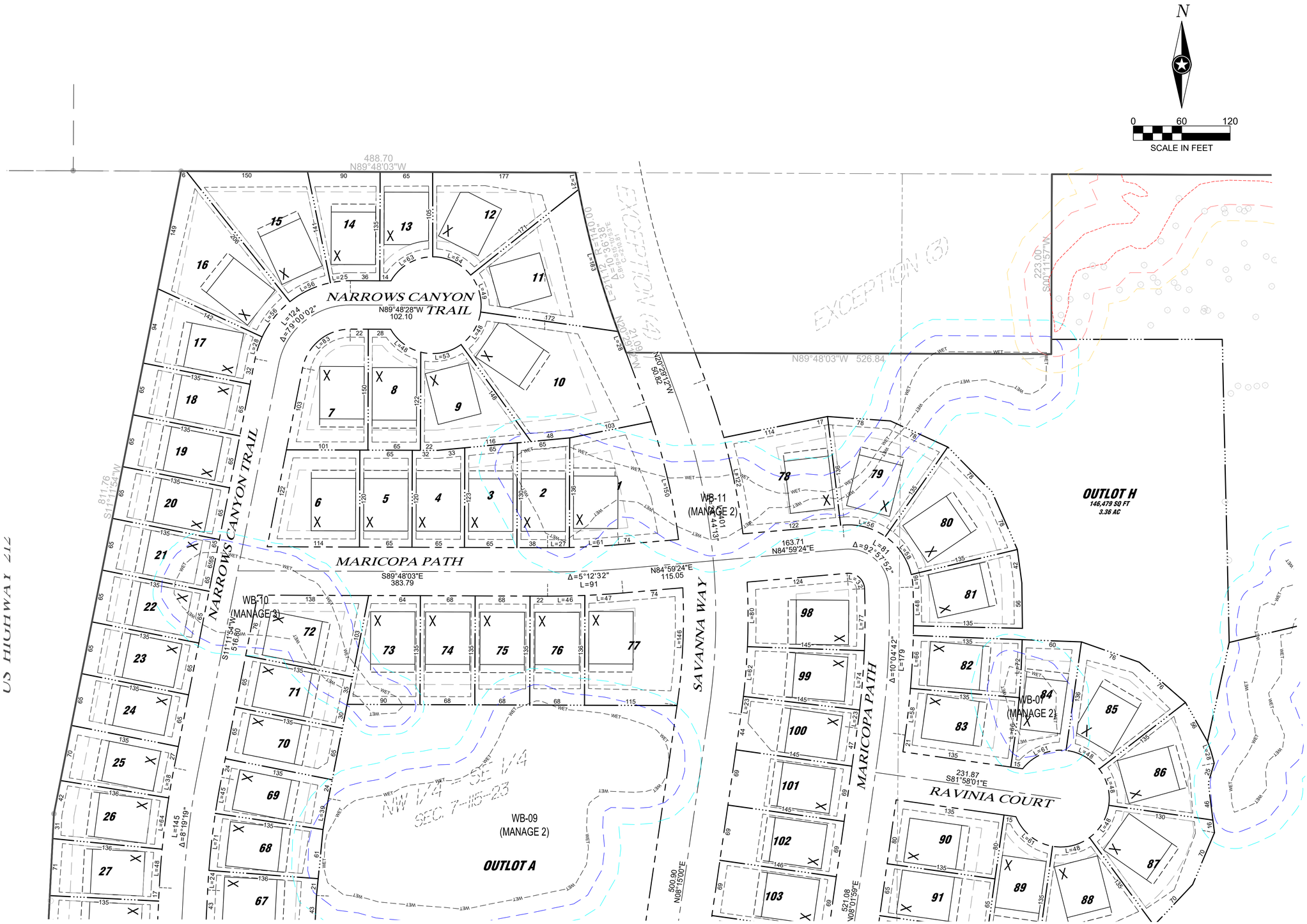
SHEET

16

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:22 AM



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HIGHPOINT VISTAS

CHASKA MN

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CLIENT PROJECT NO.	-

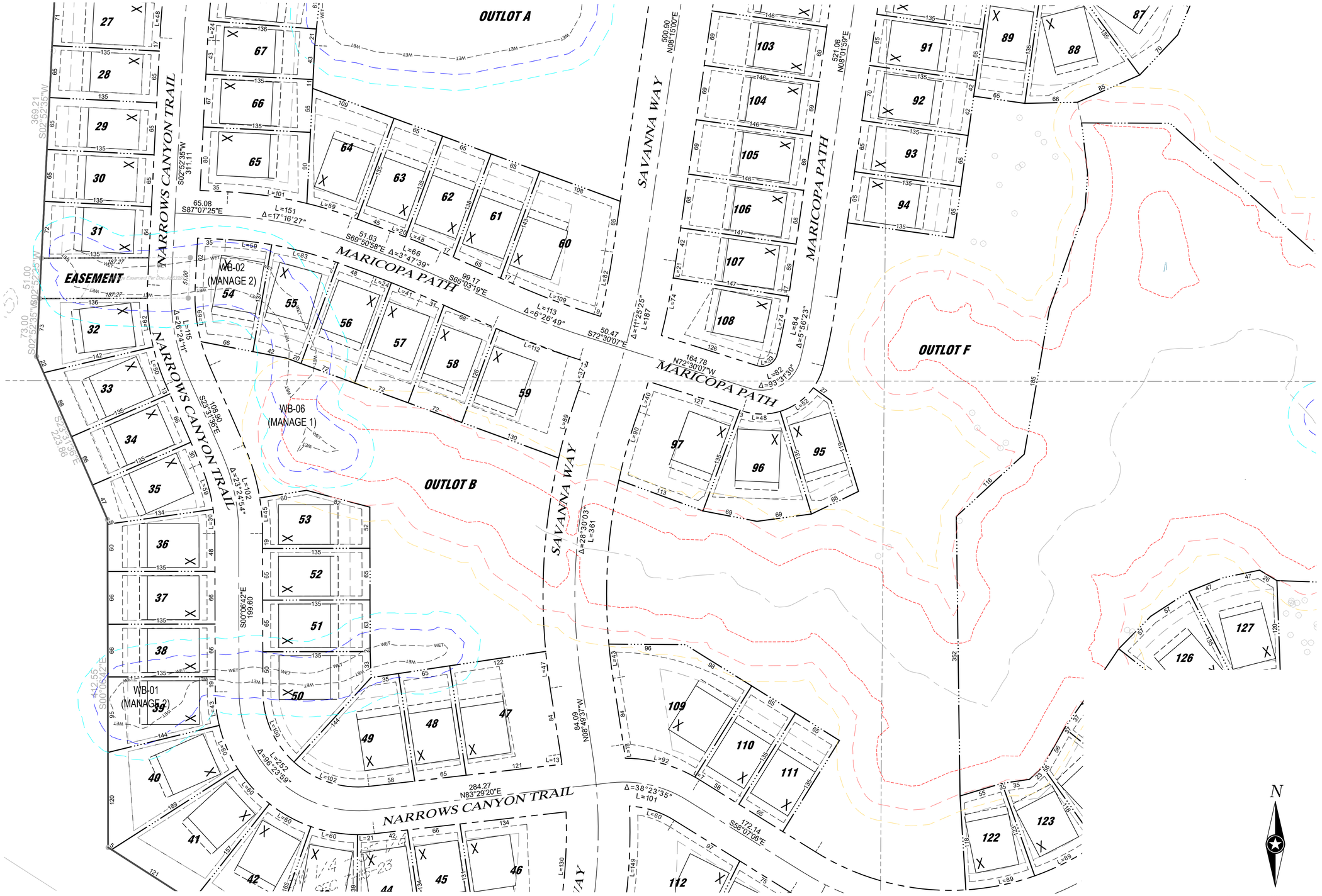
TITLE

PRELIMINARY PLAT (N)

SHEET

17 OF 82

PLOT DATE: 5/31/2024 11:23 AM



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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PPLAT
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

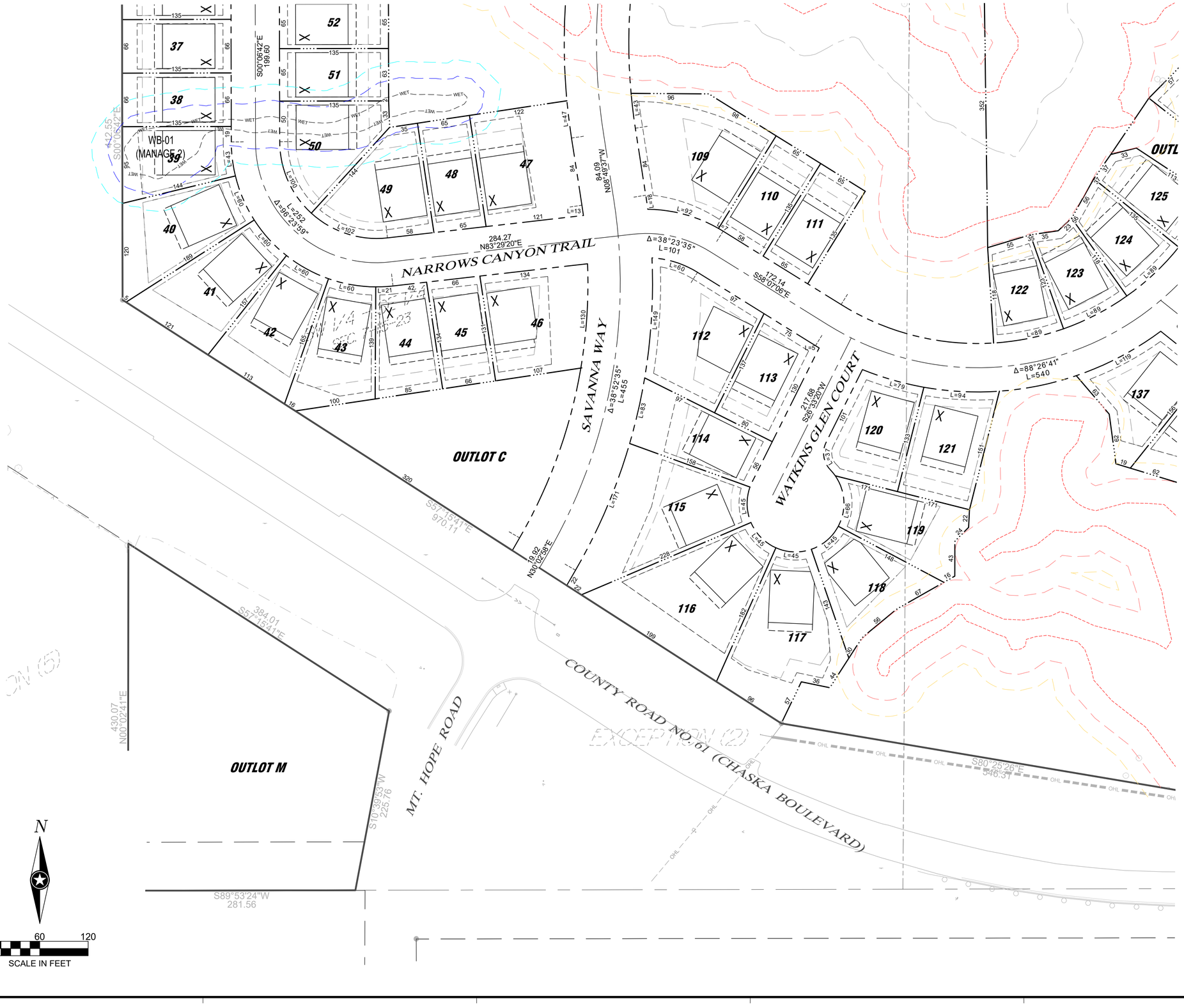
PRELIMINARY PLAT (CENTRAL)

SHEET

18

OF 82

PLOT DATE: 5/31/2024 11:24 AM



PLOT DATE: 5/31/2024 11:24 AM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PPLAT
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

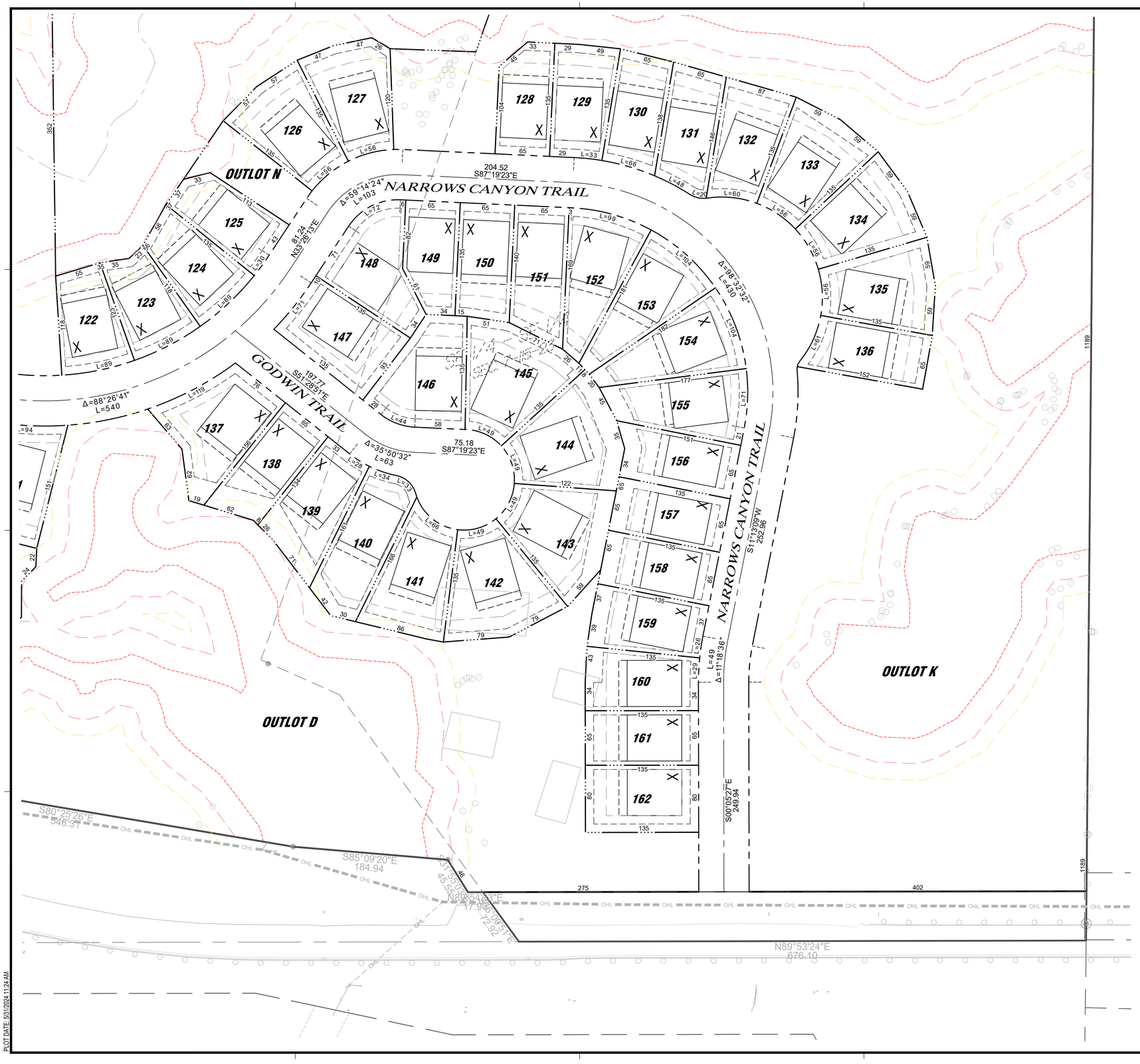
TITLE

PRELIMINARY PLAT (SW)

SHEET

19

OF 82



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0 60 120

SCALE IN FEET

PLOT DATE: 5/31/2024 11:24 AM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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PROJECT NO.	22-27575
FILE NAME	27575 PPLAT
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DESIGNED BY	AJR / LM
REVIEWED BY	RAG
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CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT (SE)

SHEET

20

OF 82



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 30
	TURF REINFORCEMENT MAT, CATEGORY 74
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C1-SWPPP
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (OVERALL)

SHEET

21

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 12:55 PM

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE

	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 30

	TURF REINFORCEMENT MAT, CATEGORY 74
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)

100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

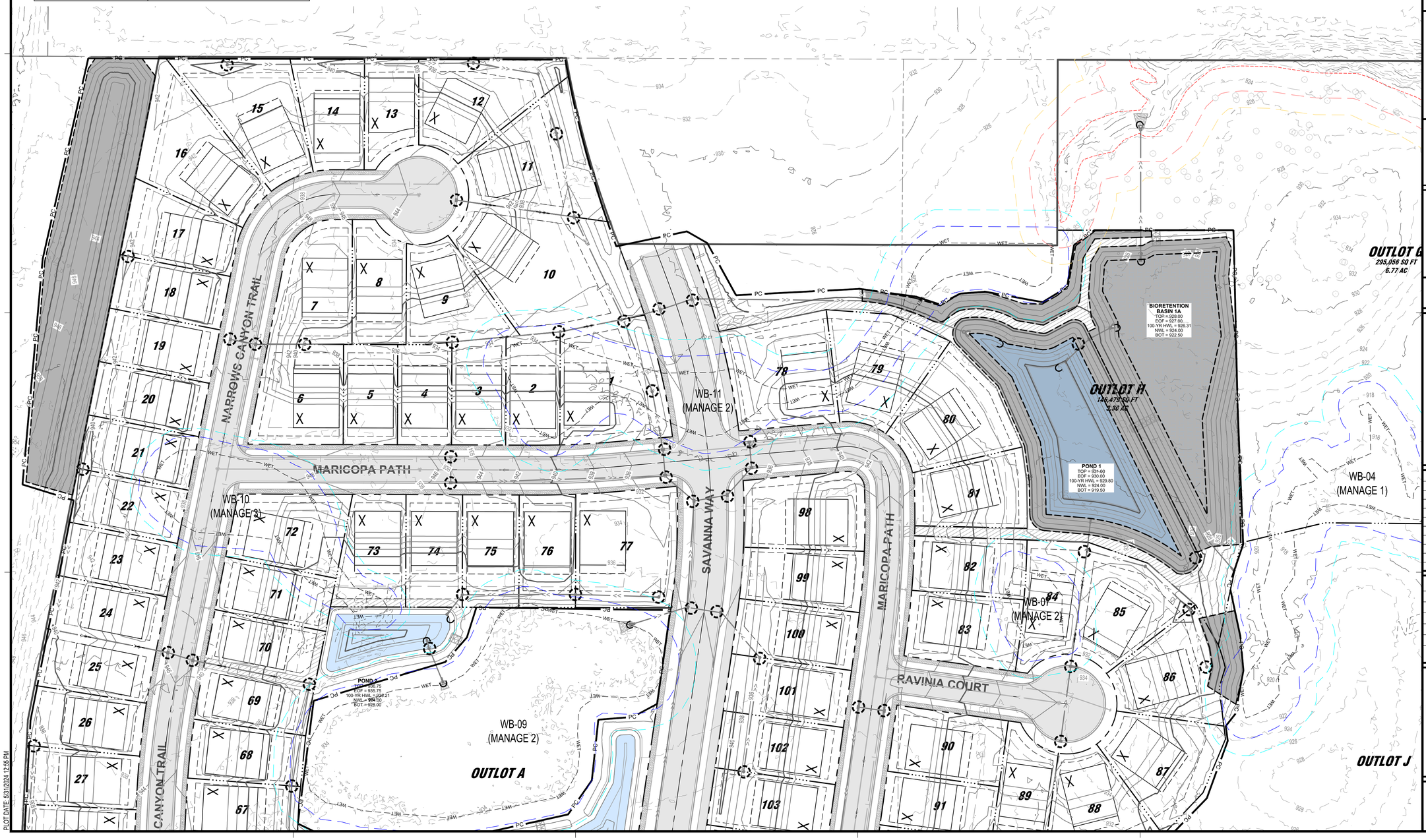
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION; EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

0 60 120

SCALE IN FEET



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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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FILE NAME	27575 C1-SWPPP
DRAWN BY	AJR / LM
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ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

PROPOSED SWPPP (N)

SHEET

22 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
TPF TPF	TREE PROTECTION FENCE
	STORM DRAIN INLET PROTECTION
	CULVERT END CONTROL
	SEDIMENT CONTROL LOG
	STABILIZED CONSTRUCTION EXIT
	EROSION CONTROL BLANKET, CATEGORY 30
	TURF REINFORCEMENT MAT, CATEGORY 74
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
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FORESTAR

HIGHPOINT VISTAS

CHASKA MN

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DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

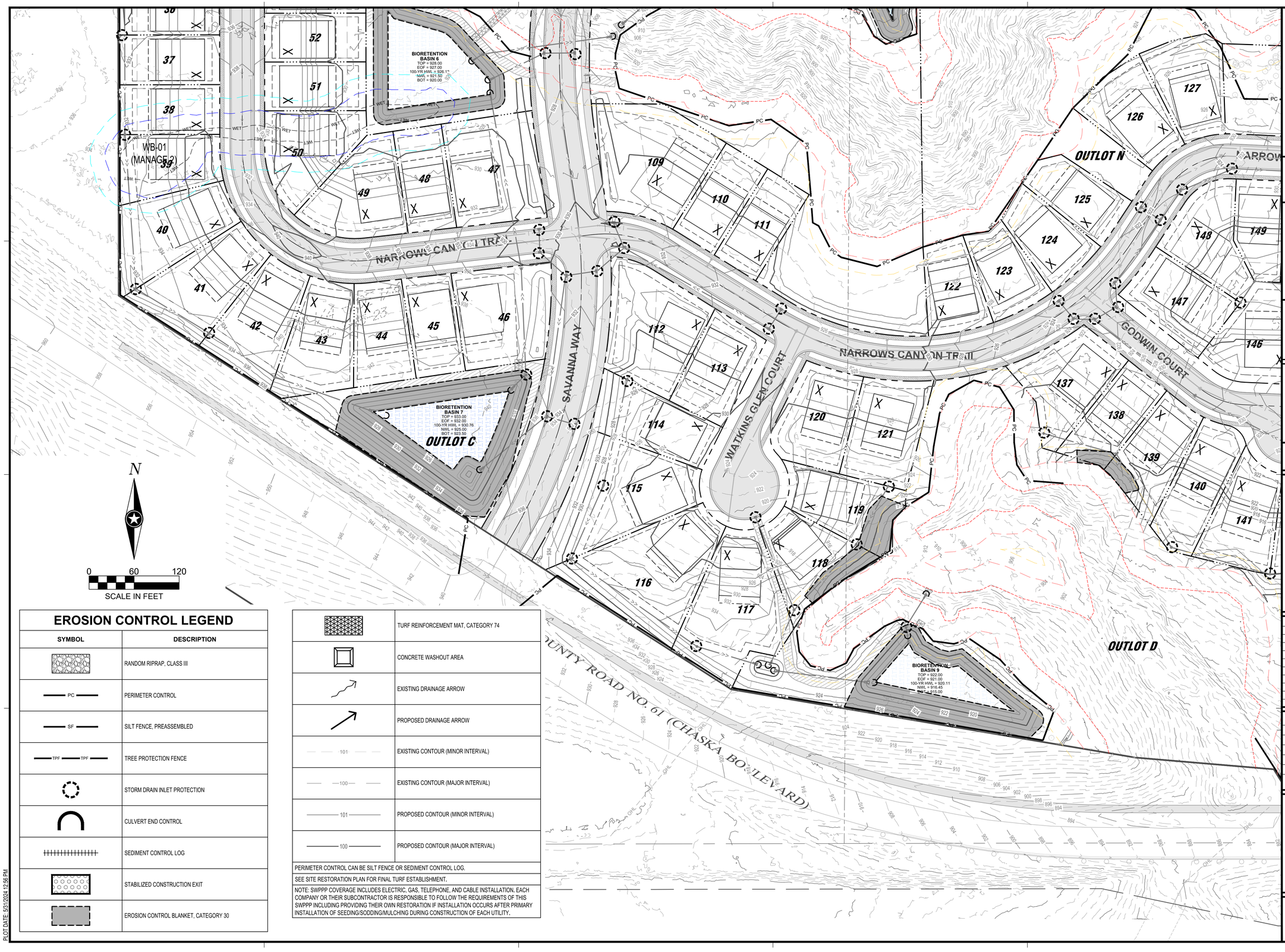
PROPOSED SWPPP (CENTRAL)

SHEET

23 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 12:55 PM



EROSION CONTROL LEGEND

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PC	PERIMETER CONTROL
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PLOT DATE: 5/31/2024 12:56 PM

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FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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FILE NAME	27575 C1-SWPPP
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

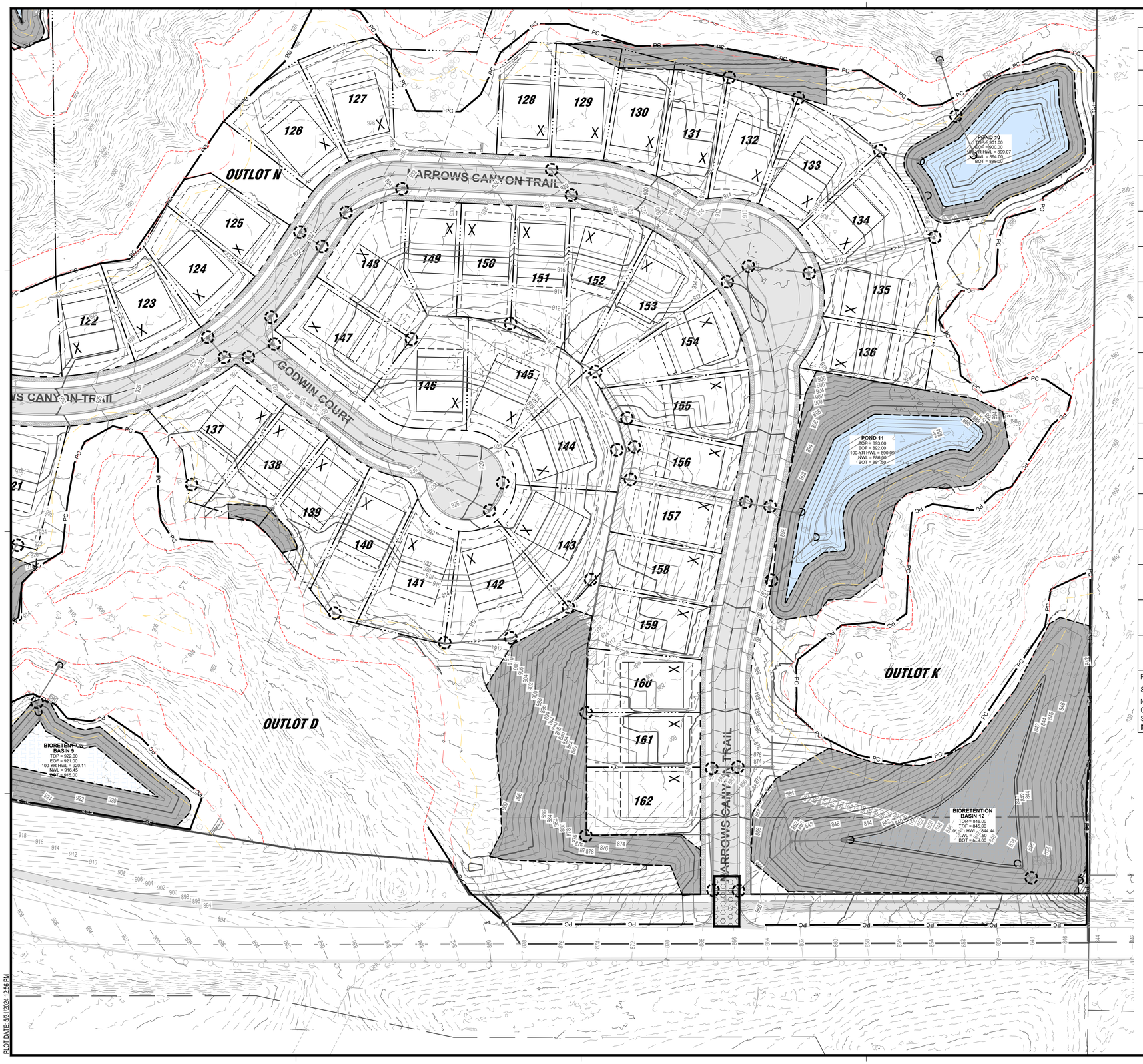
TITLE

PROPOSED SWPPP (SW)

SHEET

24 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	RANDOM RIPRAP, CLASS III
PC	PERIMETER CONTROL
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N

0 60 120

SCALE IN FEET

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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FILE NAME	27575 C1-SWPPP
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

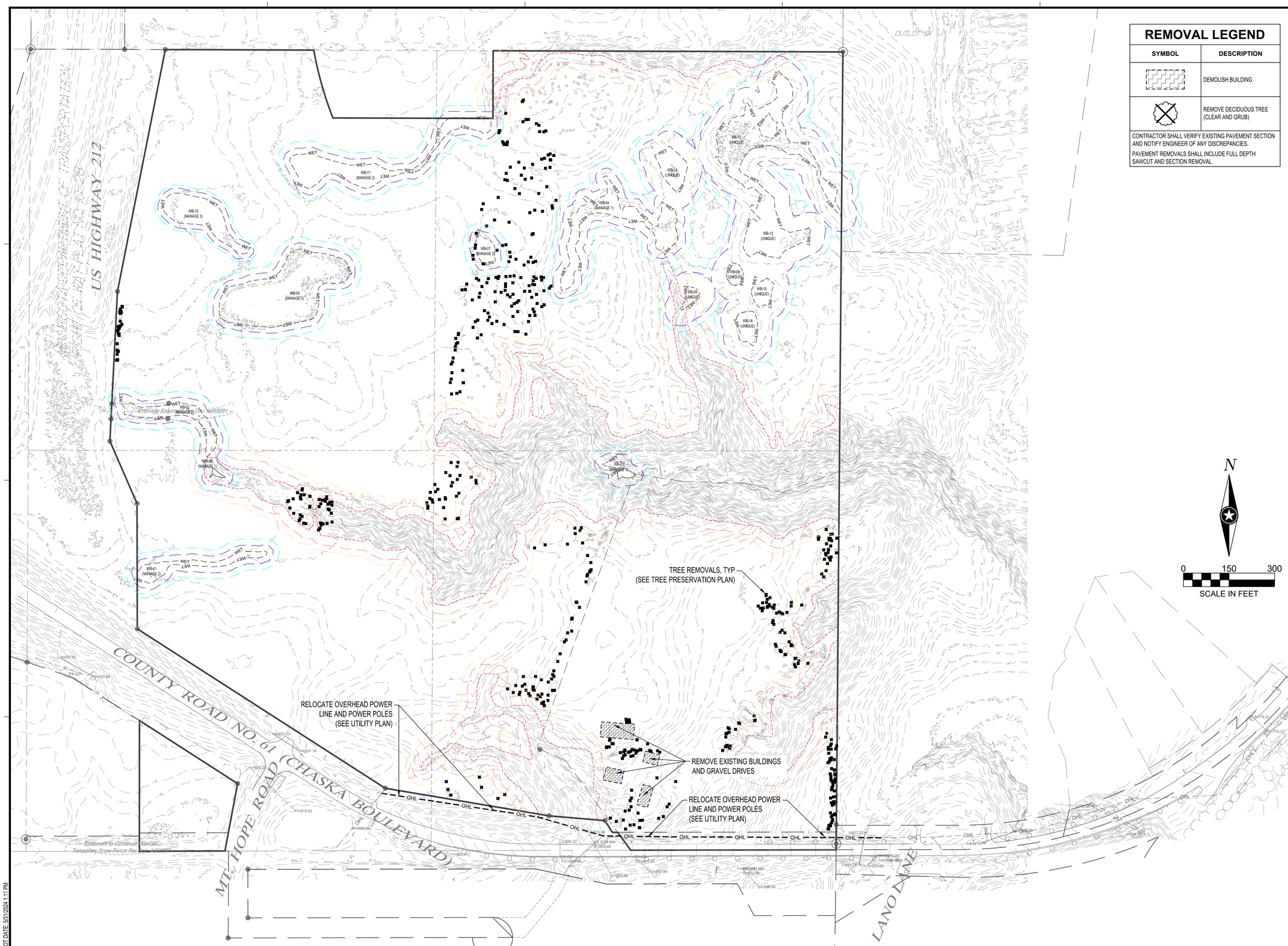
PROPOSED SWPPP (SE)

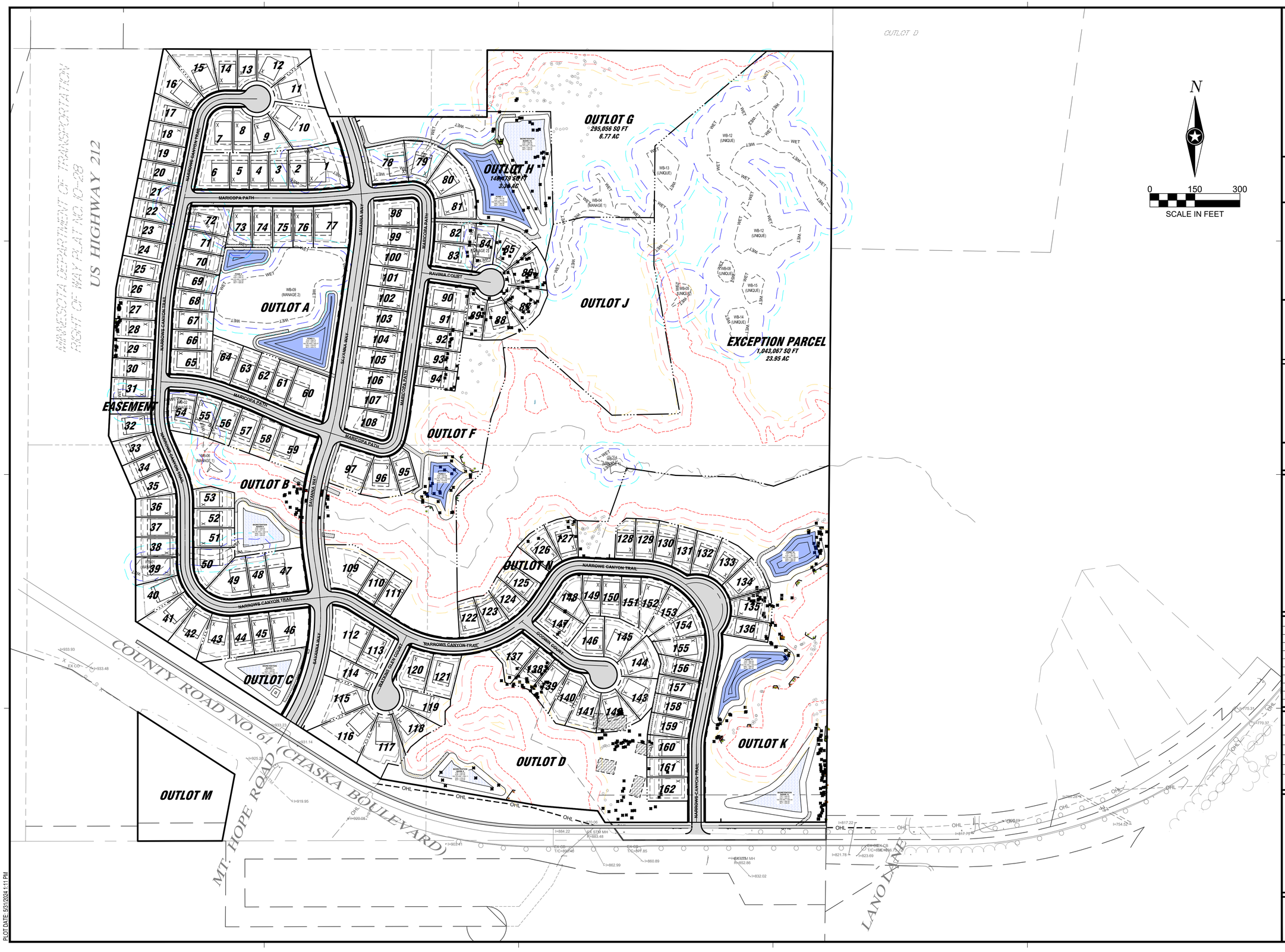
SHEET

25 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 12:56 PM


US HIGHWAY 212
COUNTY ROAD NO. 61 (CHASKA BOULEVARD)
MT. HOPE ROAD
LANO LANE
OUTLOT A
WB-01 (MANAGE 2)
WB-02 (MANAGE 1)
WB-04 (MANAGE 1)
WB-05 (UNIQUE)
WB-06 (MANAGE 1)
WB-07 (MANAGE 2)
WB-08 (UNIQUE)
WB-09 (MANAGE 2)
WB-10 (MANAGE 3)
WB-11 (MANAGE 2)
WB-12 (UNIQUE)
WB-13 (UNIQUE)
WB-14 (UNIQUE)
WB-15 (UNIQUE)
WB-20 (MANAGE 1)
WET
Drainage Easement Doc. No. 4869991
Easement to Construct, Maintain, Temporary Snow Fence Per Doc. No. 4869991
TREE REMOVALS, TYP (SEE TREE PRESERVATION PLAN)
RELOCATE OVERHEAD POWER LINE AND POWER POLES (SEE UTILITY PLAN)
REMOVE EXISTING BUILDINGS AND GRAVEL DRIVES
RELOCATE OVERHEAD POWER LINE AND POWER POLES (SEE UTILITY PLAN)
OHL
EX CO
EX STM MH
EX SAN MH
EX SAN MH TIC=894.90
EX SAN MH TIC=897.85
EX SAN MH TIC=896.70
EX STM MH
EX SAN MH
EX SAN MH TIC=898.60
EX SAN MH TIC=898.70
EX SAN MH TIC=898.70
EX SAN MH TIC=898.70



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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C2-TREE PRES SITE OVERLAY
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION OVERLAY

SHEET

27

OF 82

PLOT DATE: 5/31/2024 1:11 PM

AREA N

AREA CENTRAL

AREA SW

AREA SE

US HIGHWAY 212

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

MT. HOPE ROAD

LANO LANE

N

0 150 300

SCALE IN FEET

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C2-TREE PRES
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
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CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION (OVERALL)

SHEET

28

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 1:12 PM

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

US HIGHWAY 212

WB-10 (MANAGE 3)

WB-11 (MANAGE 2)

WB-09 (MANAGE 2)

WB-07 (MANAGE 2)

WB-0 (MANAG

TREE PROTECTION FENCE, TYP

WET

13M

PLOT DATE: 5/31/2024 1:12 PM

ISG

FORESTAR

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FORESTAR

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CHASKA MN

REVISION SCHEDULE

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CLIENT PROJECT NO.	-

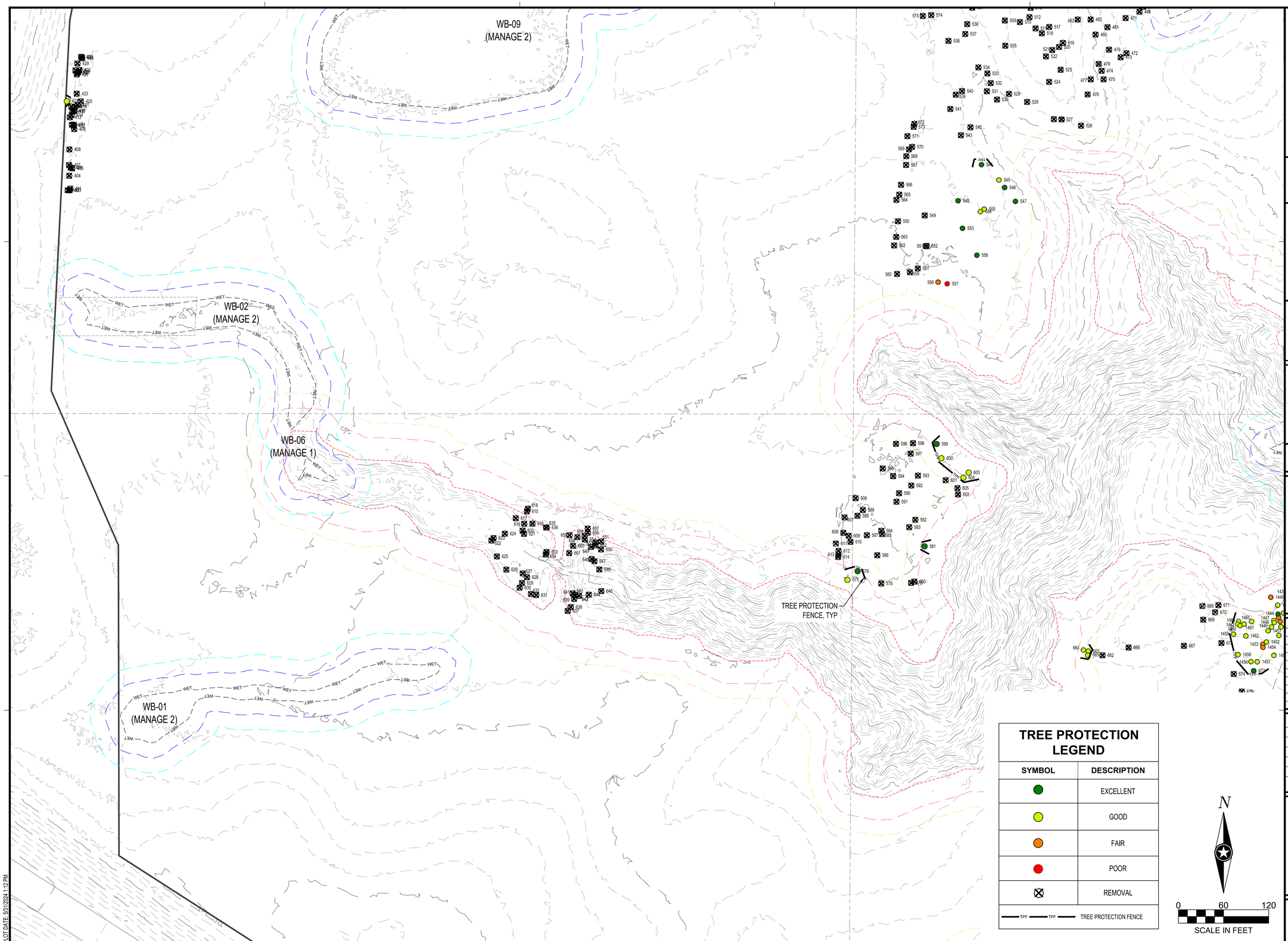
TITLE

TREE PRESERVATION (N)

SHEET

29 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
●	EXCELLENT
●	GOOD
●	FAIR
●	POOR
⊠	REMOVAL
TPF — TPF	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

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FORESTAR

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CHASKA MN

REVISION SCHEDULE

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CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION (CENTRAL)

SHEET

30

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

WB-01
(MANAGE 2)

WET

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

933.44
933.25
930.98
925.17
920.03
919.12
903.47
870.05
884.60

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF TPF	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

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CLIENT PROJECT NO.	-

TITLE

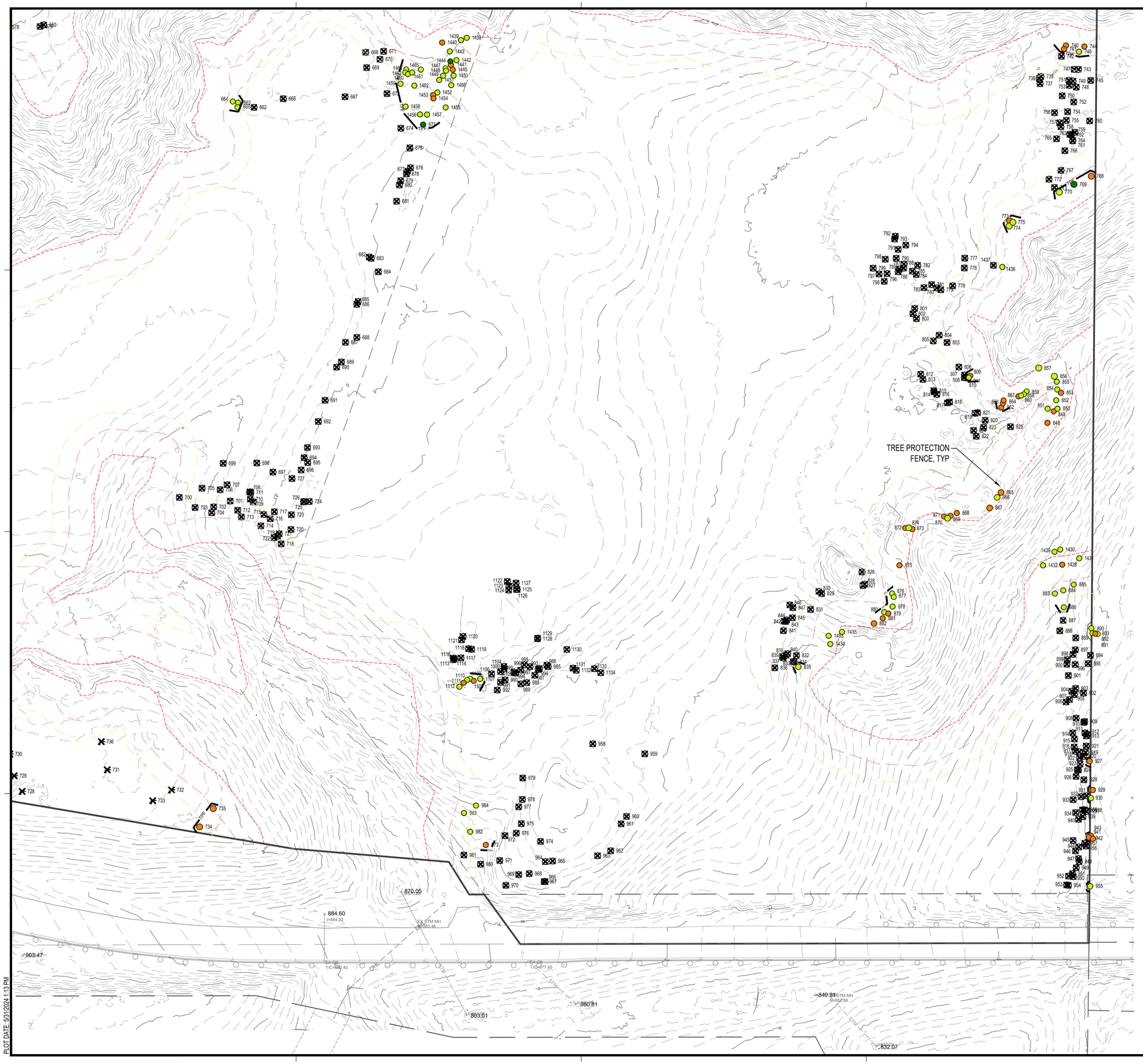
TREE PRESERVATION (SW)

SHEET

31

OF 82

PRELIMINARY NOT FOR CONSTRUCTION



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	EXCELLENT
	GOOD
	FAIR
	POOR
	REMOVAL
TPF — TPF —	TREE PROTECTION FENCE

N

0 60 120

SCALE IN FEET

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DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

TREE PRESERVATION (SE)

SHEET

32

OF 82

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
401	Hackberry	7	2-Good	2-Good		X
402	Walnut, Black	44	3-Fair	3-Fair	X	X
403	Walnut, Black	13	2-Good	2-Good	X	X
404	Elm, American	8	2-Good	2-Good		X
405	Ironwood	8.5	2-Good	2-Good		X
406	Ironwood	11	2-Good	2-Good	X	X
407	Ironwood	9.5	2-Good	2-Good		X
408	Ironwood	10	3-Fair	3-Fair	X	X
409	Oak, Bur	30	2-Good	2-Good	X	X
410	Basswood, American	10	2-Good	2-Good	X	X
411	Basswood, American	9	2-Good	2-Good		X
412	Basswood, American	9	2-Good	2-Good		X
413	Ash, White	8	2-Good	2-Good		X
414	Ash, White	9	2-Good	2-Good		X
415	Ash, White	8	2-Good	2-Good		X
416	Ash, White	7	2-Good	2-Good		X
417	Ash, White	8	2-Good	2-Good		X
418	Ash, White	10	2-Good	2-Good		X
419	Oak, Bur	6	2-Good	2-Good		X
420	Basswood, American	12	2-Good	2-Good	X	X
421	Basswood, American	15.5	2-Good	2-Good	X	X
422	Hickory, Bitternut	8	2-Good	2-Good		
423	Hickory, Bitternut	10.5	2-Good	2-Good	X	X
424	Ash, White	8	2-Good	2-Good		X
425	Ash, White	9.5	2-Good	2-Good		X
426	Ash, White	8.5	2-Good	2-Good		X
427	Ash, White	7	2-Good	2-Good		X
428	Ash, White	7.5	2-Good	2-Good		X
429	Ash, White	11.5	2-Good	2-Good		X
430	Ash, White	7	2-Good	2-Good		X
431	Ash, White	10	2-Good	2-Good		X
432	Ash, White	13	2-Good	2-Good		X
433	Oak, Northern Red	8.5	2-Good	2-Good		X
434	Elm, American	6.5	2-Good	2-Good		X
435	Ash, White	9	2-Good	2-Good		X
436	Oak, Northern Red	19.5	2-Good	2-Good	X	X
437	Oak, White	16	2-Good	2-Good	X	X
438	Basswood, American	15.5	2-Good	2-Good	X	X
439	Oak, Bur	21	2-Good	2-Good	X	X
440	Oak, White	25	2-Good	2-Good	X	X
441	Oak, Bur	22	2-Good	2-Good	X	X
442	Oak, Bur	36	2-Good	2-Good	X	X
443	Oak, White	24	1-Excellent	1-Excellent	X	X
444	Oak, White	28.5	2-Good	2-Good	X	X
445	Oak, Bur	37.5	1-Excellent	1-Excellent	X	X
446	Oak, Bur	23	2-Good	2-Good	X	X
447	Oak, Bur	31	1-Excellent	1-Excellent	X	X
448	Elm, American	10	2-Good	2-Good	X	X
449	Oak, White	30.5	1-Excellent	1-Excellent	X	X
450	Basswood, American	40	3-Fair	3-Fair	X	X
451	Oak, White	36	1-Excellent	1-Excellent	X	X
452	Oak, Bur	27	2-Good	2-Good	X	X
453	Oak, Bur	25.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
454	Oak, Bur	30.5	3-Fair	3-Fair	X	X
455	Elm, American	16.5	2-Good	2-Good	X	X
456	Basswood, American	8.5	2-Good	2-Good		X
457	Elm, American	7.5	2-Good	2-Good		X
458	Oak, Bur	31	3-Fair	3-Fair	X	X
459	Ironwood	16	3-Fair	3-Fair	X	X
460	Elm, Slippery	7.5	2-Good	2-Good	X	X
461	Maple, Sugar	8	2-Good	2-Good	X	X
462	Elm, American	8	2-Good	2-Good	X	X
463	Ironwood	11.5	2-Good	2-Good	X	X
464	Oak, Bur	27	2-Good	2-Good	X	X
465	Oak, Bur	22	1-Excellent	1-Excellent	X	X
466	Maple, Sugar	13	2-Good	2-Good	X	X
467	Oak, Bur	24.5	2-Good	2-Good	X	X
468	Maple, Sugar	20	3-Fair	3-Fair	X	X
469	Maple, Sugar	9	3-Fair	3-Fair	X	X
470	Maple, Sugar	15	2-Good	2-Good	X	X
471	Maple, Sugar	26	3-Fair	3-Fair	X	X
472	Maple, Sugar	23	2-Good	2-Good	X	X
473	Maple, Sugar	33	2-Good	2-Good	X	X
474	Maple, Sugar	21	2-Good	2-Good	X	X
475	Maple, Sugar	22.5	2-Good	2-Good	X	X
476	Maple, Sugar	25	2-Good	2-Good	X	X
477	Maple, Sugar	25	3-Fair	3-Fair	X	X
478	Maple, Sugar	14.5	2-Good	2-Good	X	X
479	Maple, Sugar	17.5	2-Good	2-Good	X	X
480	Maple, Sugar	15	2-Good	2-Good	X	X
481	Maple, Sugar	18.5	3-Fair	3-Fair	X	X
482	Maple, Sugar	17	2-Good	2-Good	X	X
483	Maple, Sugar	25	2-Good	2-Good	X	X
484	Maple, Sugar	13	1-Excellent	1-Excellent	X	X
485	Maple, Sugar	15.5	2-Good	2-Good	X	X
486	Maple, Sugar	15.5	1-Excellent	1-Excellent	X	X
487	Maple, Sugar	22.5	2-Good	2-Good	X	X
488	Maple, Sugar	24.5	2-Good	2-Good	X	X
489	Elm, American	12	2-Good	2-Good	X	X
490	Elm, American	10	2-Good	2-Good	X	X
491	Maple, Sugar	9	1-Excellent	1-Excellent	X	X
492	Elm, American	12	2-Good	2-Good	X	X
493	Ash, White	36	3-Fair	3-Fair	X	X
494	Oak, Bur	29.5	2-Good	2-Good	X	X
495	Oak, Bur	36	1-Excellent	1-Excellent	X	X
496	Elm, American	7.5	2-Good	2-Good		X
497	Basswood, American	11	1-Excellent	1-Excellent	X	X
498	Elm, American	9	2-Good	2-Good	X	X
499	Cherry, Black	10	2-Good	2-Good	X	X
500	Boxelder	23.5	2-Good	2-Good	X	X
501	Elm, American	9.5	2-Good	2-Good	X	X
502	Maple, Sugar	8	1-Excellent	1-Excellent	X	X
503	Elm, American	19	1-Excellent	1-Excellent	X	X
504	Redcedar, Eastern	9	2-Good	2-Good	X	X
505	Oak, White	30.5	1-Excellent	1-Excellent	X	X
506	Oak, White	30.5	1-Excellent	1-Excellent	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
507	Oak, White	32	1-Excellent	1-Excellent	X	X
508	Oak, White	50.5	3-Fair	3-Fair	X	X
509	<Null>	36	4-Poor	4-Poor	X	X
510	Oak, Bur	28	2-Good	2-Good	X	X
511	Elm, American	7.5	3-Fair	3-Fair		X
512	Elm, American	7	3-Fair	3-Fair		X
513	Elm, American	8.5	2-Good	2-Good	X	X
514	Oak, White	20.5	2-Good	2-Good	X	X
515	Elm, American	7	3-Fair	3-Fair		X
516	Basswood, American	22.5	2-Good	2-Good	X	X
517	Basswood, American	18	3-Fair	3-Fair	X	X
518	Basswood, American	34.5	2-Good	2-Good	X	X
519	Ironwood	7	3-Fair	3-Fair		X
520	Maple, Sugar	7.5	2-Good	2-Good		X
521	Maple, Sugar	9	2-Good	2-Good	X	X
522	Maple, Sugar	9.5	2-Good	2-Good	X	X
523	Oak, Bur	30	2-Good	2-Good	X	X
524	Hackberry	8	3-Fair	3-Fair	X	X
525	Redcedar, Eastern	14	3-Fair	3-Fair	X	X
526	Maple, Sugar	31	1-Excellent	1-Excellent	X	X
527	Oak, White	23.5	2-Good	2-Good	X	X
528	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
529	Elm, American	9	3-Fair	3-Fair	X	X
530	Oak, White	40	3-Fair	3-Fair	X	X
531	Elm, American	8	2-Good	2-Good	X	X
532	Oak, Bur	17	2-Good	2-Good	X	X
533	Oak, Bur	17.5	3-Fair	3-Fair	X	X
534	Oak, Bur	37	2-Good	2-Good	X	X
535	Oak, White	35	4-Poor	4-Poor	X	X
536	Oak, Bur	34	2-Good	2-Good	X	X
537	Elm, American	8.5	3-Fair	3-Fair	X	X
538	Oak, Northern Red	6.5	3-Fair	3-Fair		X
539	Oak, Bur	35	1-Excellent	1-Excellent	X	X
540	Oak, Bur	21	2-Good	2-Good	X	X
541	Oak, Bur	26	1-Excellent	1-Excellent	X	X
542	Maple, Sugar	8	1-Excellent	1-Excellent		X
543	Maple, Sugar	6.5	1-Excellent	1-Excellent		X
544	Oak, Northern Red	6	1-Excellent	1-Excellent		
545	Oak, Northern Red	8	2-Good	2-Good		
546	Oak, Northern Red	8.5	1-Excellent	1-Excellent		
547	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
548	Oak, Bur	30	1-Excellent	1-Excellent	X	
549	Oak, Northern Red	9	1-Excellent	1-Excellent		X
550	Oak, Northern Red	8	1-Excellent	1-Excellent		X
551	Oak, Northern Red	7	1-Excellent	1-Excellent		X
552	Oak, Northern Red	8	2-Good	2-Good		X
553	Oak, Bur	29.5	1-Excellent	1-Excellent	X	
554	Redcedar, Eastern	6.5	2-Good	2-Good	X	
555	Redcedar, Eastern	9	2-Good	2-Good	X	
556	Oak, Bur	35.5	1-Excellent	1-Excellent	X	
557	Oak, Bur	28	4-Poor	4-Poor	X	
558	Maple, Sugar	9	3-Fair	3-Fair		
559	Oak, White	30	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
560	Oak, Northern Red	8	1-Excellent	1-Excellent		X
561	Oak, Northern Red	7	1-Excellent	1-Excellent		X
562	Redcedar, Eastern	9.5	1-Excellent	1-Excellent	X	X
563	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
564	Oak, Bur	7.5	2-Good	2-Good		X
565	Oak, Northern Red	8	1-Excellent	1-Excellent		X
566	Redcedar, Eastern	7	2-Good	2-Good		X
567	Oak, Northern Red	12.5	1-Excellent	1-Excellent	X	X
568	Oak, Northern Red	7	1-Excellent	1-Excellent		X
569	Oak, Northern Red	8	1-Excellent	1-Excellent		X
570	Oak, Bur	10	1-Excellent	1-Excellent	X	X
571	Oak, Northern Red	10	2-Good	2-Good	X	X
572	Oak, Bur	7.5	1-Excellent	1-Excellent		X
573	Redcedar, Eastern	6	1-Excellent	1-Excellent		X
574	Ash, White	8.5	2-Good	2-Good		X
575	Oak, Bur	6.5	2-Good	2-Good		X
576	Oak, Bur	31	1-Excellent	1-Excellent	X	
577	Oak, Bur	25	2-Good	2-Good	X	
578	Oak, Bur	26.5	3-Fair	3-Fair	X	X
579	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
580	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
581	Oak, Bur	33	1-Excellent	1-Excellent	X	
582	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
583	Oak, Bur	26	1-Excellent	1-Excellent	X	X
584	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
585	Basswood, American	38.5	1-Excellent	1-Excellent	X	X
586	Redcedar, Eastern	8.5	1-Excellent	1-Excellent	X	X
587	Redcedar, Eastern	13	1-Excellent	1-Excellent	X	X
588	Oak, Northern Red	8.5	1-Excellent	1-Excellent		X
589	Oak, Northern Red	8	1-Excellent	1-Excellent		X
590	Redcedar, Eastern	6.5	2-Good	2-Good	X	X
591	Redcedar, Eastern	9	2-Good	2-Good	X	X
592	Oak, Northern Red	8	1-Excellent	1-Excellent		X
593	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
594	Oak, Bur	28	2-Good	2-Good	X	X
595	Oak, Bur	33.5	1-Excellent	1-Excellent	X	X
596	Redcedar, Eastern	8.5	1-Excellent	1-Excellent		X
597	Oak, Bur	40	2-Good	2-Good	X	X
598	Oak, Bur	35	2-Good	2-Good	X	X
599	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	
600	Ironwood	6.5	2-Good	2-Good		
601	Redcedar, Eastern	7.5	1-Excellent	1-Excellent		X
602	Oak, Bur	34	1-Excellent	1-Excellent	X	X
603	Maple, Sugar	20.5	2-Good	2-Good	X	
604	Maple, Sugar	16.5	2-Good	2-Good	X	
605	Oak, Bur	27	3-Fair	3-Fair	X	X
606	Oak, Northern Red	7	1-Excellent	1-Excellent		X
607	Oak, Northern Red	7	2-Good	2-Good		X
608	Redcedar, Eastern	15	1-Excellent	1-Excellent	X	X
609	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X
610	Oak, Northern Red	6.5	1-Excellent	1-Excellent		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
611	Oak, Northern Red	7.5	1-Excellent	1-Excellent		X
612	Oak, Northern Red	7	1-Excellent	1-Excellent		X
613	Oak, Northern Red	7	2-Good	2-Good		X
614	Oak, Northern Red	6	1-Excellent	1-Excellent		X
615	Elm, American	12	2-Good	2-Good	X	X
616	Elm, American	15	1-Excellent	1-Excellent	X	X
617	Hickory, Bitternut	10	1-Excellent	1-Excellent	X	X
618	Hickory, Bitternut	6.5	2-Good	2-Good		X
619	Elm, American	18	3-Fair	3-Fair	X	X
620	Maple, Sugar	6	2-Good	2-Good		X
621	Elm, American	14.5	3-Fair	3-Fair	X	X
622	Basswood, American	8.5	3-Fair	3-Fair		X
623	Basswood, American	18	3-Fair	3-Fair	X	X
624	Basswood, American	14.5	3-Fair	3-Fair	X	X
625	Ash, White	11.5	2-Good	2-Good	X	X
626	Elm, American	14	4-Poor	4-Poor	X	X
627	Elm, American	7	2-Good	2-Good		X
628	Maple, Sugar	10	3-Fair	3-Fair	X	X
629	Elm, American	6.5	2-Good	2-Good		X
630	Ash, White	11.5	3-Fair	3-Fair	X	X
631	Elm, American	21.5	3-Fair	3-Fair	X	X
632	Elm, American	7	3-Fair	3-Fair		X
633	Elm, American	8	3-Fair	3-Fair		X
634	Elm, American	13	3-Fair	3-Fair	X	X
635	Elm, American	11	3-Fair	3-Fair	X	X
636	Elm, American	10	3-Fair	3-Fair	X	X
637	Maple, Sugar	10	2-Good	2-Good	X	X
638	Maple, Sugar	7.5	2-Good	2-Good		X
639	Ash, White	17	2-Good	2-Good	X	X
640	Hackberry	7	2-Good	2-Good		X
641	Basswood, American	24	2-Good	2-Good	X	X
642	Maple, Sugar	16	2-Good	2-Good	X	X
643	Basswood, American	48.5	3-Fair	3-Fair	X	X
644	Maple, Sugar	25.5	3-Fair	3-Fair	X	X
645	Maple, Sugar	21	2-Good	2-Good	X	X
646	Maple, Sugar	10	2-Good	2-Good	X	X
647	Oak, Northern Red	32.5	3-Fair	3-Fair	X	X
648	Maple, Sugar	9	2-Good	2-Good		X
649	Maple, Sugar	6.5	2-Good	2-Good		X
650	Maple, Sugar	10	3-Fair	3-Fair	X	X
651	Maple, Sugar	10	3-Fair	3-Fair	X	X
652	Maple, Sugar	9	3-Fair	3-Fair		X
653	Hickory, Bitternut	16	3-Fair	3-Fair	X	X
654	Maple, Sugar	13	3-Fair	3-Fair	X	X
655	Elm, American	10.5	3-Fair	3-Fair	X	X
656	Maple, Sugar	15	3-Fair	3-Fair	X	X
657	Elm, American	7.5	3-Fair	3-Fair		X
658	Elm, American	13	3-Fair	3-Fair	X	X
659	Elm, American	18	3-Fair	3-Fair	X	X
660	Maple, Sugar	24.5	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
661	Elm, American	15	2-Good	2-Good	X	X
662	Oak, Northern Red	9	3-Fair	3-Fair		X
663	Oak, Northern Red	8.5	2-Good	2-Good		
664	Oak, Northern Red	7	2-Good	2-Good		
665	Oak, Northern Red	7	2-Good	2-Good		
666	Oak, Bur	38.5	1-Excellent	1-Excellent	X	X
667	Oak, Bur	41	1-Excellent	1-Excellent	X	X
668	Oak, Bur	34	2-Good	2-Good	X	X
669	Redcedar, Eastern	14	1-Excellent	1-Excellent	X	X
670	Redcedar, Eastern	11	1-Excellent	1-Excellent	X	X
671	Elm, American	7	2-Good	2-Good		X
672	Oak, Bur	32.5	3-Fair	3-Fair	X	X
673	Oak, Northern Red	16	1-Excellent	1-Excellent	X	
674	Redcedar, Eastern	15	2-Good	2-Good	X	X
675	Oak, Northern Red	24	2-Good	2-Good	X	X
676	Redcedar, Eastern	13	3-Fair	3-Fair	X	X
677	Oak, Northern Red	11	3-Fair	3-Fair	X	X
678	Elm, American	9.5	2-Good	2-Good		X
679	Oak, Northern Red	12	3-Fair	3-Fair	X	X
680	Elm, American	9.5	3-Fair	3-Fair		X
681	Elm, American	19	2-Good	2-Good	X	X
682	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
683	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
684	Ash, White	11	3-Fair	3-Fair	X	X
685	Oak, Northern Red	15	2-Good	2-Good	X	X
686	Oak, Northern Red	9	3-Fair	3-Fair		X
687	Hackberry	9	2-Good	2-Good		X
688	Boxelder	9	2-Good	2-Good		X
689	Redcedar, Eastern	15.5	1-Excellent	1-Excellent	X	X
690	Redcedar, Eastern	18	2-Good	2-Good	X	X
691	Redcedar, Eastern	12	2-Good	2-Good	X	X
692	Redcedar, Eastern	7.5	2-Good	2-Good	X	X
693	Ash, White	15	3-Fair	3-Fair		X
694	Redcedar, Eastern	15	2-Good	2-Good	X	X
695	Redcedar, Eastern	22	2-Good	2-Good	X	X
696	Ash, White	11.5	3-Fair	3-Fair		X
697	Ash, White	11	3-Fair	3-Fair		X
698	Redcedar, Eastern	13.5	2-Good	2-Good		X
699	Redcedar, Eastern	7	3-Fair	3-Fair		X
700	Ash, White	9	3-Fair	3-Fair		X
701	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
702	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
703	Redcedar, Eastern	9	1-Excellent	1-Excellent	X	X
704	Redcedar, Eastern	9	2-Good	2-Good	X	X
705	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
706	Redcedar, Eastern	10	1-Excellent	1-Excellent	X	X
707	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
708	Ash, White	7	1-Excellent	1-Excellent		X
709	Redcedar, Eastern	10	2-Good	2-Good	X	X
710	Redcedar, Eastern	7	3-Fair	3-Fair	X	X

PLOT DATE: 5/31/2024 1:13 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C2-TREE PRES
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

TREE INVENTORY

SHEET

33 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
711	Redcedar, Eastern	9	3-Fair	3-Fair	X	X
712	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
713	Redcedar, Eastern	10.5	1-Excellent	1-Excellent	X	X
714	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
715	Redcedar, Eastern	7.5	1-Excellent	1-Excellent	X	X
716	Redcedar, Eastern	6.5	1-Excellent	1-Excellent	X	X
717	Redcedar, Eastern	7	1-Excellent	1-Excellent	X	X
718	Ash, White	14.5	3-Fair	3-Fair		X
719	Redcedar, Eastern	8.5	2-Good	2-Good	X	X
720	Hackberry	12	3-Fair	3-Fair	X	X
721	Maple, Sugar	11.5	2-Good	2-Good	X	X
722	Redcedar, Eastern	12	1-Excellent	1-Excellent	X	X
723	Hackberry	10	3-Fair	3-Fair	X	X
724	Hackberry	9	2-Good	2-Good		X
725	Oak, Northern Red	10	3-Fair	3-Fair	X	X
726	Redcedar, Eastern	10	3-Fair	3-Fair	X	X
727	Redcedar, Eastern	19	2-Good	2-Good	X	X
728	Redcedar, Eastern	29	3-Fair	3-Fair	X	X
729	Redcedar, Eastern	30	4-Poor	4-Poor	X	X
730	Redcedar, Eastern	33.5	4-Poor	4-Poor	X	X
731	Redcedar, Eastern	26.5	3-Fair	3-Fair	X	X
732	Redcedar, Eastern	24	2-Good	2-Good	X	X
733	Redcedar, Eastern	25	2-Good	2-Good	X	X
734	Redcedar, Eastern	25	3-Fair	3-Fair	X	
735	Boxelder	22	3-Fair	3-Fair	X	
736	Redcedar, Eastern	27.5	4-Poor	4-Poor	X	X
737	Oak, Northern Red	8.5	2-Good	2-Good		X
738	Oak, Northern Red	9.5	2-Good	2-Good		X
739	Oak, Northern Red	11	2-Good	2-Good	X	X
740	Elm, American	6	3-Fair	3-Fair		
741	Ash, White	11	3-Fair	3-Fair	X	
742	Oak, White	7	2-Good	2-Good		X
743	Maple, Sugar	15	2-Good	2-Good	X	X
744	Ash, White	13.5	3-Fair	3-Fair		
745	Ash, White	8	2-Good	2-Good		X
746	Maple, Sugar	11	2-Good	2-Good	X	
747	Hackberry	16	2-Good	2-Good	X	X
748	Oak, Northern Red	18.5	2-Good	2-Good	X	X
749	Maple, Sugar	12.5	1-Excellent	1-Excellent	X	X
750	Ash, White	19.5	2-Good	2-Good	X	X
751	Hackberry	12.5	2-Good	2-Good	X	X
752	Oak, Northern Red	15	2-Good	2-Good	X	X
753	Oak, White	9	2-Good	2-Good		X
754	Ash, White	14	2-Good	2-Good	X	X
755	Oak, Northern Red	16.5	3-Fair	3-Fair	X	X
756	Oak, Northern Red	19.5	2-Good	2-Good	X	X
757	Ash, White	14	3-Fair	3-Fair	X	X
758	Oak, Northern Red	12	2-Good	2-Good	X	X
759	Oak, Northern Red	12.5	2-Good	2-Good	X	X
760	Oak, Northern Red	10	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
761	Oak, Northern Red	17.5	2-Good	2-Good	X	X
762	Oak, Northern Red	7	2-Good	2-Good		X
763	Oak, Northern Red	16	2-Good	2-Good	X	X
764	Ash, White	25.5	3-Fair	3-Fair		X
765	Ash, White	16	2-Good	2-Good		X
766	Elm, American	12	2-Good	2-Good	X	X
767	Ash, White	16	3-Fair	3-Fair	X	X
768	Basswood, American	14	3-Fair	3-Fair	X	
769	Oak, Northern Red	9.5	1-Excellent	1-Excellent		
770	Oak, Northern Red	13	2-Good	2-Good	X	
771	Oak, White	7	2-Good	2-Good		X
772	Basswood, American	8	2-Good	2-Good		X
773	Ash, White	9	3-Fair	3-Fair		
774	Ash, White	10	2-Good	2-Good		
775	Cherry, Black	7	2-Good	2-Good		
776	Elm, American	10.5	2-Good	2-Good	X	X
777	Oak, Northern Red	6	2-Good	2-Good		X
778	Oak, Northern Red	17.5	2-Good	2-Good	X	X
779	Oak, White	7.5	2-Good	2-Good		X
780	Ash, White	7	3-Fair	3-Fair		X
781	Ash, White	8	3-Fair	3-Fair		X
782	Ash, White	12.5	3-Fair	3-Fair		X
783	Ash, White	14.5	3-Fair	3-Fair		X
784	Ash, White	7	3-Fair	3-Fair		X
785	Ash, White	12.5	2-Good	2-Good		X
786	Hackberry	13	2-Good	2-Good	X	X
787	Elm, American	7.5	3-Fair	3-Fair		X
788	Ash, White	9	2-Good	2-Good		X
789	Ash, White	12.5	2-Good	2-Good		X
790	Ash, White	8.5	4-Poor	4-Poor		X
791	Ash, White	14.5	3-Fair	3-Fair		X
792	Elm, American	14	3-Fair	3-Fair	X	X
793	Elm, American	8	3-Fair	3-Fair		X
794	Elm, American	7	3-Fair	3-Fair		X
795	Ash, White	24	4-Poor	4-Poor		X
796	Basswood, American	17	3-Fair	3-Fair	X	X
797	Oak, Northern Red	23	3-Fair	3-Fair	X	X
798	Basswood, American	13	3-Fair	3-Fair	X	X
799	Elm, American	11	3-Fair	3-Fair	X	X
800	Hackberry	8	2-Good	2-Good		X
801	Hackberry	12	2-Good	2-Good	X	X
802	Ash, White	11.5	3-Fair	3-Fair		X
803	Elm, American	20	3-Fair	3-Fair	X	X
804	Oak, Northern Red	27	3-Fair	3-Fair	X	X
805	Oak, Northern Red	34.5	3-Fair	3-Fair	X	X
806	Ash, White	14	3-Fair	3-Fair		X
807	Ash, White	11.5	3-Fair	3-Fair		X
808	Ash, White	9	3-Fair	3-Fair		X
809	Boxelder	24	3-Fair	3-Fair	X	
810	Ash, White	10	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
811	Hackberry	9	2-Good	2-Good		
812	Ash, White	8	2-Good	2-Good		X
813	Elm, American	13	3-Fair	3-Fair	X	X
814	Ash, White	8	2-Good	2-Good		X
815	Ash, White	6	3-Fair	3-Fair		X
816	Ash, White	6	3-Fair	3-Fair		X
817	Ash, White	7.5	2-Good	2-Good		X
818	Ash, White	6.5	2-Good	2-Good		X
819	Ash, White	9	3-Fair	3-Fair		X
820	Oak, Northern Red	20	2-Good	2-Good	X	X
821	Ash, White	8	3-Fair	3-Fair		X
822	Oak, Northern Red	8	2-Good	2-Good		X
823	Oak, Northern Red	11	3-Fair	3-Fair	X	X
824	Oak, Northern Red	10	3-Fair	3-Fair	X	X
825	Oak, Northern Red	7.5	2-Good	2-Good		X
826	Ash, White	9	3-Fair	3-Fair		X
827	Ash, White	15	3-Fair	3-Fair		X
828	Ash, White	6.5	3-Fair	3-Fair		X
829	Elm, American	7	2-Good	2-Good		X
830	Elm, American	16	3-Fair	3-Fair	X	X
831	Boxelder	28.5	4-Poor	4-Poor	X	X
832	Elm, American	9	2-Good	2-Good		X
833	Elm, American	7.5	2-Good	2-Good		X
834	Oak, Northern Red	10	2-Good	2-Good	X	X
835	Oak, Northern Red	10	2-Good	2-Good	X	
836	Elm, American	7	2-Good	2-Good		X
837	Elm, American	6	3-Fair	3-Fair		X
838	Oak, Northern Red	11.5	4-Poor	4-Poor	X	X
839	Elm, American	18	2-Good	2-Good	X	X
840	Elm, American	7	2-Good	2-Good		X
841	Oak, Northern Red	13	3-Fair	3-Fair	X	X
842	Elm, American	10	2-Good	2-Good	X	X
843	Elm, American	6	2-Good	2-Good		X
844	Elm, American	8.5	3-Fair	3-Fair		X
845	Boxelder	30	4-Poor	4-Poor	X	X
846	Elm, American	8	2-Good	2-Good		X
847	Elm, American	7	2-Good	2-Good		X
848	Oak, Northern Red	9	3-Fair	3-Fair		
849	Ash, White	9	3-Fair	3-Fair		
850	Oak, Northern Red	10.5	2-Good	2-Good	X	
851	Basswood, American	13.5	2-Good	2-Good	X	
852	Oak, Northern Red	15	2-Good	2-Good	X	
853	Oak, Northern Red	13.5	3-Fair	3-Fair	X	
854	Oak, Northern Red	15.5	2-Good	2-Good	X	
855	Elm, American	20.5	2-Good	2-Good	X	
856	Hackberry	15.5	2-Good	2-Good	X	
857	Ironwood	14.5	2-Good	2-Good	X	
858	Maple, Sugar	7	2-Good	2-Good		
859	Maple, Sugar	9	2-Good	2-Good		
860	Maple, Sugar	6.5	2-Good	2-Good		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
861	Boxelder	8.5	3-Fair	3-Fair		
862	Boxelder	11	3-Fair	3-Fair	X	
863	Boxelder	7	3-Fair	3-Fair		
864	Boxelder	9	3-Fair	3-Fair		
865	Ash, White	14.5	3-Fair	3-Fair		
866	Ash, White	39	2-Good	2-Good		
867	Ironwood	7.5	3-Fair	3-Fair		
868	Ash, White	15.5	3-Fair	3-Fair	X	
869	Ash, White	8.5	3-Fair	3-Fair		
870	Ash, White	13	2-Good	2-Good	X	
871	Ash, White	8	3-Fair	3-Fair		
872	Boxelder	8	3-Fair	3-Fair		
873	Boxelder	7	3-Fair	3-Fair		
874	Elm, American	23	2-Good	2-Good	X	
875	Boxelder	7	3-Fair	3-Fair		
876	Ash, White	13	2-Good	2-Good		
877	Ash, White	13.5	2-Good	2-Good		
878	Elm, American	8	2-Good	2-Good		
879	Elm, American	7	3-Fair	3-Fair		
880	Ash, White	12.5	2-Good	2-Good		
881	Hackberry	7	3-Fair	3-Fair		
882	Maple, Sugar	7	3-Fair	3-Fair		
883	Basswood, American	11	2-Good	2-Good	X	
884	Ash, White	11	2-Good	2-Good		
885	Hackberry	9	2-Good	2-Good		
886	Elm, American	7.5	2-Good	2-Good		
887	Boxelder	10.5	3-Fair	3-Fair	X	X
888	Hackberry	12.5	2-Good	2-Good	X	X
889	Hackberry	7.5	2-Good	2-Good		X
890	Ash, White	12.5	2-Good	2-Good		
891	Ash, White	9	3-Fair	3-Fair		
892	Ash, White	11	2-Good	2-Good		
893	Oak, Northern Red	16	2-Good	2-Good	X	
894	Ash, White	9	2-Good	2-Good		X
895	Oak, Northern Red	6.5	2-Good	2-Good		X
896	Hackberry	11	2-Good	2-Good	X	X
897	Ironwood	7.5	3-Fair	3-Fair		X
898	Ash, White	13	2-Good	2-Good	X	X
899	Oak, Northern Red	8.5	3-Fair	3-Fair		X
900	Ash, White	9.5	2-Good	2-Good		X
901	Oak, Northern Red	7.5	3-Fair	3-Fair		X
902	Boxelder	9.5	3-Fair	3-Fair		X
903	Elm, American	8	3-Fair	3-Fair		X
904	Elm, American	9	2-Good	2-Good		X
905	Elm, American	11	3-Fair	3-Fair	X	X
906	Elm, American	8.5	3-Fair	3-Fair		X
907	Elm, American	8	3-Fair	3-Fair		X
908	Elm, American	18	2-Good	2-Good	X	X
909	Ash, White	7.5	3-Fair	3-Fair		X
910	Elm, American	6.5	3-Fair	3-Fair		X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
911	Ash, White	11	2-Good	2-Good		X
912	Boxelder	6	3-Fair	3-Fair		X
913	Boxelder	6	3-Fair	3-Fair		X
914	Elm, American	6.5	3-Fair	3-Fair		X
915	Ash, White	14.5	2-Good	2-Good		X
916	Elm, American	8.5	3-Fair	3-Fair		X
917	Elm, American	8	3-Fair	3-Fair		X
918	Elm, American	6	3-Fair	3-Fair		X
919	Elm, American	7.5	3-Fair	3-Fair		X
920	Elm, American	8	3-Fair	3-Fair		X
921	Oak, Northern Red	9.5	2-Good	2-Good		X
922	Hackberry	6.5	3-Fair	3-Fair		X
923	Elm, American	11.5	2-Good	2-Good	X	X
924	Elm, American	8.5	3-Fair	3-Fair		X
925	Hackberry	9	3-Fair	3-Fair		X
926	Elm, American	11.5	2-Good	2-Good	X	X
927	Hackberry	6	3-Fair	3-Fair		
928	Hackberry	10	3-Fair	3-Fair	X	X
929	Boxelder	7.5	3-Fair	3-Fair		
930	Hackberry	12.5	2-Good	2-Good	X	
931	Hackberry	10	2-Good	2-Good	X	X
932	Hackberry	10.5	2-Good	2-Good	X	X
933	Elm, American	14	2-Good	2-Good	X	X
934	Hackberry	16	3-Fair	3-Fair	X	X
935	Hackberry	10.5	2-Good	2-Good	X	X
936	Hackberry	6.5	3-Fair	3-Fair		X
937	Hackberry	7	3-Fair	3-Fair		X
938	Hackberry	11	2-Good	2-Good	X	
939	Hackberry	10.5	3-Fair	3-Fair	X	X
940	Hackberry	9	3-Fair	3-Fair		X
941	Boxelder	7	3-Fair	3-Fair		
942	Hackberry	8.5	3-Fair	3-Fair		
943	Hackberry	7	3-Fair	3-Fair		
944	Elm, American	12.5	4-Poor	4-Poor	X	X
945	Hackberry	11.5	2-Good	2-Good	X	X
946	Hackberry	6.5	3-Fair	3-Fair		X
947	Hackberry	11	2-Good	2-Good	X	X
948	Hackberry	8	2-Good	2-Good		X
949	Hackberry	10	3-Fair	3-Fair	X	X
950	Elm, American	7.5	3-Fair	3-Fair		X
951	Hackberry	14.5	2-Good	2-Good	X	X
952	Elm, American	17	2-Good	2-Good	X	X
953	Oak, Northern Red	16	3-Fair	3-Fair	X	X
954	Boxelder	6.5	3-Fair	3-Fair		X
955	Hackberry	10	2-Good	2-Good	X	
956	Hackberry	6.5	3-Fair	3-Fair		X
957	Hackberry	10	3-Fair	3-Fair	X	X
958	Ash, White	23	1-Excellent	1-Excellent		X
959	Ash, White	17	2-Good	2-Good		X
960	Elm, American	28	3-Fair	3-Fair	X	X

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
961	Spruce, Colorado	17.5	2-Good	2-Good	X	X
962	Spruce, Colorado	21.5	2-Good	2-Good	X	X
963	Elm, American	9	3-Fair	3-Fair		X
964	Boxelder	27	4-Poor	4-Poor	X	X
965	Boxelder	17	4-Poor	4-Poor	X	X
966	Boxelder	14	4-Poor	4-Poor	X	X
967	Boxelder	12	4-Poor	4-Poor	X	X
968	Spruce, Colorado	7	3-Fair	3-Fair	X	X
969	Spruce, Colorado	9	2-Good	2-Good	X	X
970	Oak, White	24	2-Good	2-Good	X	X
971	Oak, Northern Red	13.5	2-Good	2-Good	X	X
972	Spruce, Colorado	6	2-Good	2-Good	X	X
973	Maple, Sugar	6.5	3-Fair	3-Fair		
974	Boxelder	22	2-Good	2-Good	X	X
975	Ash, White	12	3-Fair	3-Fair		X
976	Maple, Sugar	17.5	2-Good	2-Good	X	X
977	Maple, Silver	14	2-Good	2-Good	X	X
978	Maple, Silver	20	2-Good	2-Good	X	X
979	Elm, American	40.5	2-Good	2-Good	X	X
980	Maple, Sugar	19	2-Good	2-Good	X	X
981	Maple, Silver	19.5	2-Good	2-Good	X	X
982	Maple, Silver	23	2-Good	2-Good	X	
983	Cottonwood, Eastern	19	2-Good	2-Good	X	
984	Maple, Silver	22	2-Good	2-Good	X	
985	Boxelder	14.5	3-Fair	3-Fair	X	X
986	Elm, American	12	3-Fair	3-Fair	X	X
987	Spruce, Colorado	15	2-Good	2-Good	X	X
988	Spruce, Colorado	6	2-Good	2-Good		X
989	Spruce, Colorado	16	2-Good	2-Good	X	X
990	Spruce, Colorado	15	2-Good	2-Good	X	X
991	Spruce, Colorado	10.5	2-Good	2-Good	X	X
992	Spruce, Colorado	20.5	3-Fair	3-Fair	X	X
993	Ash, White	12	4-Poor	4-Poor		X
994	Ash, White	15	3-Fair	3-Fair		X
995	Ash, White	7	3-Fair	3-Fair		X
996	Ash, White	8.5	3-Fair	3-Fair		X
997	Ash, White	8.5	3-Fair	3-Fair		X
998	Ash, White	11	3-Fair	3-Fair		X
999	Ash, White	11.5	3-Fair	3-Fair		X
1000	Ash, White	12.5	3-Fair	3-Fair		X
1104	Ash, White	9.5	3-Fair	3-Fair		X
1105	Ash, White	9.5	3-Fair	3-Fair		X
1106	Ash, White	11	3-Fair	3-Fair		X
1107	Ash, White	15	2-Good	2-Good		
1108	Ash, White	7	3-Fair	3-Fair		
1109	Ash, White	17	2-Good	2-Good		
1110	Ash, White	11	2-Good	2-Good		
1111	Ash, White	9	3-Fair	3-Fair		
1112	Ash, White	17	2-Good	2-Good		
1113	Boxelder	12.5	3-Fair	3-Fair	X	X

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C2-TREE PRES
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

TREE INVENTORY

SHEET

34 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 1:13 PM

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1114	Boxelder	10	3-Fair	3-Fair	X	X
1115	Boxelder	10	3-Fair	3-Fair	X	X
1116	Boxelder	10.5	3-Fair	3-Fair	X	X
1117	Boxelder	9	3-Fair	3-Fair		X
1118	Boxelder	14	3-Fair	3-Fair	X	X
1119	Boxelder	10	3-Fair	3-Fair	X	X
1120	Boxelder	15	3-Fair	3-Fair	X	X
1121	Boxelder	7.5	3-Fair	3-Fair		X
1122	Elm, American	13	3-Fair	3-Fair	X	X
1123	Elm, American	14	3-Fair	3-Fair	X	X
1124	Elm, American	6.5	3-Fair	3-Fair		X
1125	Elm, American	6	3-Fair	3-Fair		X
1126	Elm, American	14	3-Fair	3-Fair	X	X
1127	Elm, American	7	3-Fair	3-Fair		X
1128	Boxelder	10	3-Fair	3-Fair	X	X
1129	Boxelder	12.5	3-Fair	3-Fair	X	X
1130	Cottonwood, Eastern	23	2-Good	2-Good	X	X
1131	Ash, White	15.5	2-Good	2-Good		X
1132	Ash, White	9.5	3-Fair	3-Fair		X
1133	Ash, White	14.5	2-Good	2-Good		X
1133	Ash, White	14.5	2-Good	2-Good		X
1308	Oak, White	33	1-Excellent	2-Good	X	X
1309	Oak, White	33	1-Excellent	2-Good	X	
1310	Maple, Sugar	8	2-Good	2-Good		
1311	Redcedar, Eastern	7	3-Fair	3-Fair		
1312	Oak, White	33	1-Excellent	2-Good	X	
1313	Oak, White	21	2-Good	2-Good	X	
1314	Oak, White	28	1-Excellent	2-Good	X	
1315	Ironwood	10	2-Good	2-Good	X	
1316	Oak, White	23	2-Good	2-Good	X	
1317	Oak, White	25.5	2-Good	2-Good	X	
1318	Oak, White	21.5	2-Good	2-Good	X	
1319	Oak, White	28.5	2-Good	2-Good	X	
1320	Oak, White	29	2-Good	2-Good	X	
1321	Maple, Sugar	10	2-Good	2-Good	X	
1322	Oak, White	25	2-Good	2-Good	X	
1323	Oak, White	28.5	2-Good	2-Good	X	
1324	Oak, White	25.5	2-Good	2-Good	X	
1325	Maple, Sugar	21.5	3-Fair	3-Fair	X	
1326	Oak, White	19.5	2-Good	2-Good	X	
1327	Oak, White	25	2-Good	2-Good	X	
1328	Oak, White	20	2-Good	2-Good	X	
1329	Oak, White	13	3-Fair	3-Fair	X	
1330	Oak, White	29	2-Good	2-Good	X	
1331	Oak, White	18	2-Good	2-Good	X	
1332	Oak, White	27	2-Good	2-Good	X	
1333	Oak, White	18.5	2-Good	2-Good	X	
1334	Oak, White	26.5	2-Good	2-Good	X	
1335	Oak, White	25	2-Good	2-Good	X	
1336	Redcedar, Eastern	7	3-Fair	4-Poor		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1337	Maple, Sugar	25	2-Good	2-Good	X	
1338	Oak, White	22	2-Good	2-Good	X	
1339	Oak, White	28	2-Good	2-Good	X	
1340	Oak, White	31	1-Excellent	2-Good	X	
1341	Maple, Sugar	7	2-Good	2-Good		
1342	Oak, White	29	2-Good	2-Good	X	
1343	Oak, White	31.5	1-Excellent	2-Good	X	
1344	Maple, Sugar	6.5	3-Fair	3-Fair		
1345	Ironwood	6.5	2-Good	2-Good		
1346	Maple, Sugar	7	3-Fair	3-Fair		
1347	Maple, Sugar	6.5	2-Good	2-Good		
1348	Maple, Sugar	7	3-Fair	3-Fair		
1349	Maple, Sugar	6.5	3-Fair	3-Fair		
1350	Maple, Sugar	6.5	3-Fair	3-Fair		
1351	Oak, White	29	1-Excellent	2-Good	X	
1352	Ironwood	8	3-Fair	3-Fair		
1353	Maple, Sugar	8	2-Good	2-Good		
1354	Oak, White	29	1-Excellent	2-Good	X	
1355	Oak, White	22	2-Good	2-Good	X	
1356	Oak, White	21.5	2-Good	2-Good	X	
1357	Oak, White	28.5	2-Good	2-Good	X	
1358	Maple, Sugar	24	2-Good	2-Good	X	
1359	Oak, White	21.5	2-Good	2-Good	X	
1360	Oak, White	23	2-Good	2-Good	X	
1361	Oak, White	24	2-Good	2-Good	X	
1362	Oak, White	24.5	2-Good	2-Good	X	
1363	Oak, White	17.5	2-Good	2-Good	X	
1364	Oak, White	18	2-Good	2-Good	X	
1365	Oak, White	16	2-Good	2-Good	X	
1366	Oak, White	15.5	2-Good	2-Good	X	
1367	Oak, White	22	2-Good	2-Good	X	X
1368	Oak, White	20	2-Good	2-Good	X	X
1369	Oak, White	18	2-Good	2-Good	X	
1370	Oak, White	23.5	2-Good	2-Good	X	
1371	Oak, White	26	2-Good	2-Good	X	
1372	Oak, White	26	1-Excellent	2-Good	X	
1373	Oak, White	17.5	2-Good	2-Good	X	
1374	Oak, White	17.5	2-Good	2-Good	X	
1375	Oak, White	25	2-Good	2-Good	X	
1376	Maple, Sugar	8	2-Good	2-Good		
1377	Oak, White	25.5	1-Excellent	2-Good	X	
1378	Oak, Northern Red	9	2-Good	2-Good	X	
1379	Butternut	8.5	2-Good	2-Good	X	
1380	Hickory, Bitternut	7	2-Good	2-Good		
1381	Poplar, White	7.5	2-Good	2-Good		
1382	Oak, White	28.5	1-Excellent	2-Good	X	
1383	Oak, Northern Red	7	2-Good	2-Good		
1384	Oak, White	7	3-Fair	3-Fair		
1385	Oak, White	33.5	1-Excellent	2-Good	X	
1386	Maple, Sugar	10	3-Fair	2-Good	X	

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1387	Oak, White	27	1-Excellent	2-Good	X	
1388	Oak, White	28	1-Excellent	2-Good	X	
1389	Oak, Northern Red	8	2-Good	2-Good		
1390	Ash, White	6.5	2-Good	2-Good		
1391	Ash, White	9	2-Good	2-Good		
1392	Oak, Northern Red	13	2-Good	2-Good	X	
1393	Oak, Northern Red	8.5	2-Good	2-Good		X
1394	Oak, Northern Red	7.5	2-Good	2-Good		X
1395	Oak, White	26	1-Excellent	2-Good	X	X
1396	Oak, White	32.5	1-Excellent	2-Good	X	X
1397	Elm, American	6.5	3-Fair	3-Fair		X
1398	Oak, White	19	2-Good	2-Good	X	X
1399	Oak, White	34	1-Excellent	2-Good	X	X
1400	Cherry, Black	7.5	2-Good	2-Good		X
1401	Redcedar, Eastern	19	2-Good	2-Good	X	X
1402	Ash, White	8	2-Good	2-Good		X
1403	Ash, White	7	2-Good	2-Good		X
1404	Oak, White	33	1-Excellent	2-Good	X	X
1405	Oak, White	24.5	2-Good	2-Good	X	X
1406	Oak, White	29	1-Excellent	2-Good	X	X
1407	Oak, White	31	1-Excellent	2-Good	X	X
1408	Oak, White	24.5	2-Good	2-Good	X	X
1409	Oak, White	24.5	2-Good	2-Good	X	X
1410	Oak, White	24.5	2-Good	2-Good	X	X
1411	Elm, American	8	2-Good	2-Good		X
1412	Oak, White	13	3-Fair	3-Fair	X	X
1413	Oak, White	17	2-Good	2-Good	X	X
1414	Oak, White	24	2-Good	2-Good	X	X
1415	Oak, White	17	2-Good	2-Good	X	X
1416	Oak, White	28	1-Excellent	2-Good	X	
1417	Oak, White	26.5	1-Excellent	2-Good	X	
1418	Oak, White	24	2-Good	2-Good	X	X
1419	Oak, White	19	2-Good	2-Good	X	X
1420	Oak, White	22	2-Good	2-Good	X	X
1421	Maple, Sugar	24.5	2-Good	2-Good	X	X
1422	Oak, White	32	1-Excellent	2-Good	X	X
1423	Oak, White	31.5	1-Excellent	2-Good	X	X
1424	Oak, Northern Red	6.5	2-Good	2-Good		X
1425	Elm, American	6.5	3-Fair	3-Fair		X
1426	Elm, American	8	3-Fair	3-Fair		X
1427	Oak, White	26.5	1-Excellent	2-Good	X	X
1428	Hackberry	8	3-Fair	3-Fair		
1429	Boxelder	7	2-Good	2-Good		
1430	Hackberry	14.5	2-Good	2-Good	X	
1431	Ash, White	14.5	2-Good	2-Good	X	
1432	Redcedar, Eastern	9	2-Good	2-Good	X	
1433	Maple, Sugar	7.5	2-Good	2-Good		
1434	Elm, American	16	2-Good	2-Good	X	
1435	Oak, White	18	2-Good	2-Good	X	
1436	Ironwood	6.5	3-Fair	3-Fair		

Table 1. Tree Inventory Summary

Tree Tag Number	Tree Species	DBH (Inches)	Structural Condition	Health Condition	Significant	Removal
1437	Basswood, American	10.5	2-Good	2-Good	X	X
1438	Maple, Sugar	7	2-Good	2-Good		
1439	Maple, Sugar	11	2-Good	2-Good	X	
1440	Oak, White	6.5	3-Fair	3-Fair		
1441	Basswood, American	8	3-Fair	3-Fair		
1442	Basswood, American	11	2-Good	2-Good	X	
1443	Oak, Northern Red	7	2-Good	2-Good		
1444	Oak, Northern Red	25	1-Excellent	2-Good	X	
1445	Ironwood	7	3-Fair	3-Fair		
1446	Maple, Sugar	11.5	3-Fair	3-Fair	X	X
1447	Oak, Northern Red	12.5	2-Good	2-Good	X	
1448	Oak, Northern Red	16	2-Good	2-Good	X	
1449	Oak, Northern Red	22.5	2-Good	2-Good	X	
1450	Oak, Northern Red	16.5	2-Good	2-Good	X	
1451	Oak, Northern Red	21	2-Good	2-Good	X	
1452	Oak, Northern Red	8	2-Good	2-Good		
1453	Oak, Northern Red	7	3-Fair	3-Fair		
1454	Oak, Northern Red	6.5	3-Fair	3-Fair		
1455	Oak, Northern Red	19.5	2-Good	2-Good	X	
1456	Redcedar, Eastern	8.5	2-Good	2-Good		
1457	Boxelder	8.5	2-Good	2-Good		
1458	Maple, Sugar	7	2-Good	2-Good		
1459	Oak, Northern Red	7	2-Good	2-Good		
1460	Hackberry	10	2-Good	2-Good	X	
1461	Oak, Northern Red	8.5	2-Good	2-Good		
1462	Maple, Sugar	9	2-Good	2-Good		
1463	Maple, Sugar	8.5	2-Good	2-Good		
1464	Maple, Sugar	7	2-Good	2-Good		
1465	Oak, Northern Red	8	2-Good	2-Good		X

TREE PRESERVATION SUMMARY

789 SURVEYED TREES MEETING ORDINANCE THRESHOLD
571 TOTAL PROPOSED REMOVALS

SIGNIFICANT TREES
470 TOTAL
350 PROPOSED REMOVALS

120 SIGNIFICANT TREES TO BE PROTECTED

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C2-TREE PRES
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

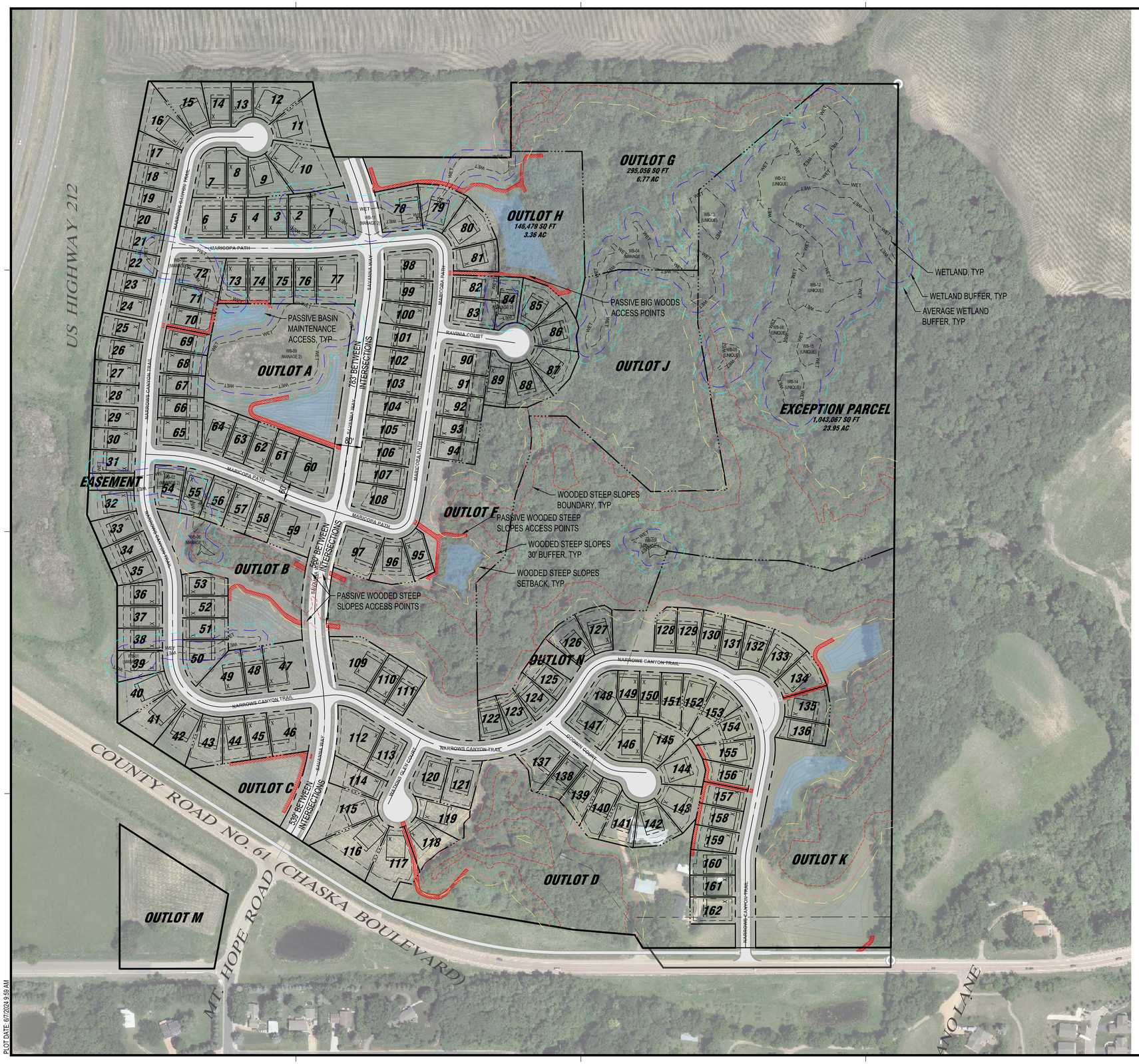
TREE INVENTORY

SHEET

35 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 1:13 PM



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0 150 300

SCALE IN FEET

PLOT DATE: 6/7/2024 9:59 AM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

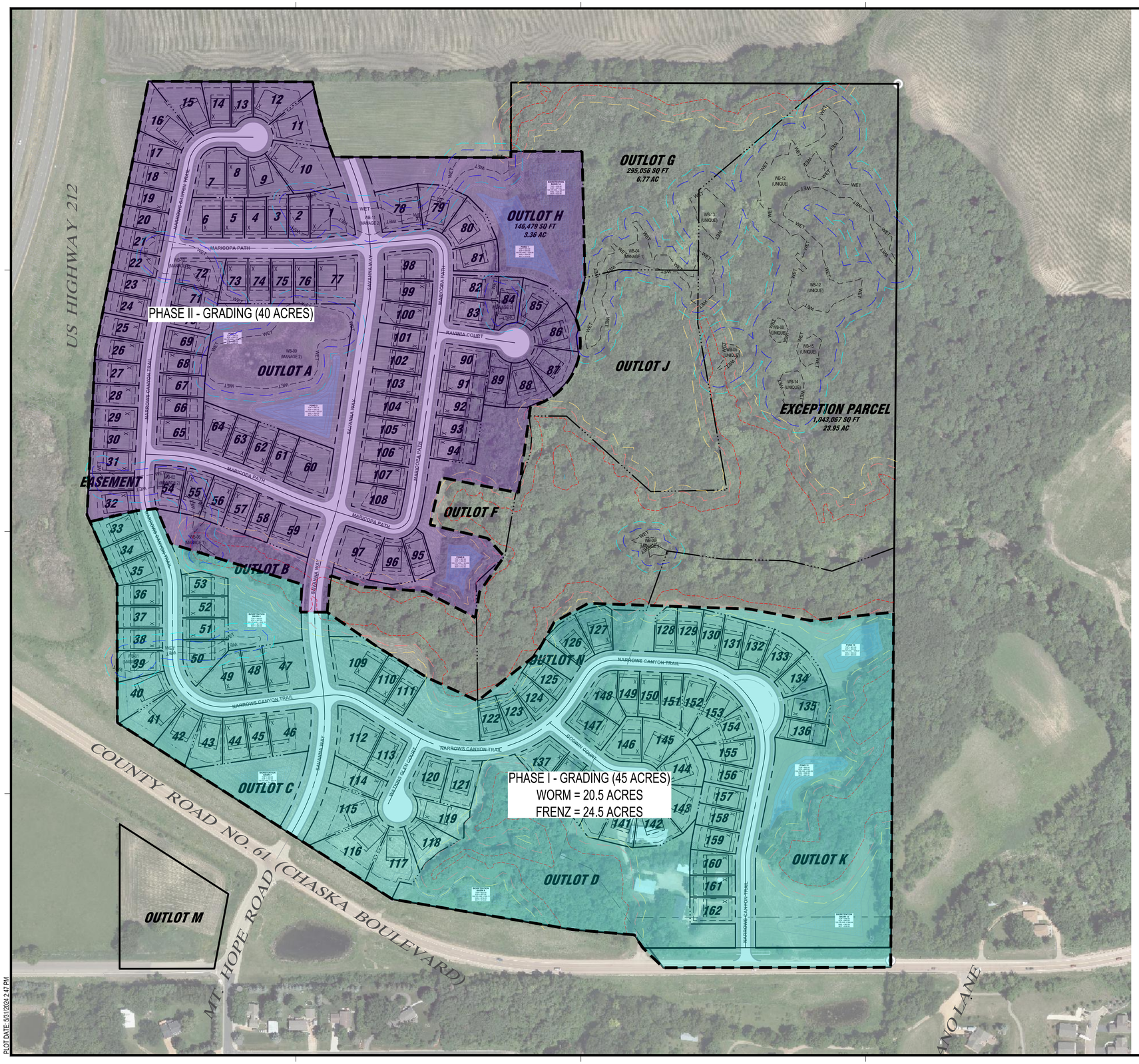
PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE - OVERALL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SITE PLAN - OVERALL

SHEET

36 OF 82



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0 150 300

SCALE IN FEET

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C4-GRADE - PHASE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

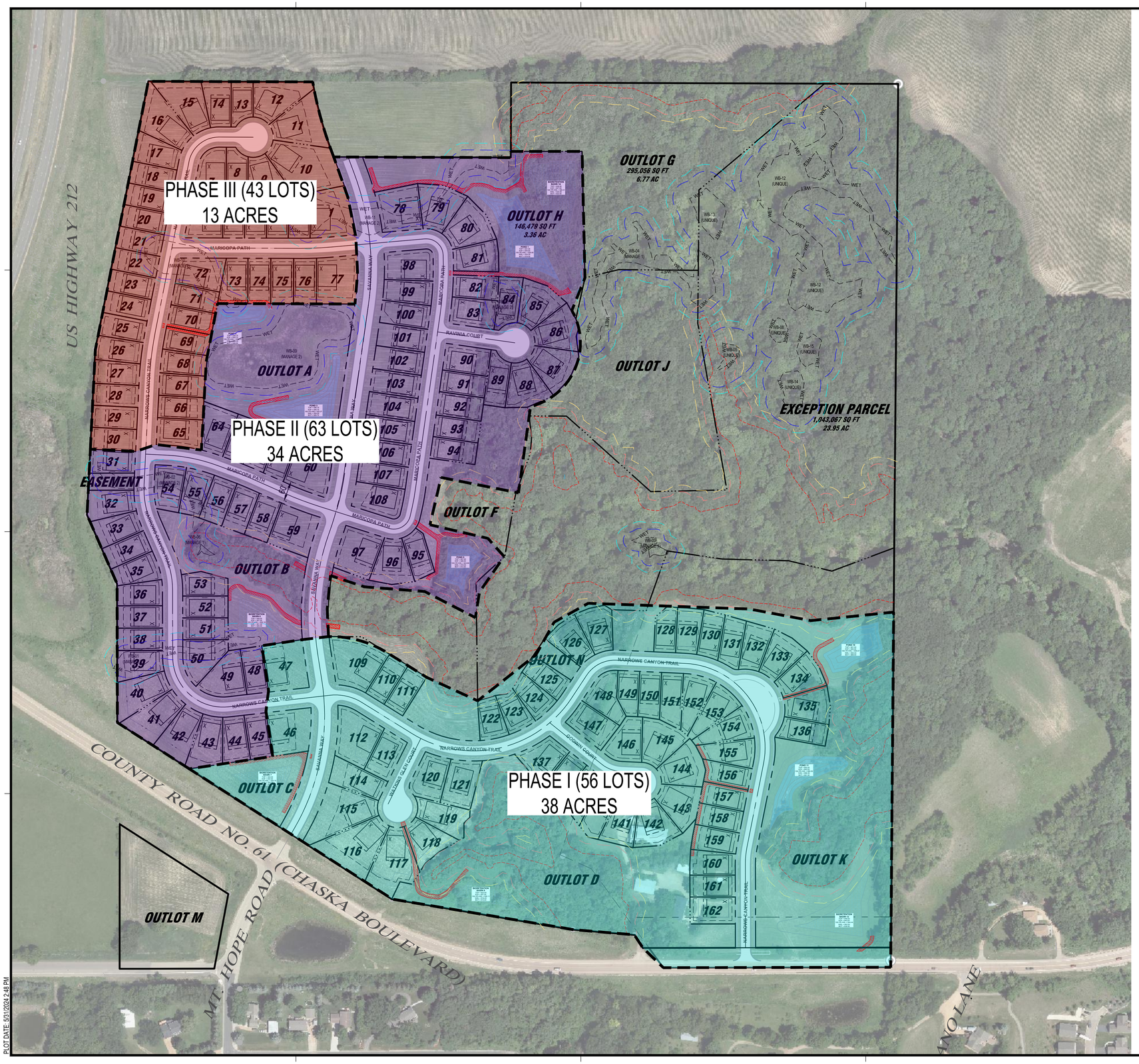
GRADING PHASE PLAN

SHEET

37

OF 82

PLOT DATE: 5/31/2024 2:47 PM



N

0 150 300

SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE - OVERALL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

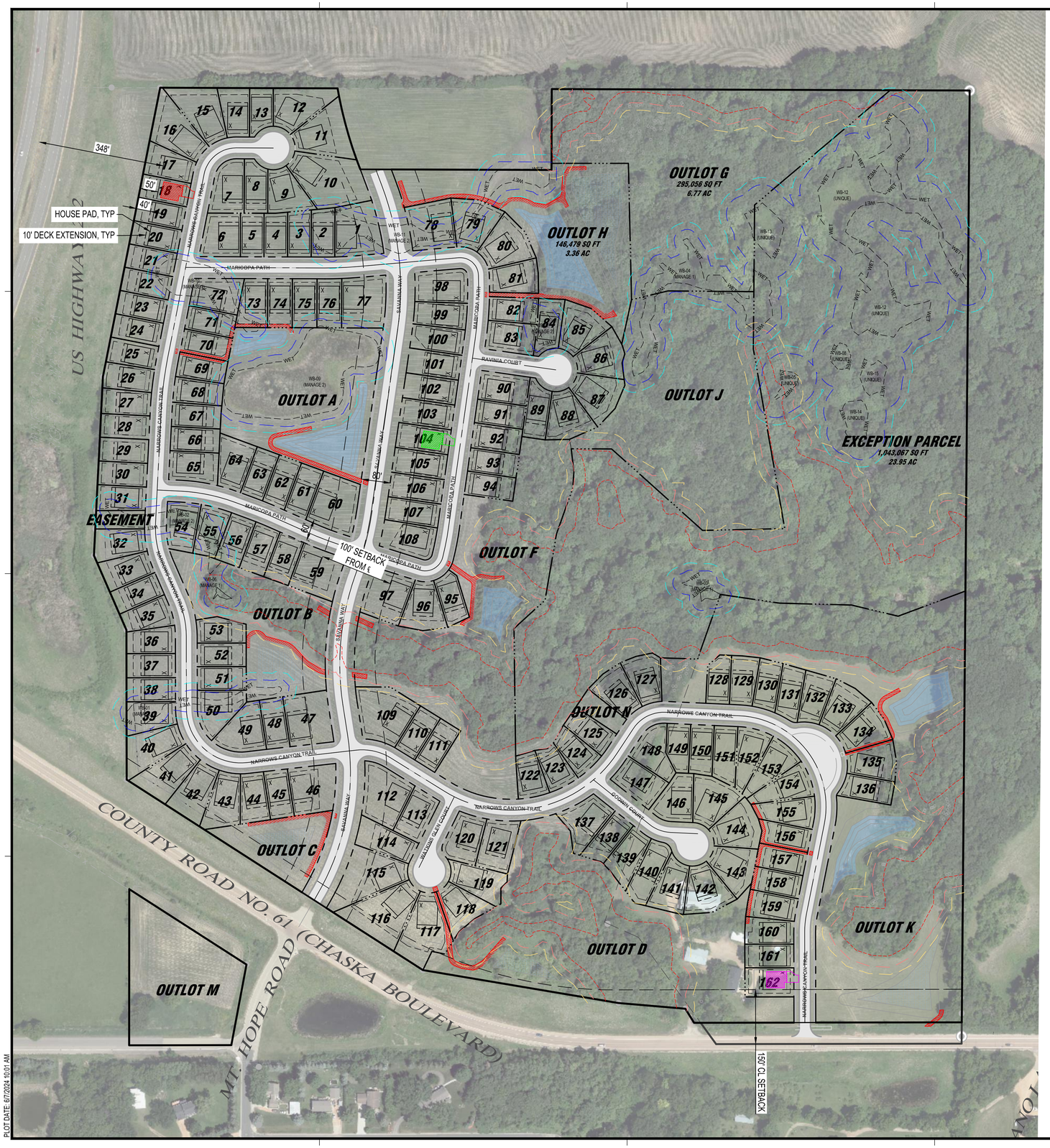
ROAD AND UTILITIES PHASING PLAN

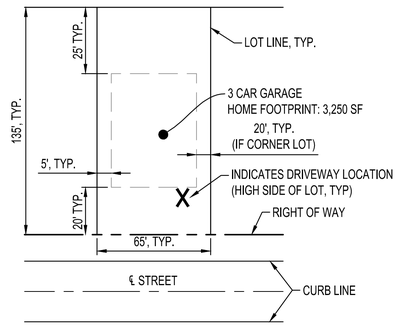
SHEET

38

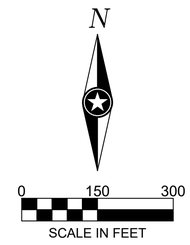
OF 82

PLOT DATE: 5/31/2024 2:48 PM





65' SINGLE FAMILY
TYPICAL LOT SETBACKS
NTS



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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE - OVERALL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SETBACK PLAN

SHEET

39

OF 82

PLOT DATE: 6/7/2024 10:01 AM

UTILITY LEGEND

EXISTING		PROPOSED
— — — >> — — —	STORM DRAIN	>>
— — — > — — —	SANITARY SEWER	>
— — — II> — — —	SANITARY SEWER FORCEMAIN	II>
— — — I — — —	WATER MAIN	I
— — — G — — —	GAS	G
— — — OE — — —	OVERHEAD ELECTRIC	OE
— — — UE — — —	UNDERGROUND ELECTRIC	UE
— — — UT — — —	UNDERGROUND TELEPHONE	UT
— — — UTV — — —	UNDERGROUND TV	
— — — OHL — — —	OVERHEAD UTILITY	
— — — UTL — — —	UNDERGROUND UTILITY	
— — — FBO — — —	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

N

0 150 300
SCALE IN FEET

US HIGHWAY 212

COUNTY ROAD NO. 61 (CHASKA BOULEVARD)

MT. HOPE ROAD

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT F
OUTLOT G
295,056 SQ FT
6.77 AC
OUTLOT H
146,479 SQ FT
3.36 AC
OUTLOT J
OUTLOT K
OUTLOT M
OUTLOT N

EXISTING CONTOUR, TYP

EXCEPTION PARCEL
1,043,067 SQ FT
23.95 AC

EASEMENT

FEASIBILITY ANALYSIS OF
FUTURE SANITARY SEWER
AND WATERMAIN EXTENSIONS
FOR FUTURE DEVELOPMENT

CONNECTION TO EXISTING
15" SANITARY SEWER STUB

MARIGOLD PATH
MARIGOLD WAY
MARIGOLD COURT
MARIGOLD CIRCLE
MARIGOLD PASS
MARIGOLD CANYON
MARIGOLD PATH
MARIGOLD WAY
MARIGOLD COURT
MARIGOLD PATH
MARIGOLD CANYON TRAIL
MARIGOLD CANYON TRAIL
MARIGOLD CANYON TRAIL

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

HYDRANT (TYP)
6" GV & BOX (TYP)
8" X 6" TEE (TYP)
8" WATER (TYP)

POND 1
TOP = 931.00
EOF = 930.00
100-YR HWL = 929.80
NWL = 924.00
BOT = 919.50

POND 2
TOP = 936.75
EOF = 935.75
100-YR HWL = 934.21
NWL = 928.00
BOT = 928.00

BIORETENTION
FES-28C
TOP = 928.00
EOF = 927.00
100-YR HWL = 926.31
NWL = 924.00
BOT = 922.50

OUTLOT A
OUTLOT H
146,478 SQ FT
3.36 AC

US HIGHWAY 212
NARROW CANYON TRAIL
MARICOPA PATH
SAVANNA WAY
RAVINIA COURT

0 60 120
SCALE IN FEET

PLOT DATE: 5/31/2024 2:50 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

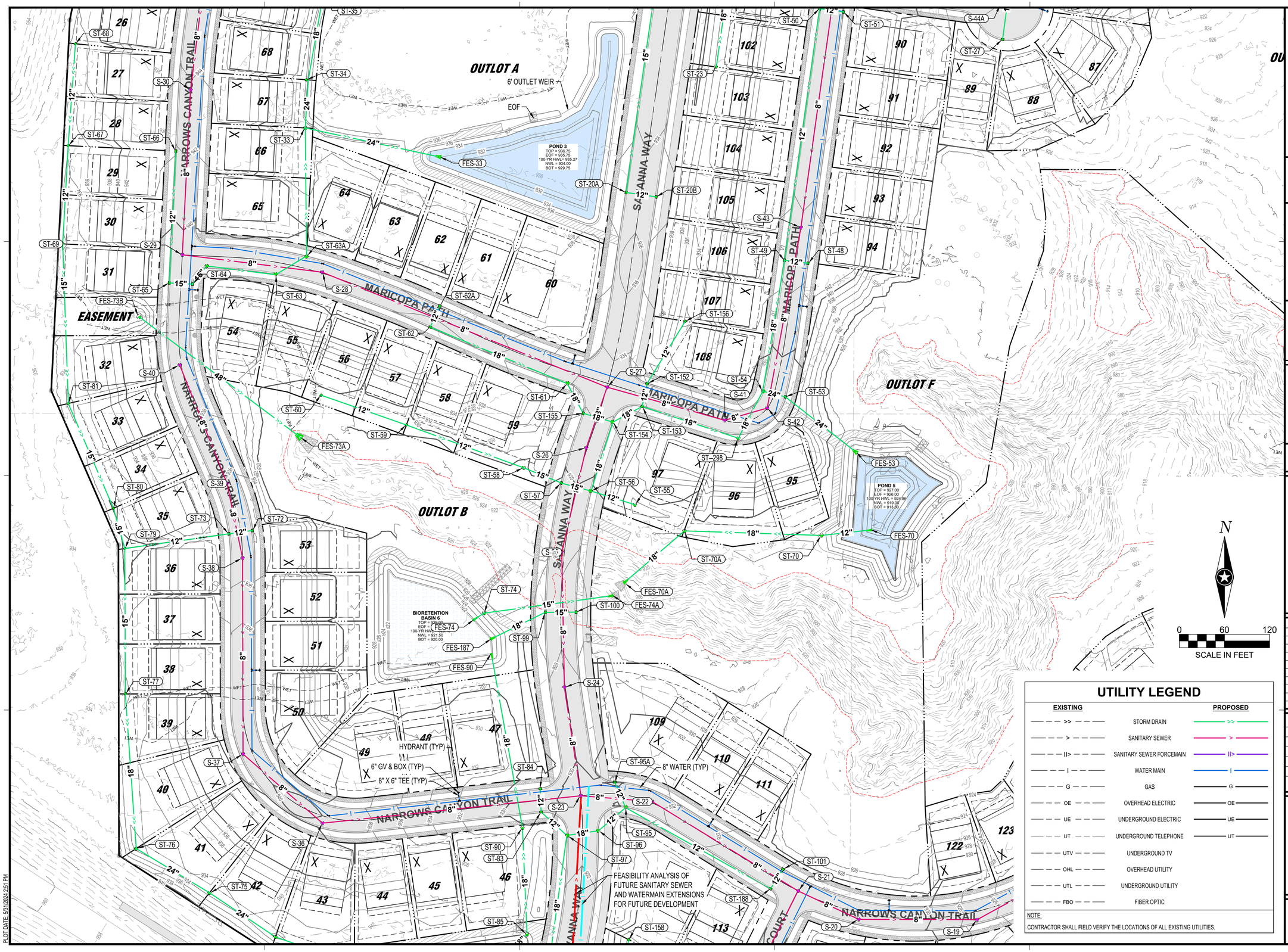
TITLE

UTILITY (N)

SHEET

41 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

N

0 60 120
SCALE IN FEET

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

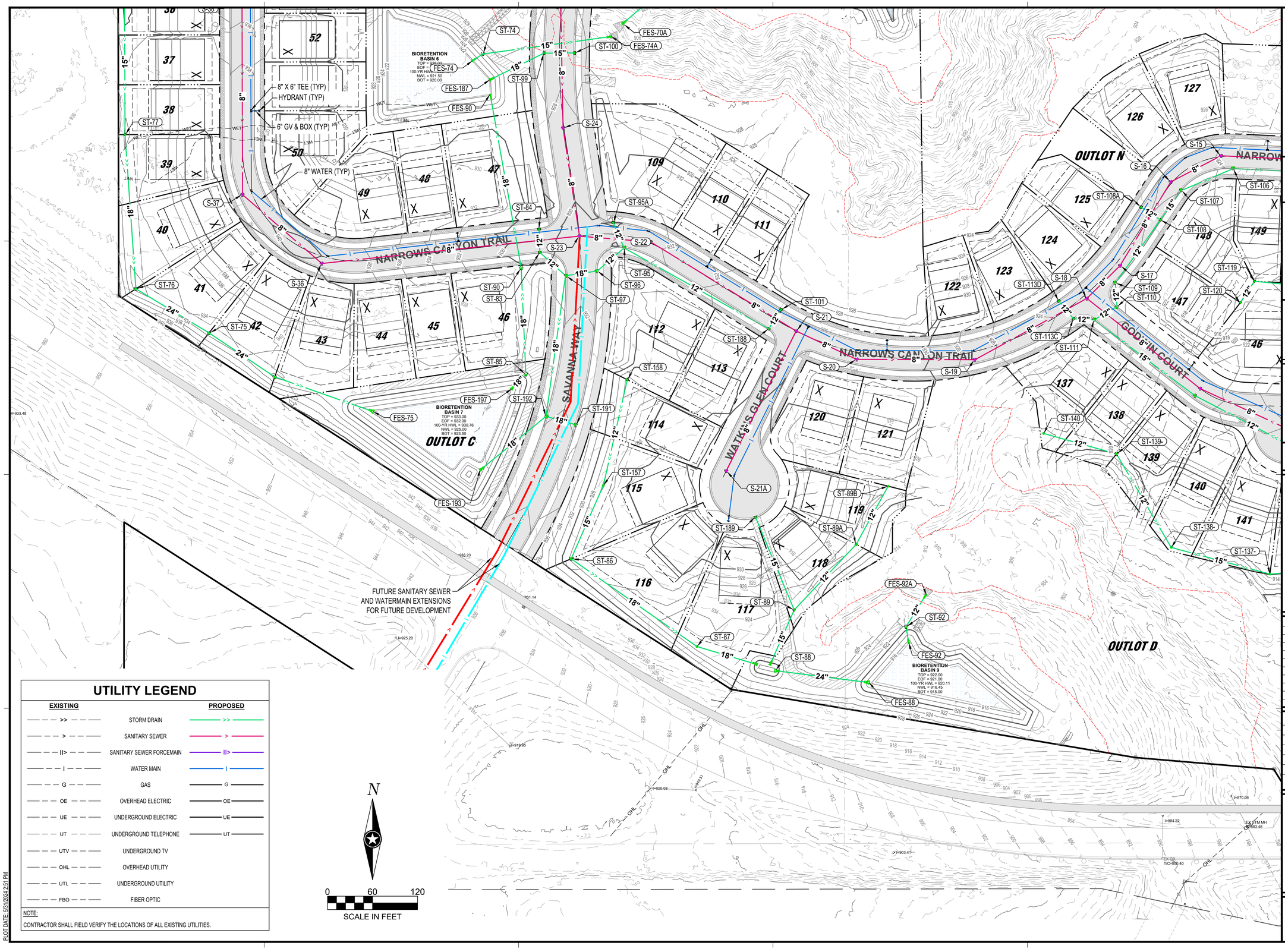
UTILITY (CENTRAL)

SHEET

42 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 2:51 PM



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

PLOT DATE: 5/31/2024 2:51 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

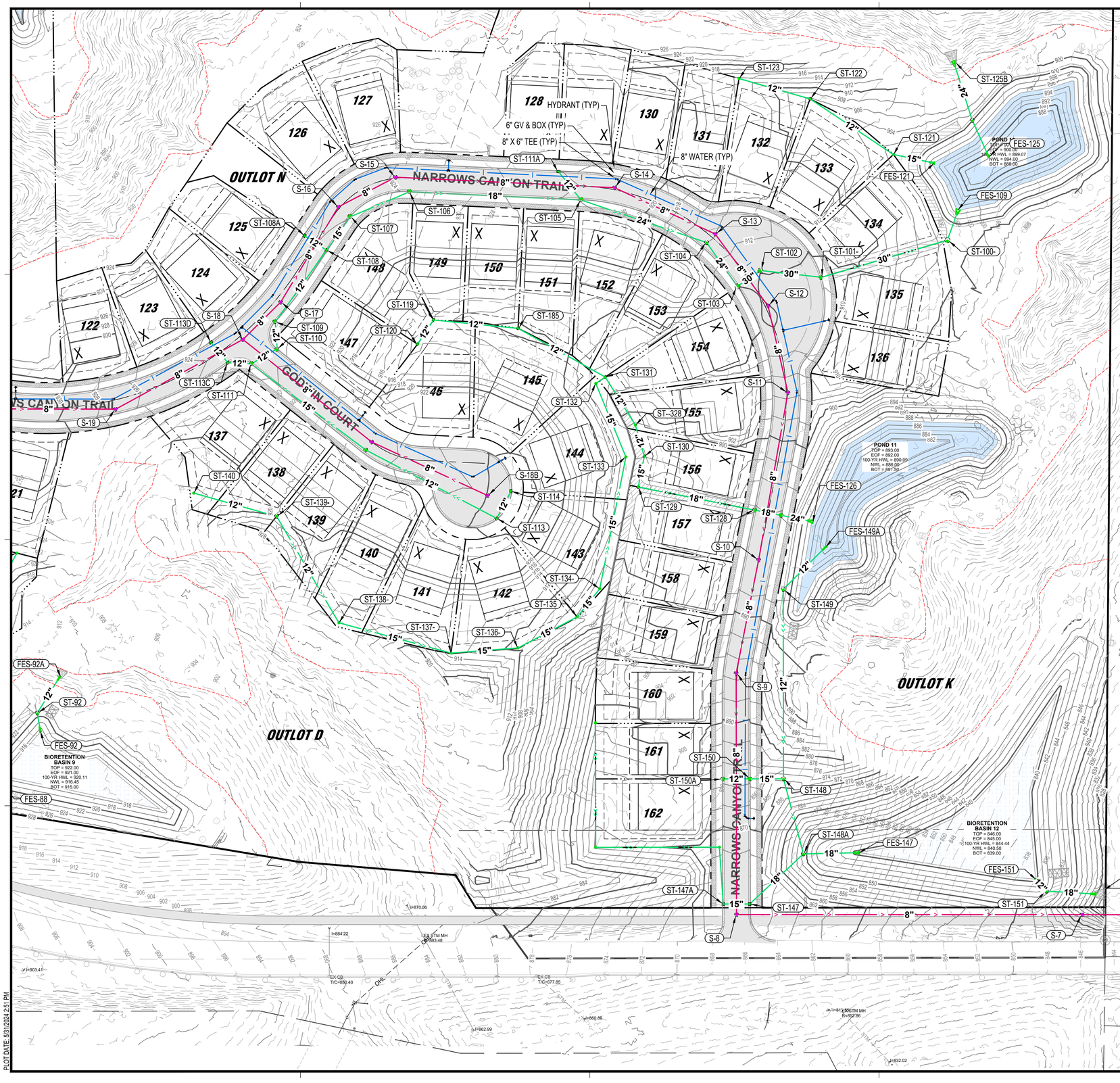
TITLE

UTILITY (SW)

SHEET

43 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C3-SITE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

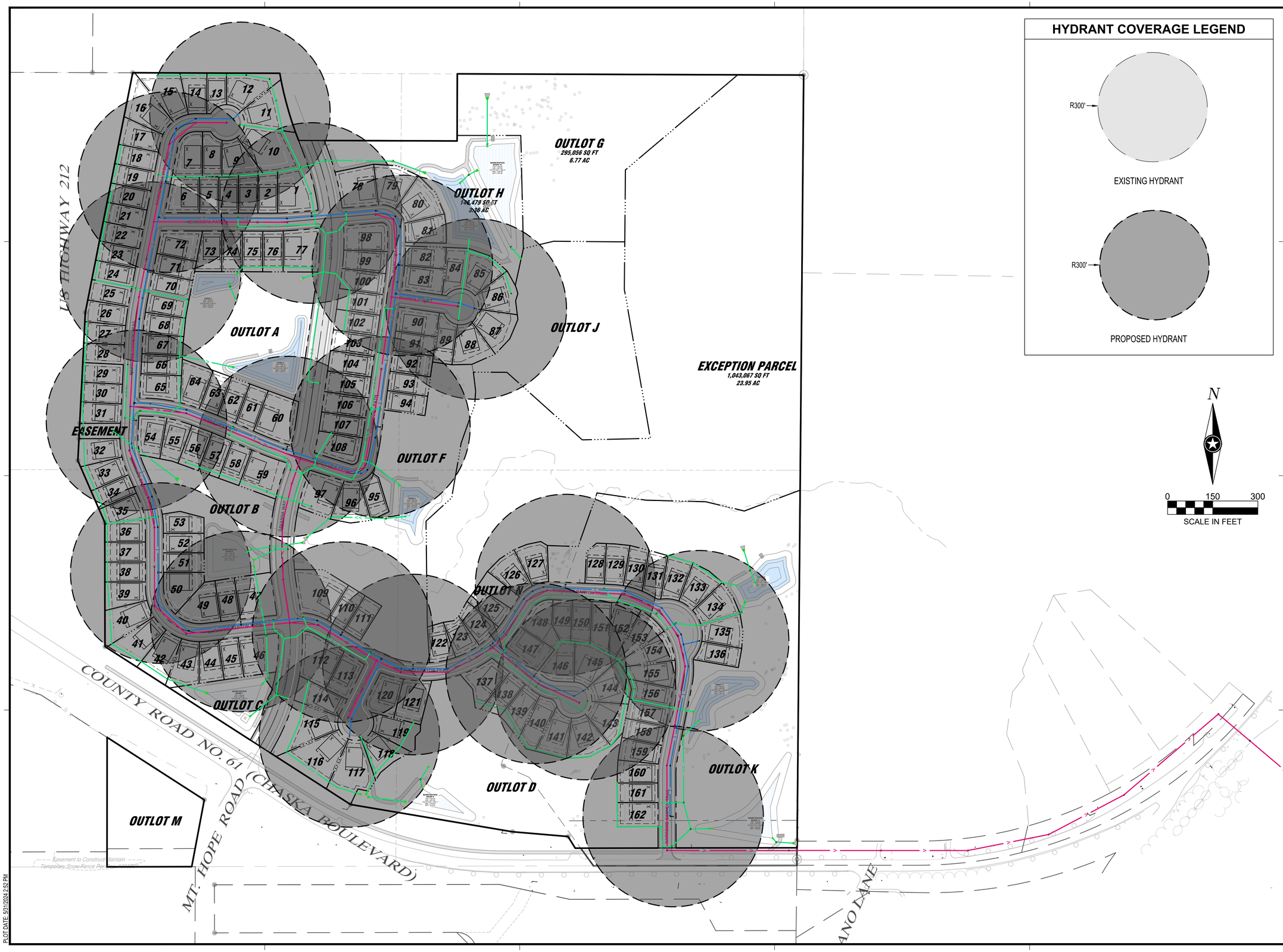
UTILITY (SE)

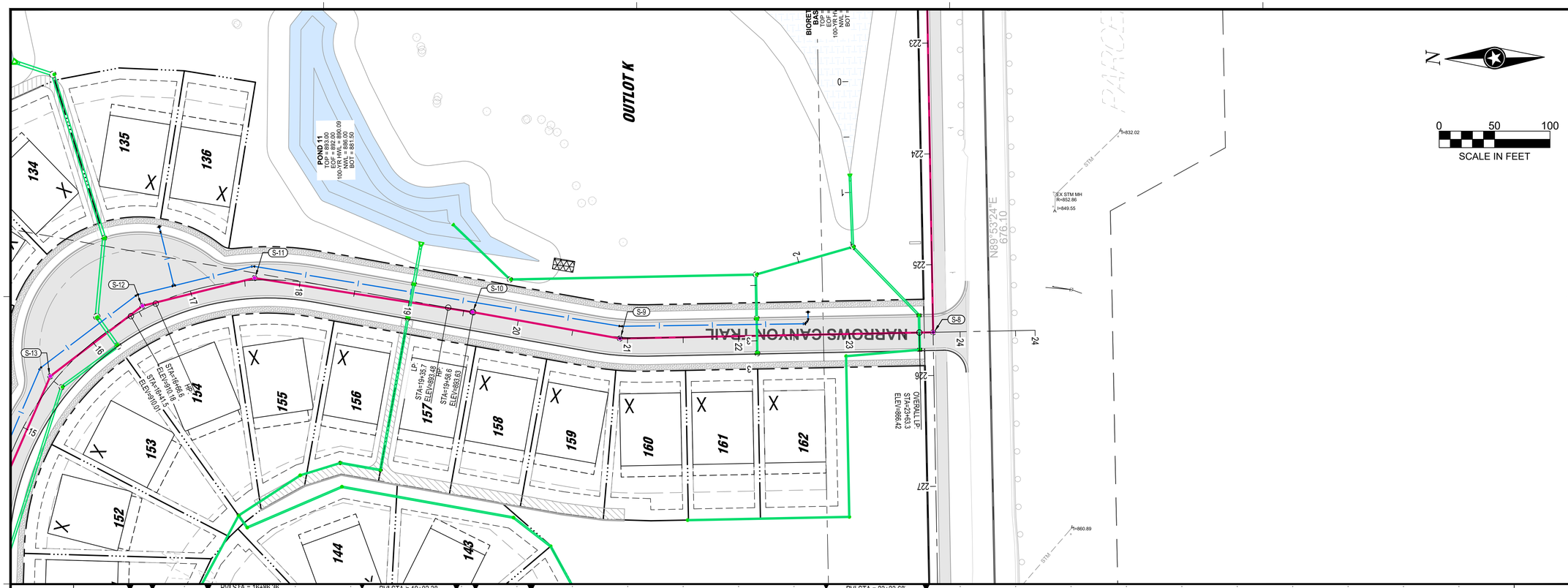
SHEET

44 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 2:51 PM


OUTLOT G
295,056 SQ FT
6.77 AC
OUTLOT H
146,479 SQ FT
3.36 AC
OUTLOT A
OUTLOT J
EXCEPTION PARCEL
1,043,067 SQ FT
23.95 AC
EASEMENT
OUTLOT F
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT K
OUTLOT M
OUTLOT N
MARIGOLD AVENUE
MARIGOLD PATH
MARIGOLD COURT
MARIGOLD CANYON TRAIL
MARIGOLD CANYON PASS
MARIGOLD CANYON WAY



PLOT DATE: 5/31/2024 2:54 PM

PRELIMINARY NOT FOR CONSTRUCTION

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FORESTAR

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

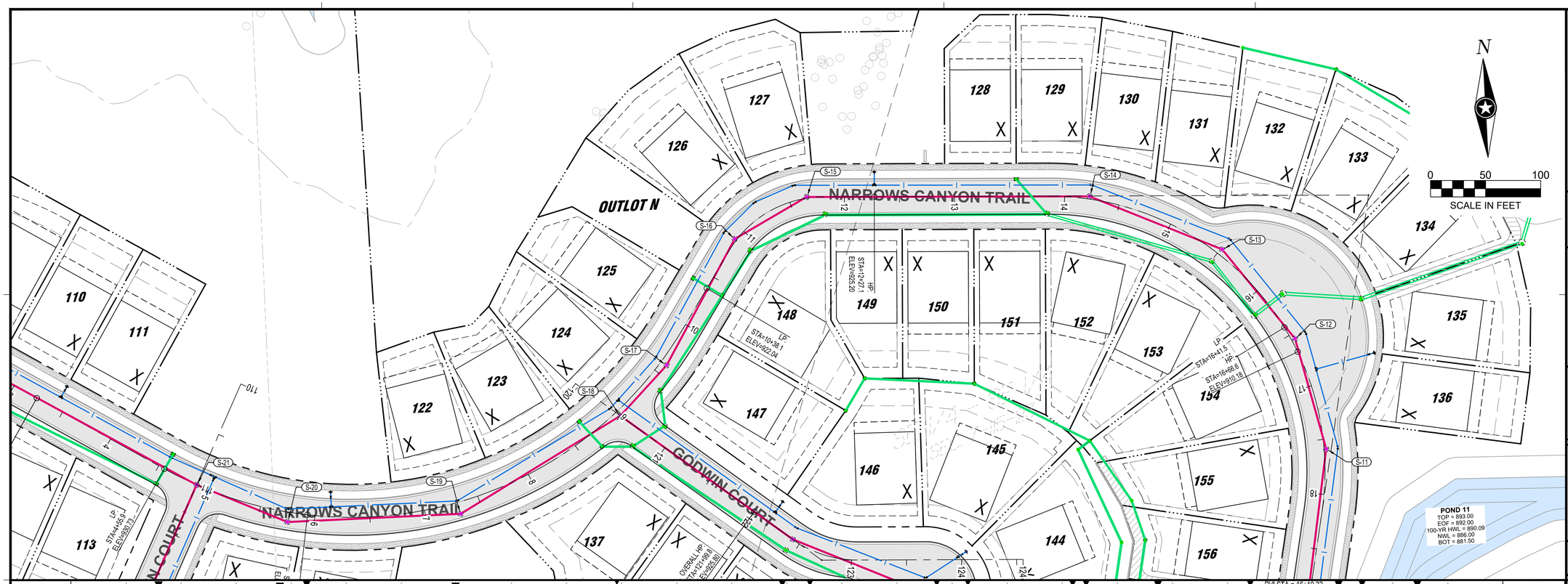
DATE	DESCRIPTION	BY

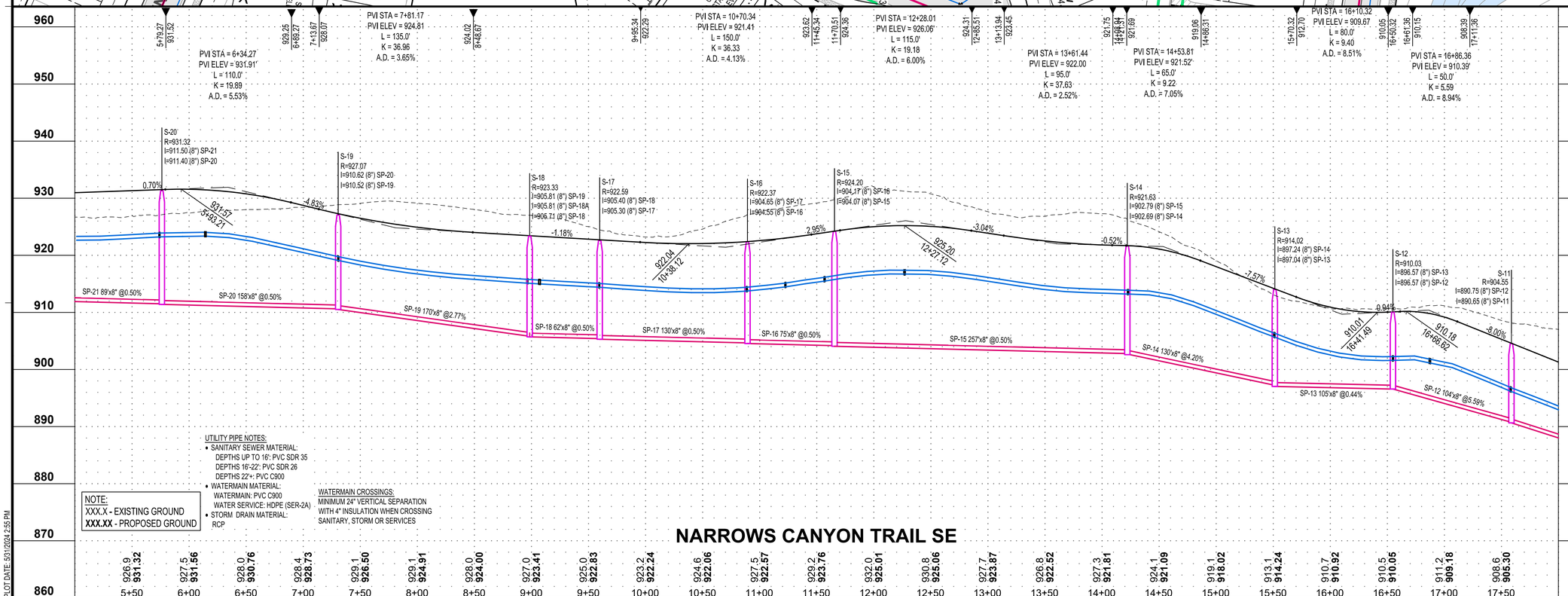
PROJECT NO.	22-27575
FILE NAME	27575 PROF (N CANYON SE)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

PLANNED STREET AND UTILITY CONSTRUCTION (NARROWS CANYON TRAIL)

SHEET

46 OF 82





PLOT DATE: 5/31/2024 2:55 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

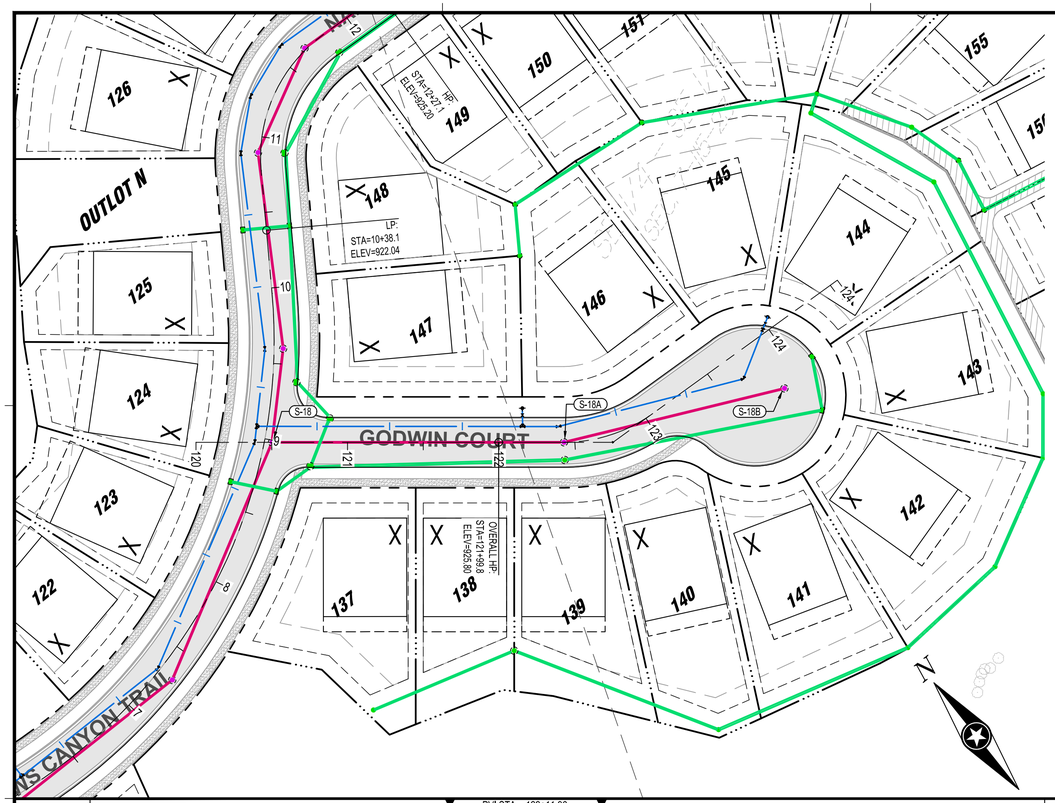
PROJECT NO.	22-27575
FILE NAME	27575 PROF (N CANYON SE)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

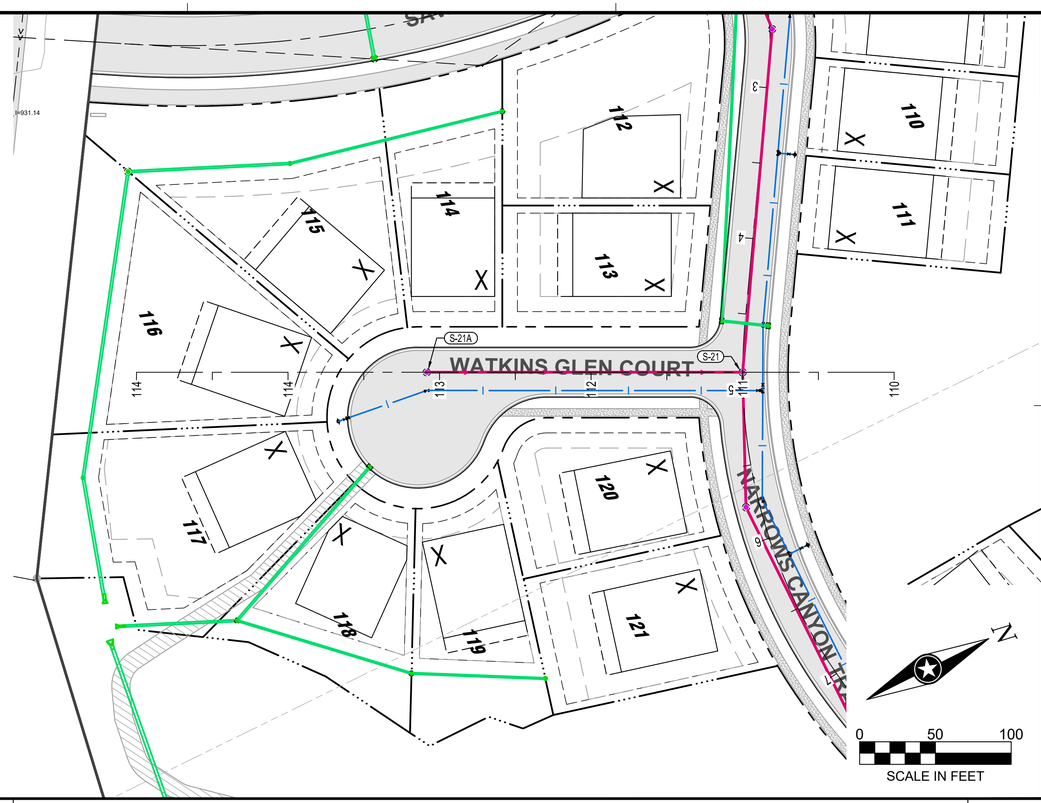
PLANNED STREET AND UTILITY CONSTRUCTION (NARROWS CANYON TRAL)

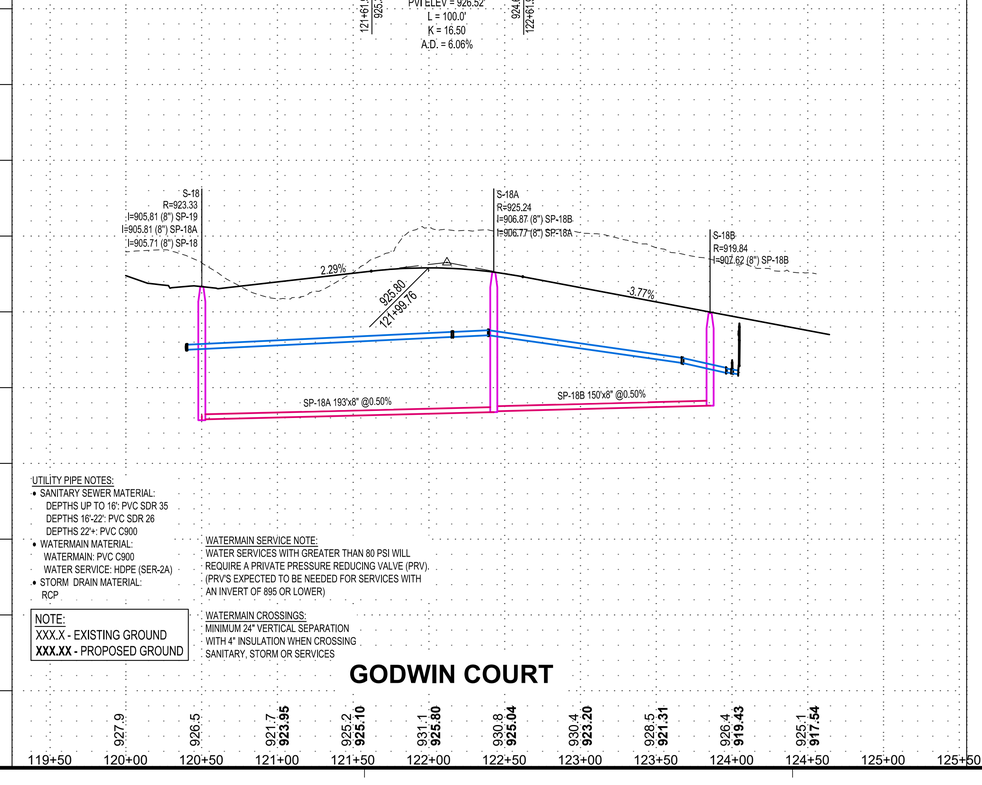
SHEET

47 OF 82

PRELIMINARY NOT FOR CONSTRUCTION







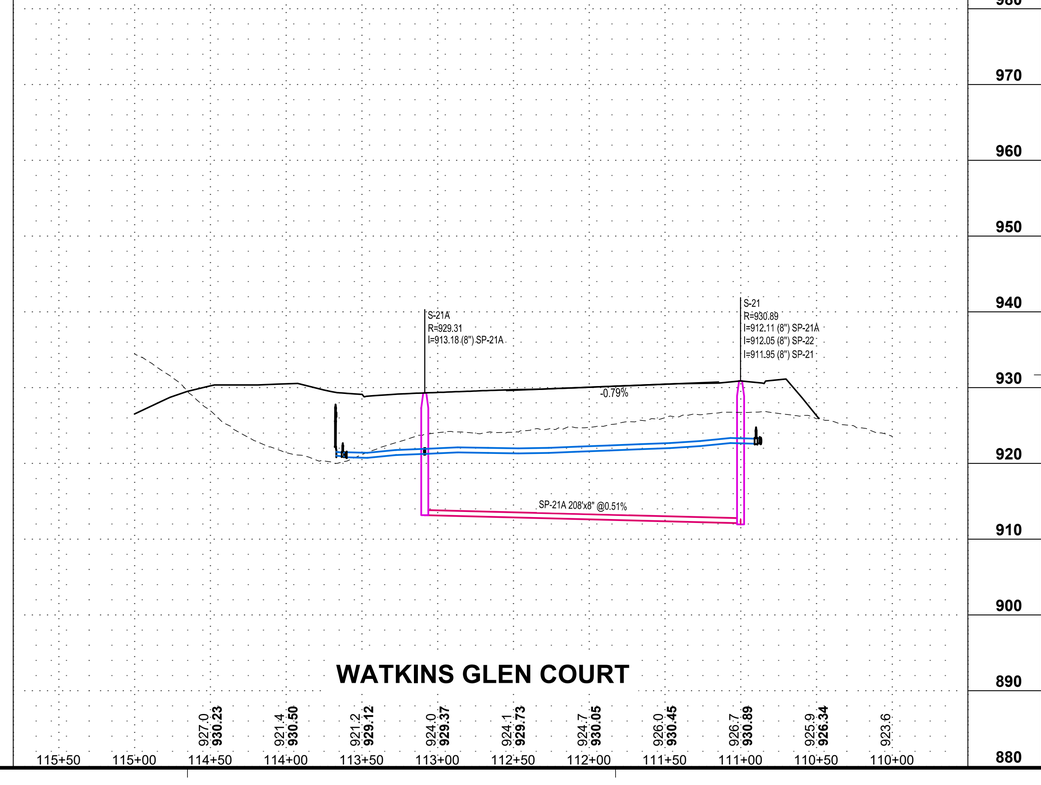
UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN SERVICE NOTE:
WATER SERVICES WITH GREATER THAN 80 PSI WILL REQUIRE A PRIVATE PRESSURE REDUCING VALVE (PRV). (PRV'S EXPECTED TO BE NEEDED FOR SERVICES WITH AN INVERT OF 895 OR LOWER)

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

GODWIN COURT



WATKINS GLEN COURT

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (GODWIN)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

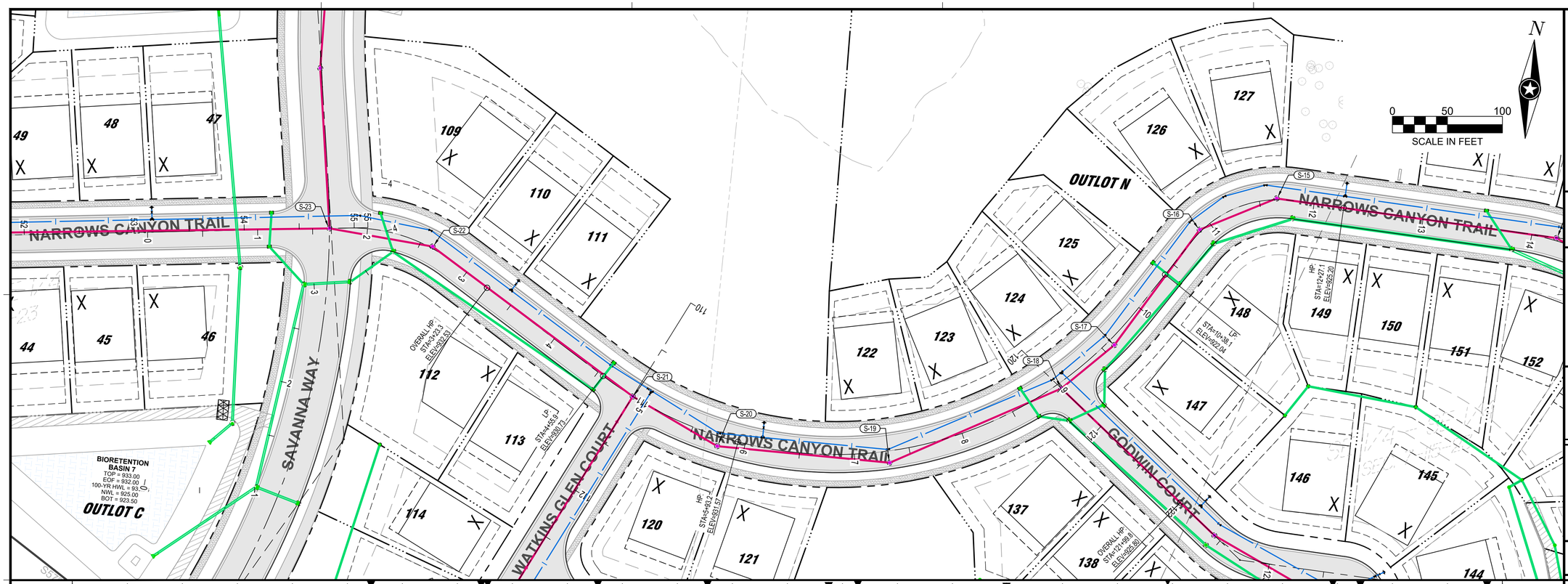
PLANNED STREET AND UTILITY CONSTRUCTION (GODWIN TRAIL)

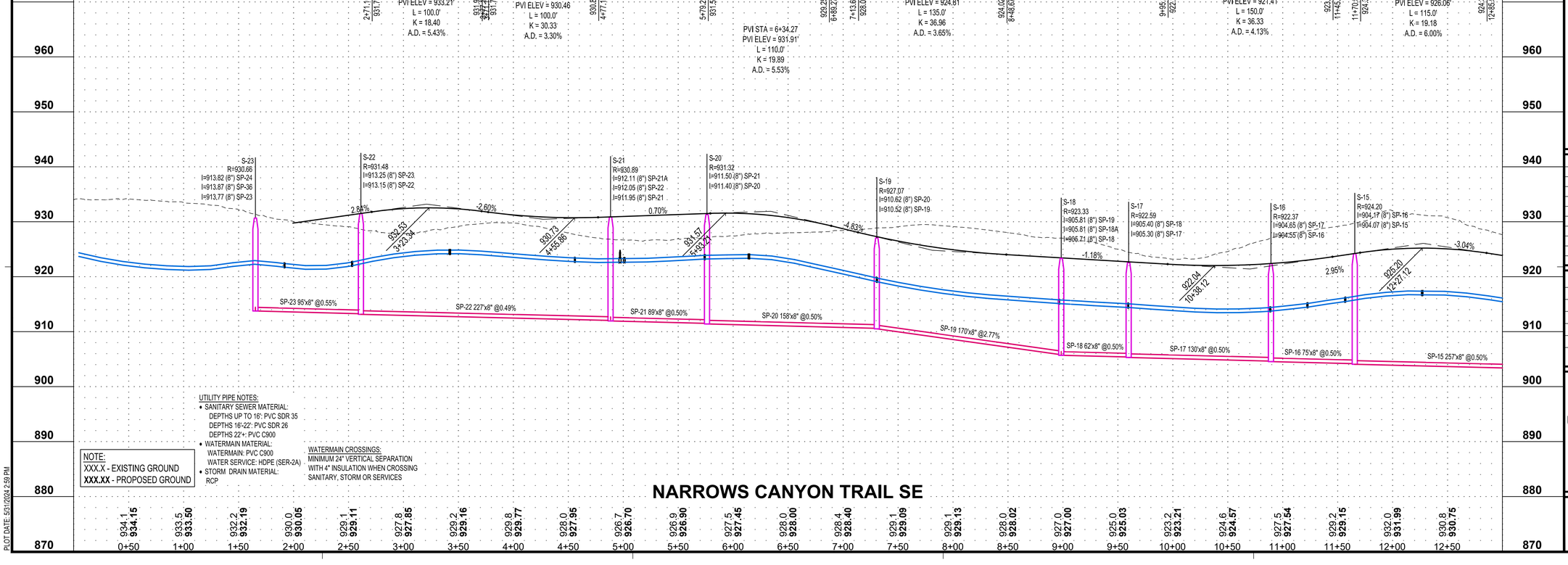
SHEET

48 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 2:57 PM


NARROWS CANYON TRAIL
SAVANNA WAY
WATKINS GLEN COURT
NARROWS CANYON TRAIL
GODAHAL COURT
NARROWS CANYON TRAIL
OUTLOT N
OUTLOT C
BIORETENTION BASIN 7
TOP = 933.00
EOF = 932.00
100-YR HWL = 931.
NWL = 925.00
BOT = 923.50
OVERALL HP STA=0+23.3 ELEV=926.50
LP STA=1+55.3 ELEV=926.72
HP STA=5+43.2 ELEV=931.15
OVERALL HP STA=12+69.6 ELEV=926.60
HP: STA=12+27.1 ELEV=925.20
LP STA=10+38.1 ELEV=922.04
0 50 100
SCALE IN FEET
N



UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

NARROWS CANYON TRAIL SE

PLOT DATE: 5/1/2024 2:59 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (N CANYON SE)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

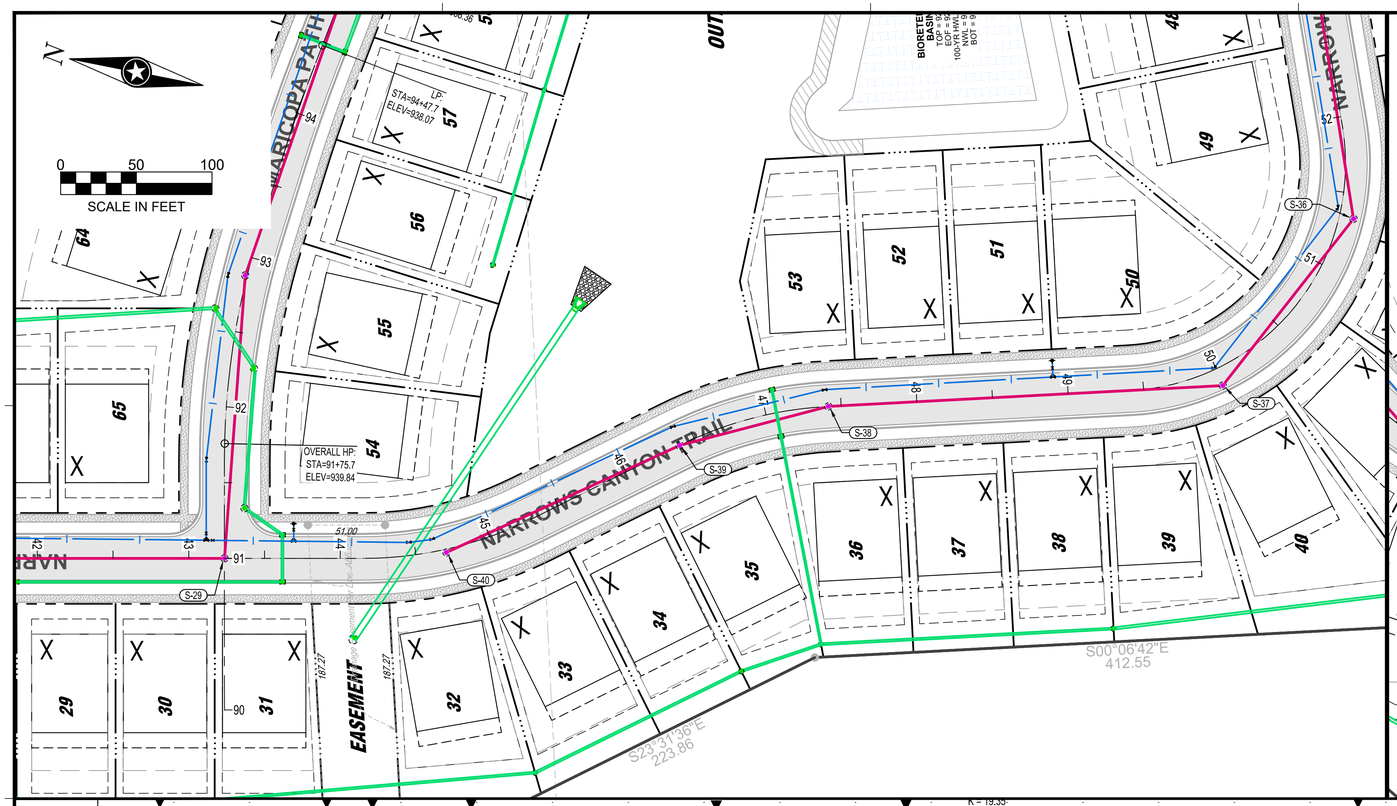
TITLE

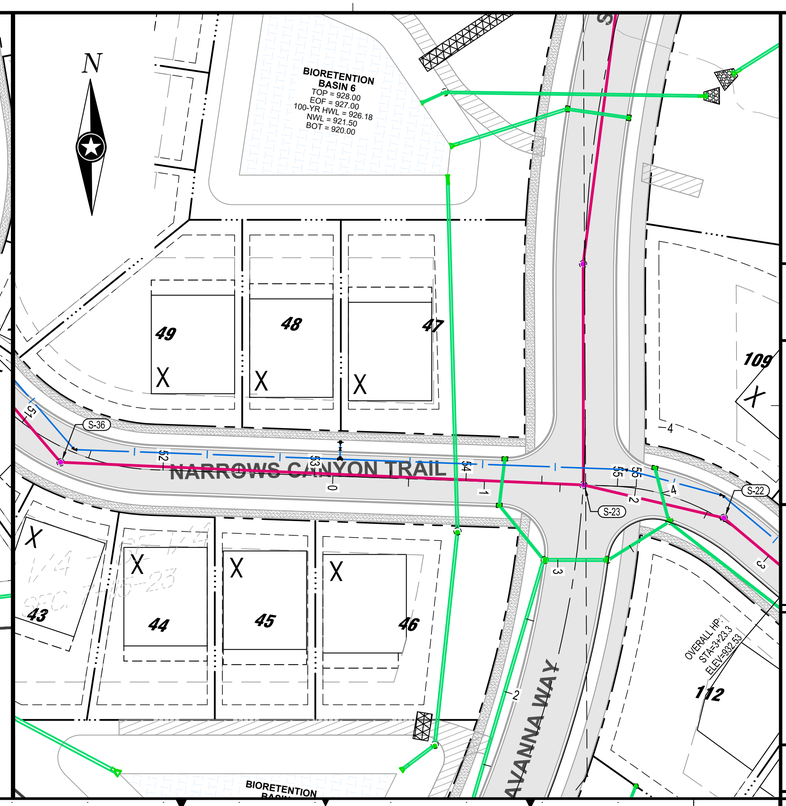
PLANNED STREET AND UTILITY CONSTRUCTION (NARROWS CANYON TRAIL)

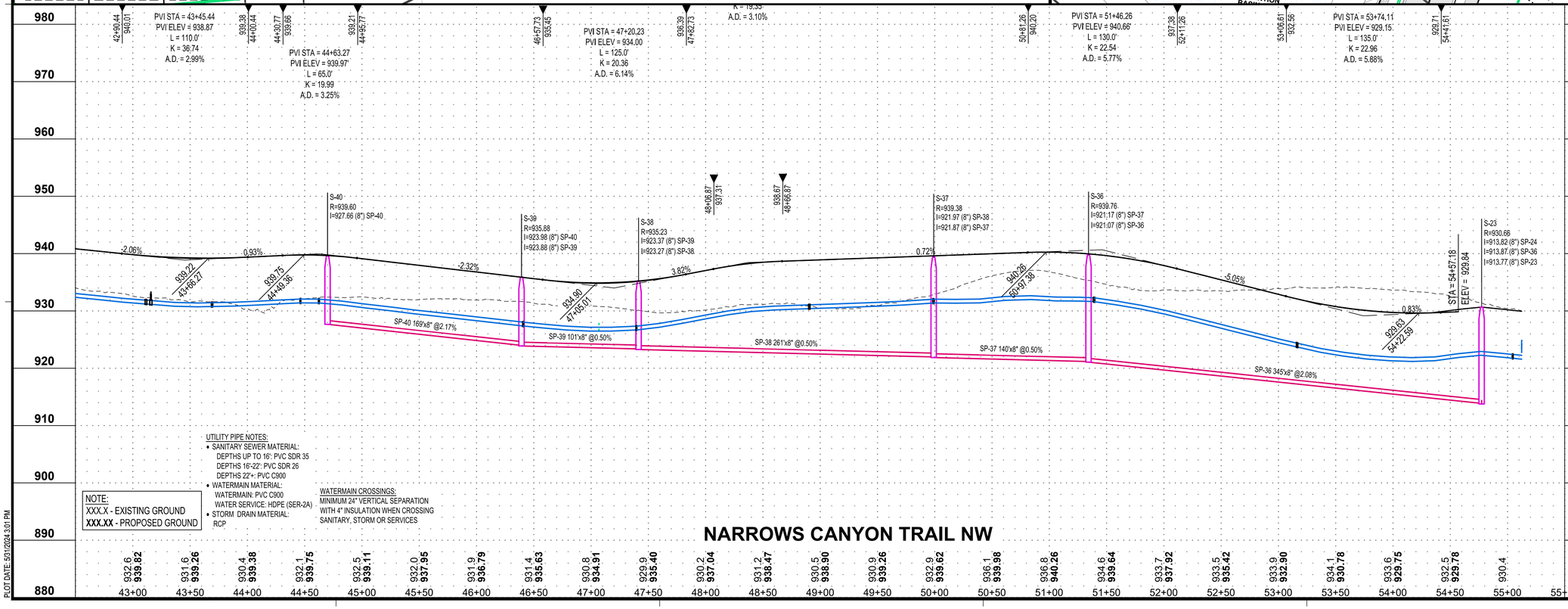
SHEET

49 OF 82

PRELIMINARY NOT FOR CONSTRUCTION







UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 6/12/2024 3:01 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (N CANYON NW)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

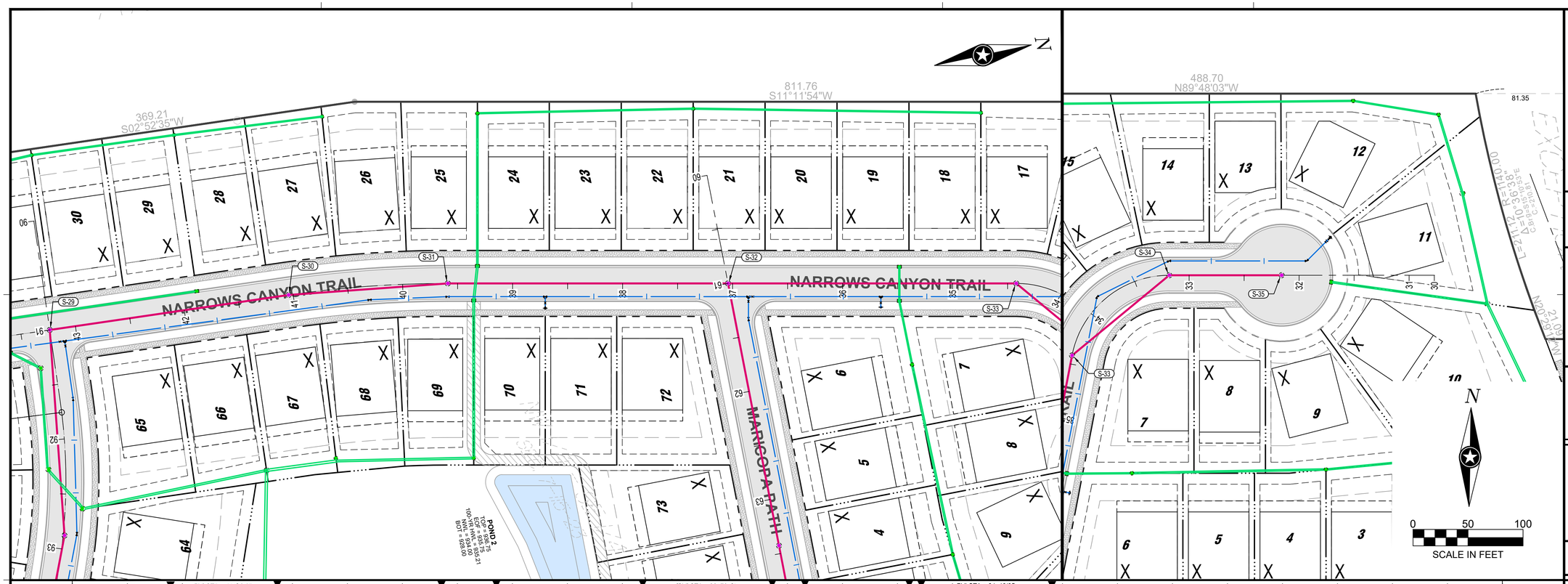
TITLE

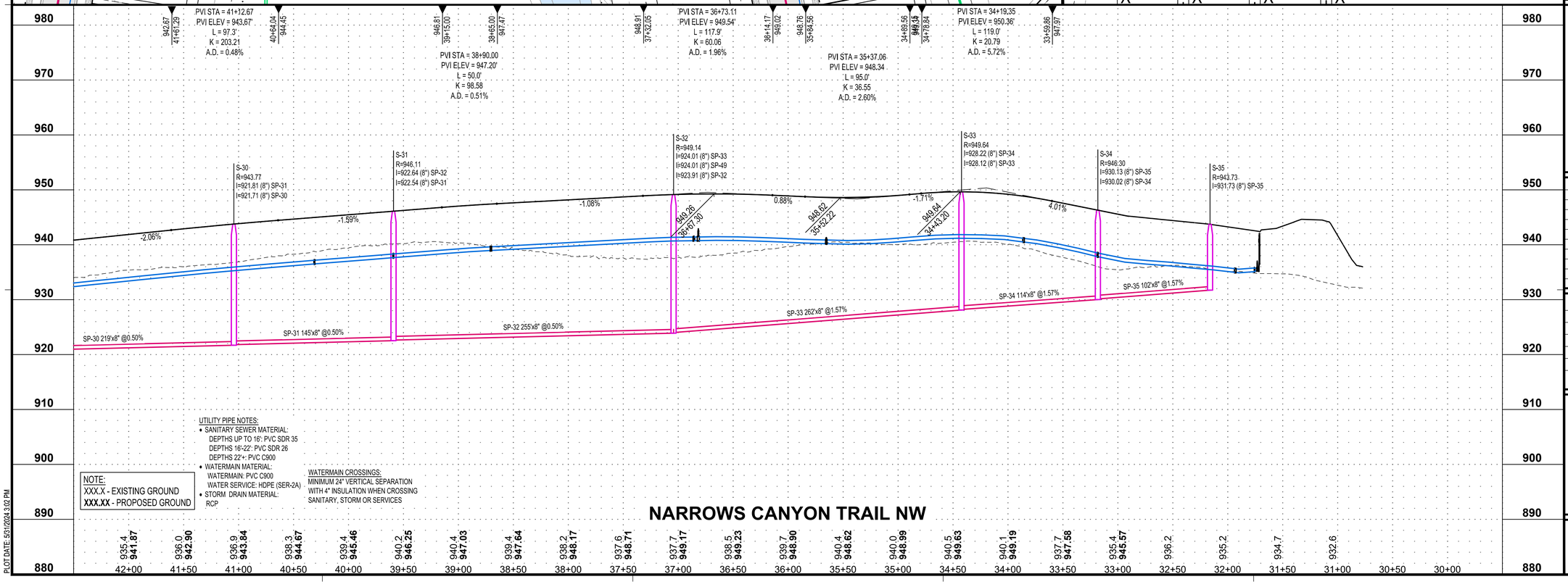
PLANNED STREET AND UTILITY CONSTRUCTION (NARROWS CANYON TRAIL)

SHEET

50 OF 82

PRELIMINARY NOT FOR CONSTRUCTION





UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 5/31/2024 3:02 PM

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (N CANYON NW)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

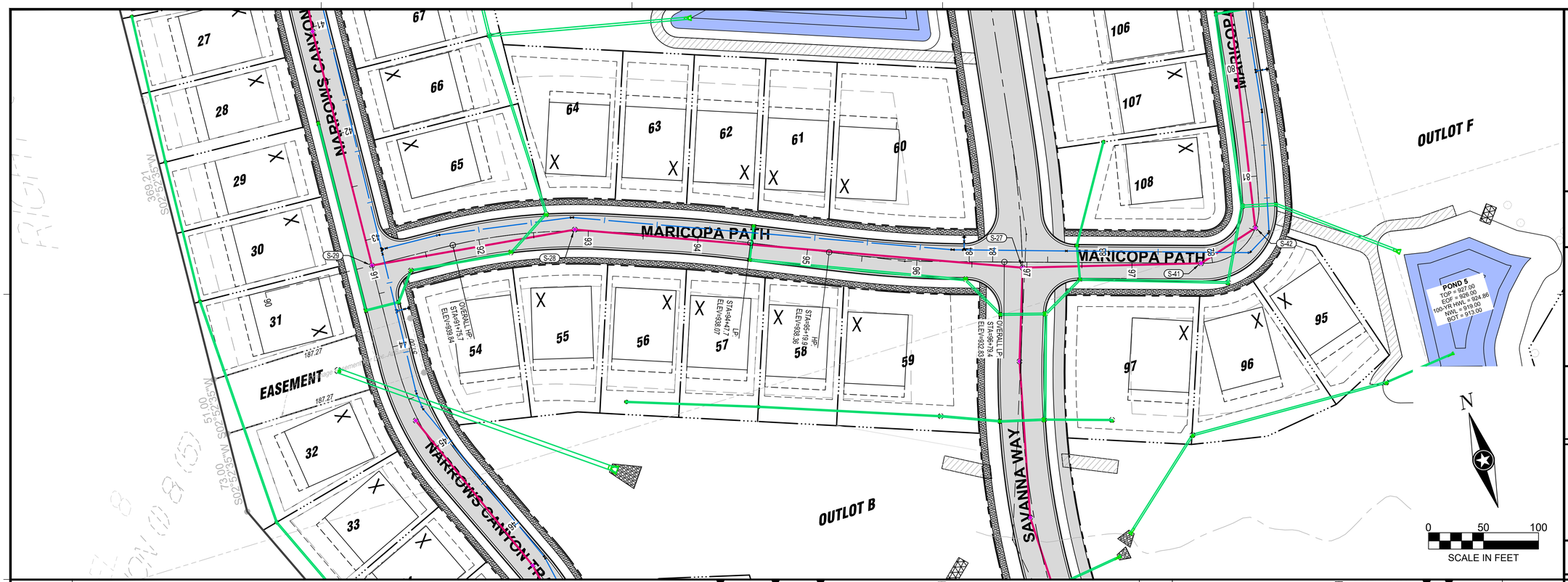
TITLE

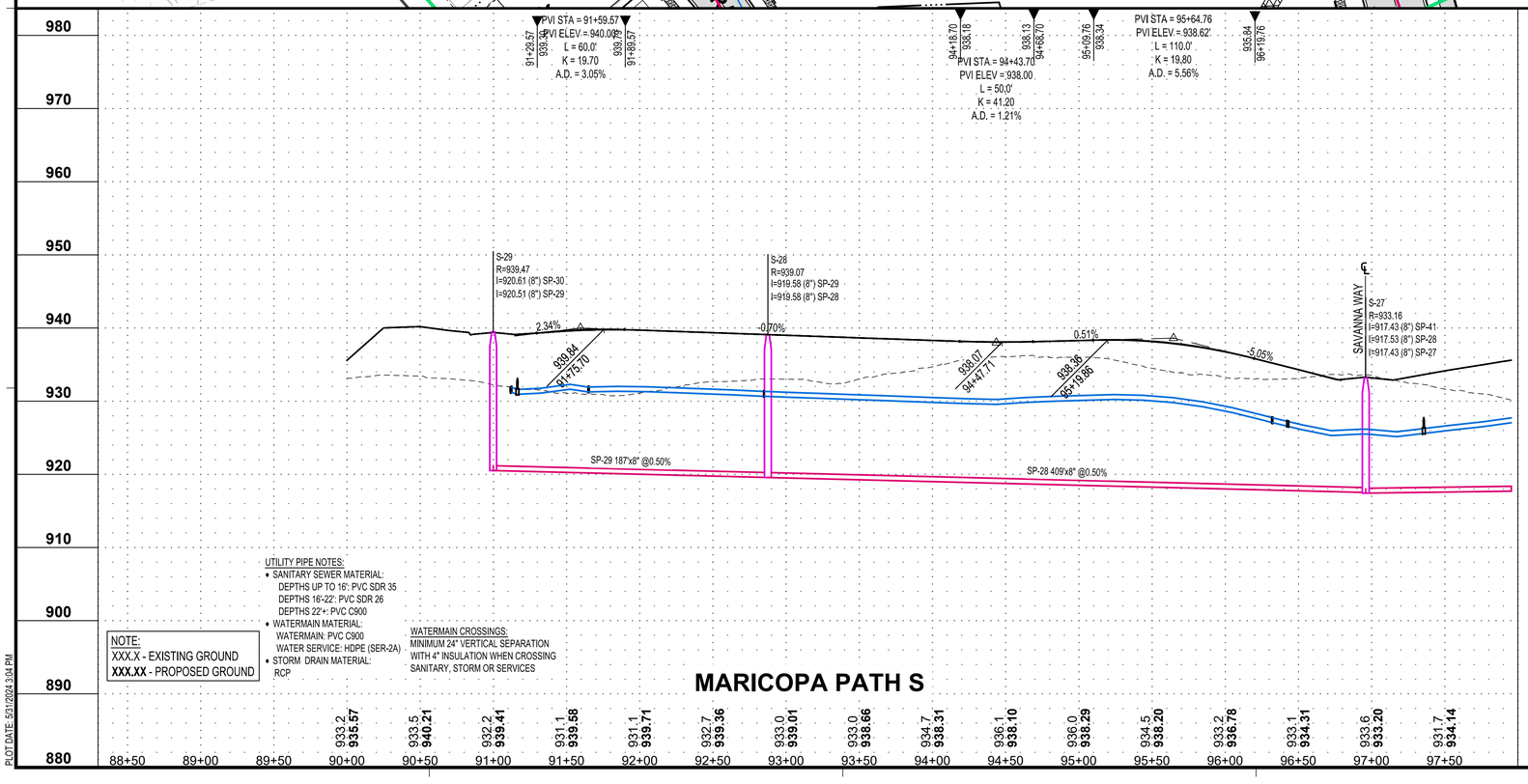
PLANNED STREET AND UTILITY CONSTRUCTION (NARROWS CANYON TRAIL)

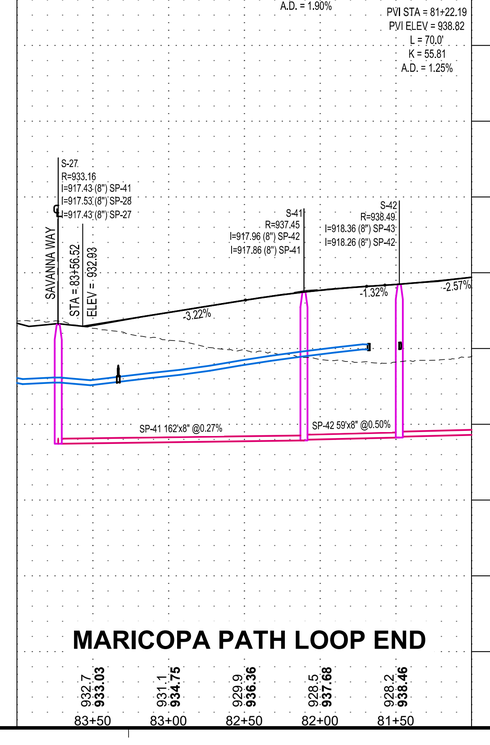
SHEET

51 OF 82

PRELIMINARY NOT FOR CONSTRUCTION







UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

PLOT DATE: 5/31/2024 3:04 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (MARICOPA S)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

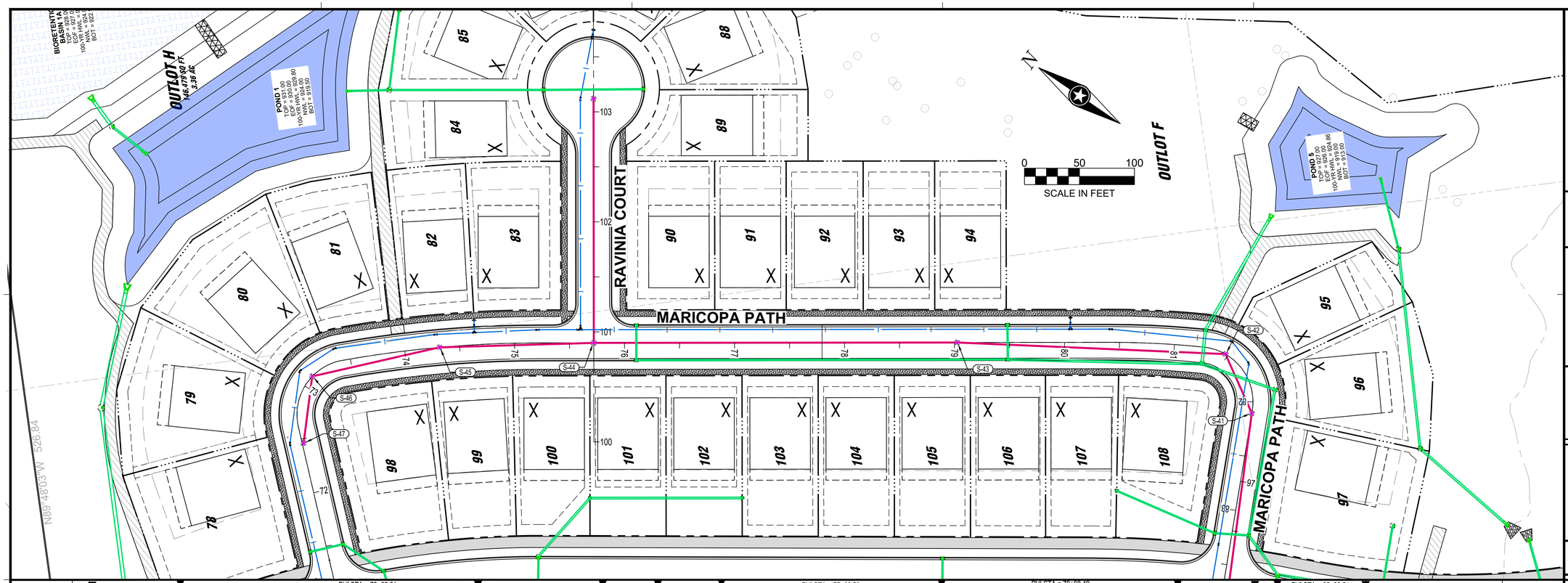
TITLE

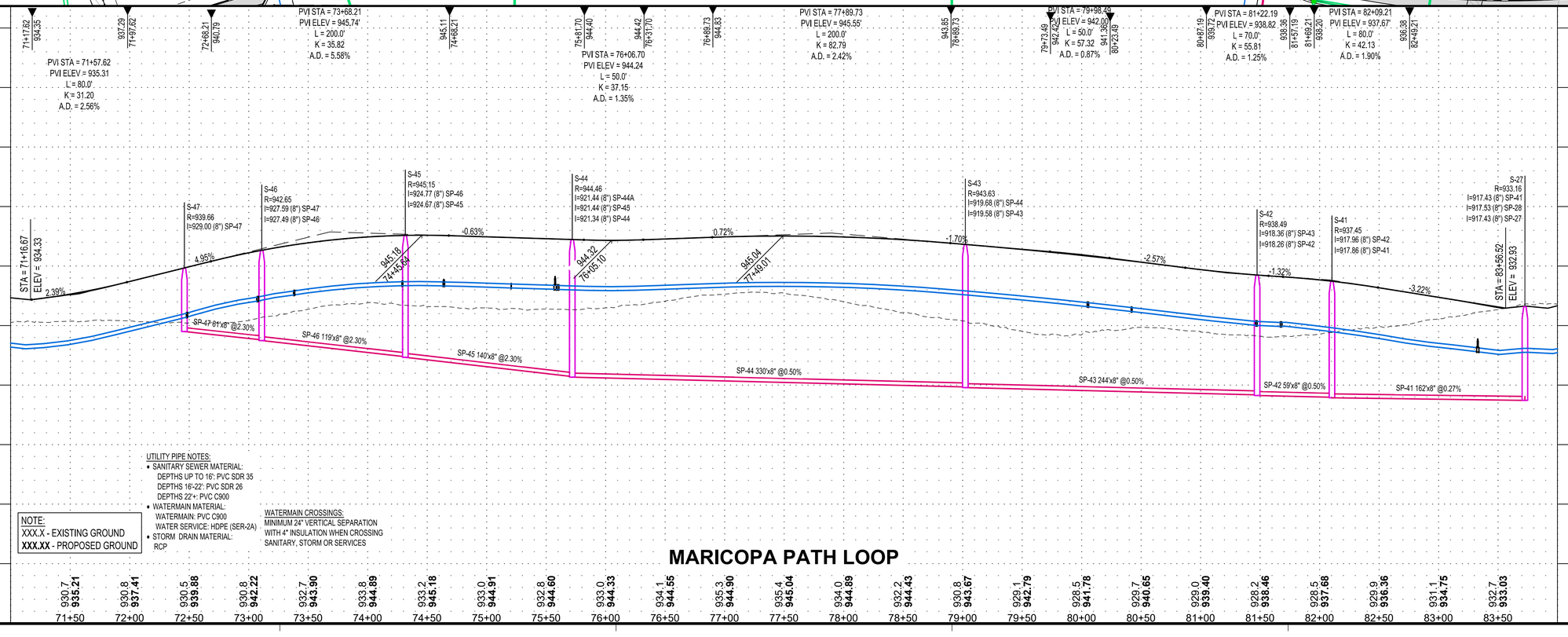
PLANNED STREET AND UTILITY CONSTRUCTION (MARICOPA S)

SHEET

52 OF 82

PRELIMINARY NOT FOR CONSTRUCTION





UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

MARICOPA PATH LOOP

PLOT DATE: 5/31/2024 3:05 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (MARICOPA LOOP)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

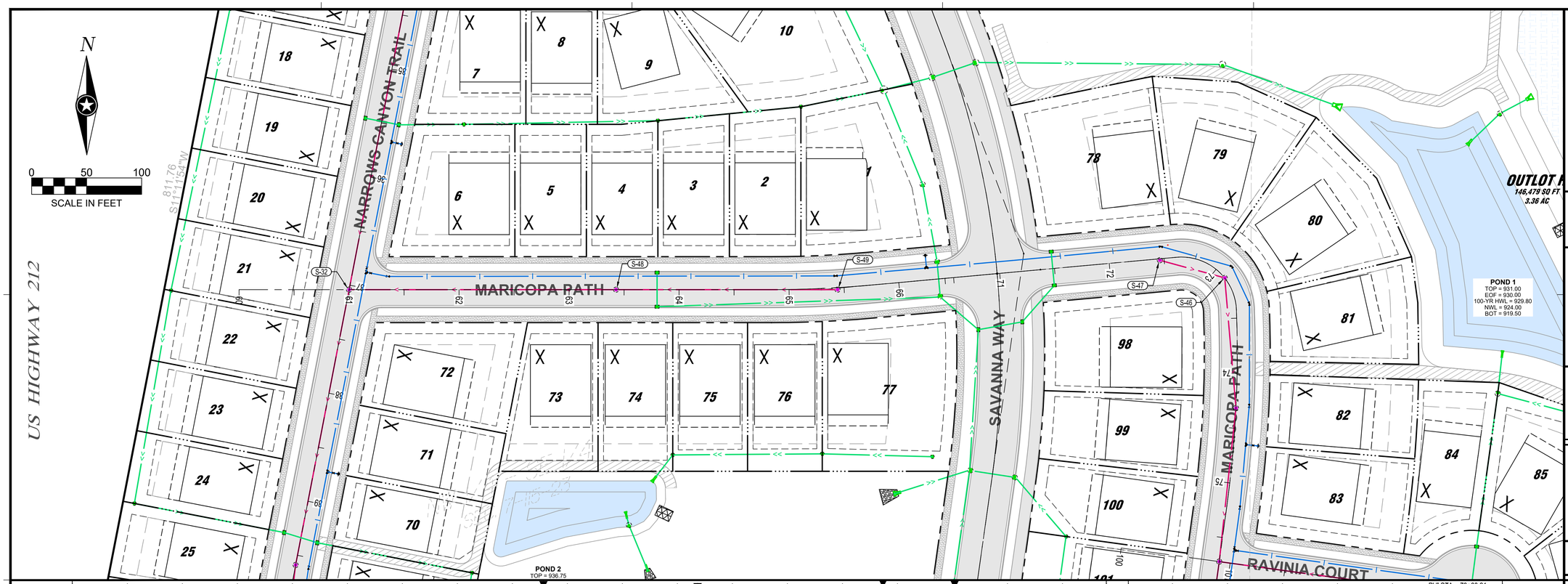
TITLE

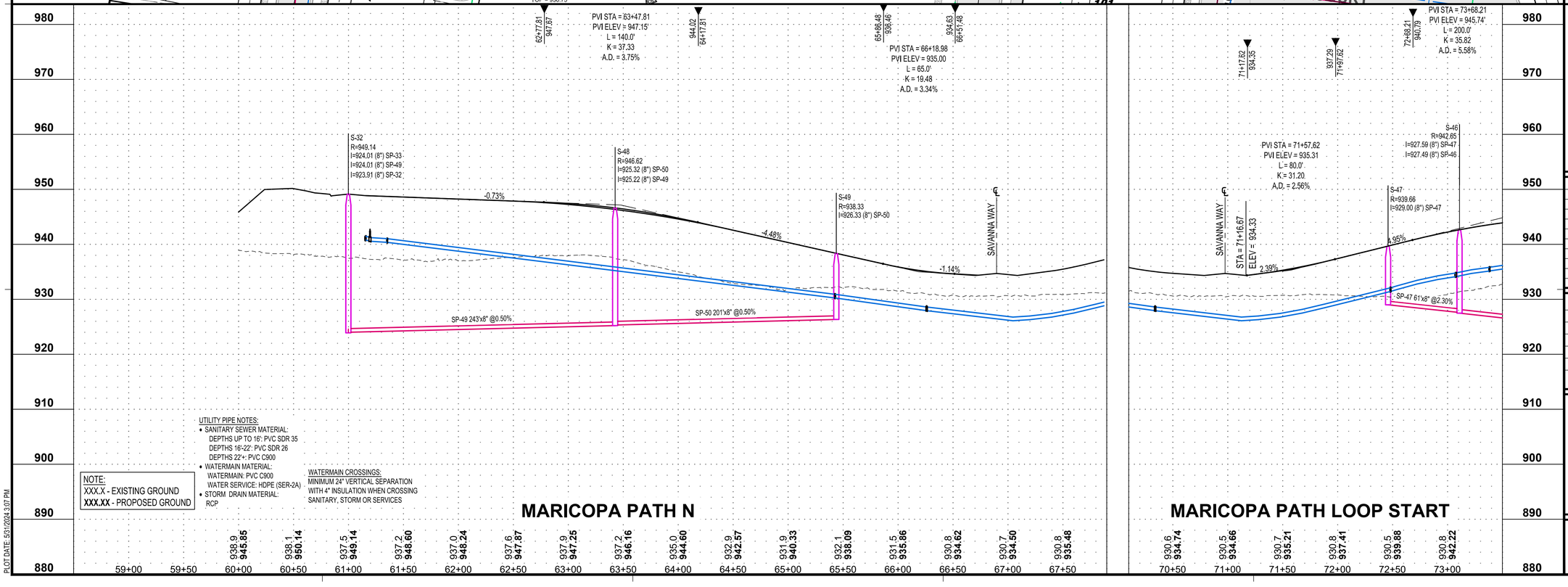
PLANNED STREET AND UTILITY CONSTRUCTION (MARICOPA LOOP)

SHEET

53 OF 82

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 5/31/2024 3:07 PM

ISG

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DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (MARICOPA N)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

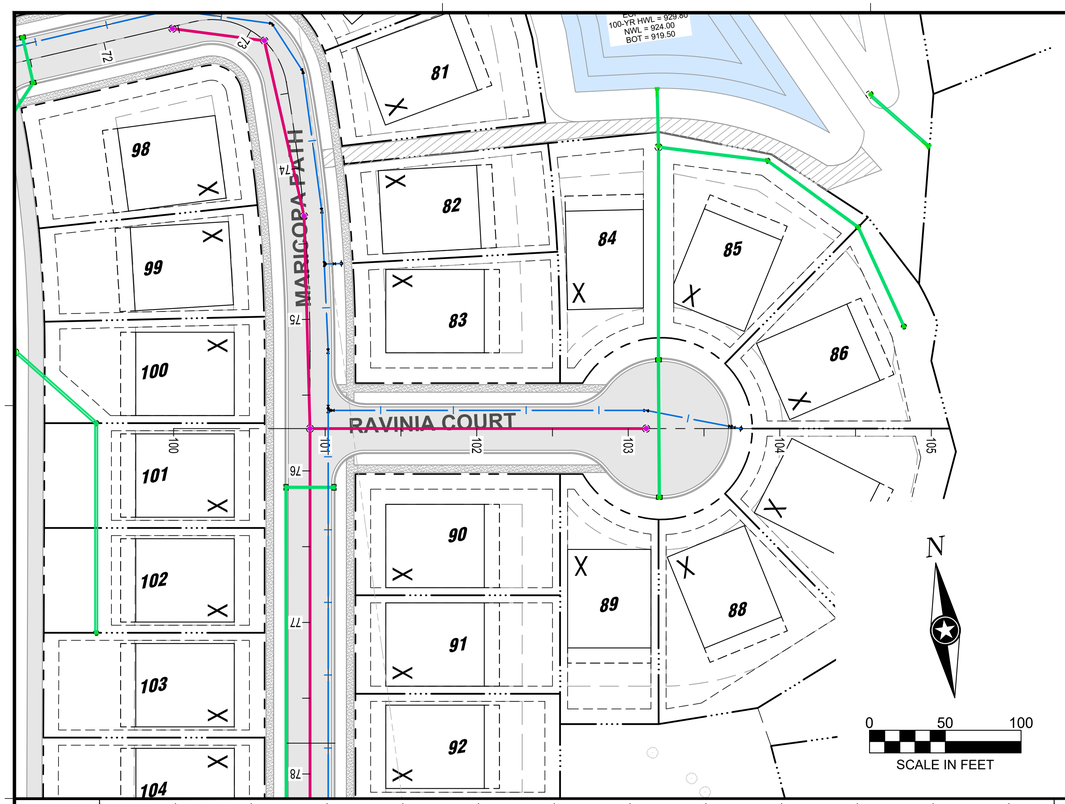
TITLE

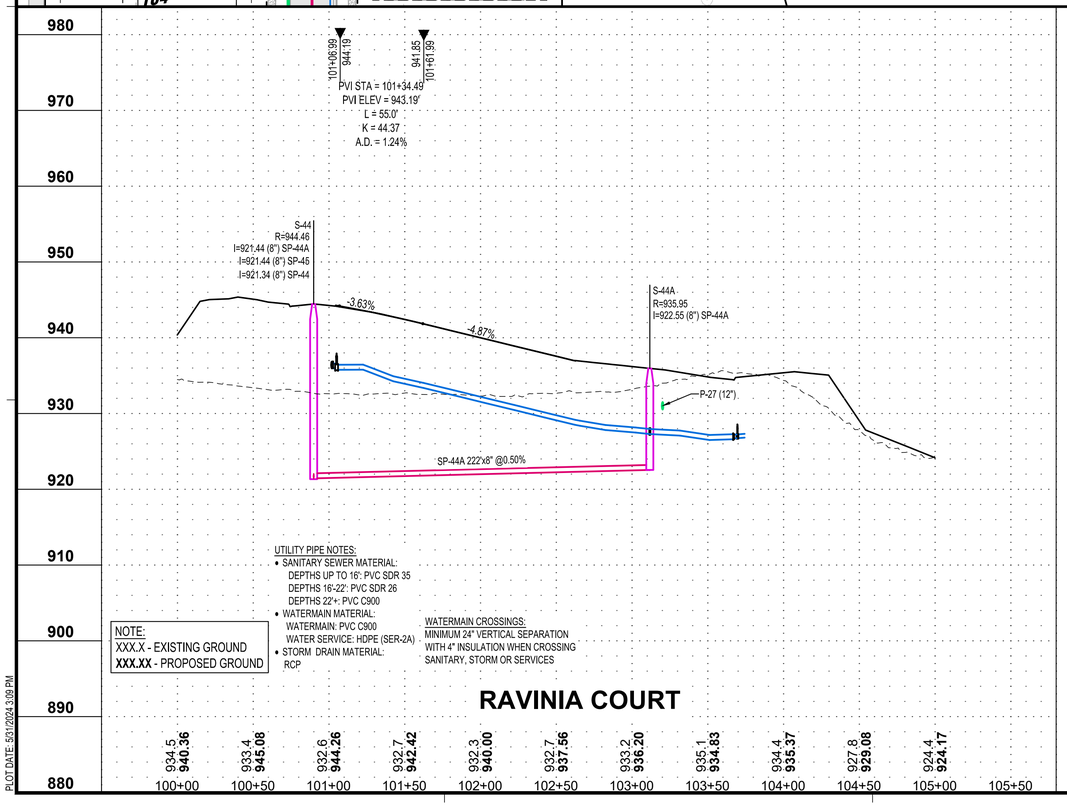
PLANNED STREET AND UTILITY CONSTRUCTION (MARICOPA N)

SHEET

54 OF 82

PRELIMINARY NOT FOR CONSTRUCTION





PLOT DATE: 5/31/2024 3:09 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (CULDESACS)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

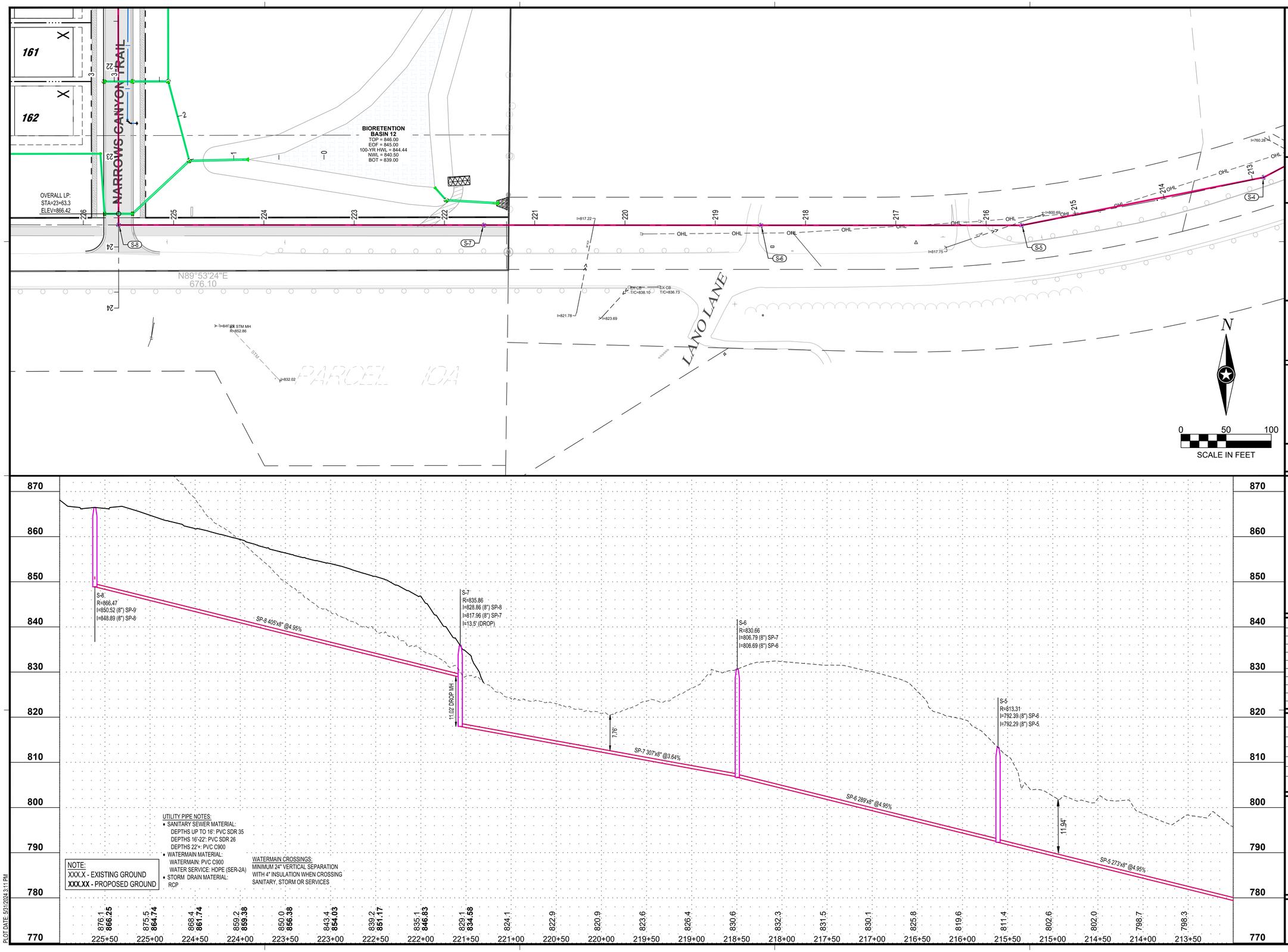
TITLE

PLANNED STREET AND UTILITY CONSTRUCTION (CUL DE SAC'S)

SHEET

55 OF 82

PRELIMINARY NOT FOR CONSTRUCTION



UTILITY PIPE NOTES:
- SANITARY SEWER MATERIAL:
  DEPTHS UP TO 16': PVC SDR 35
  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

PLOT DATE: 6/3/2024 3:11 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (SAN CONNECTION)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

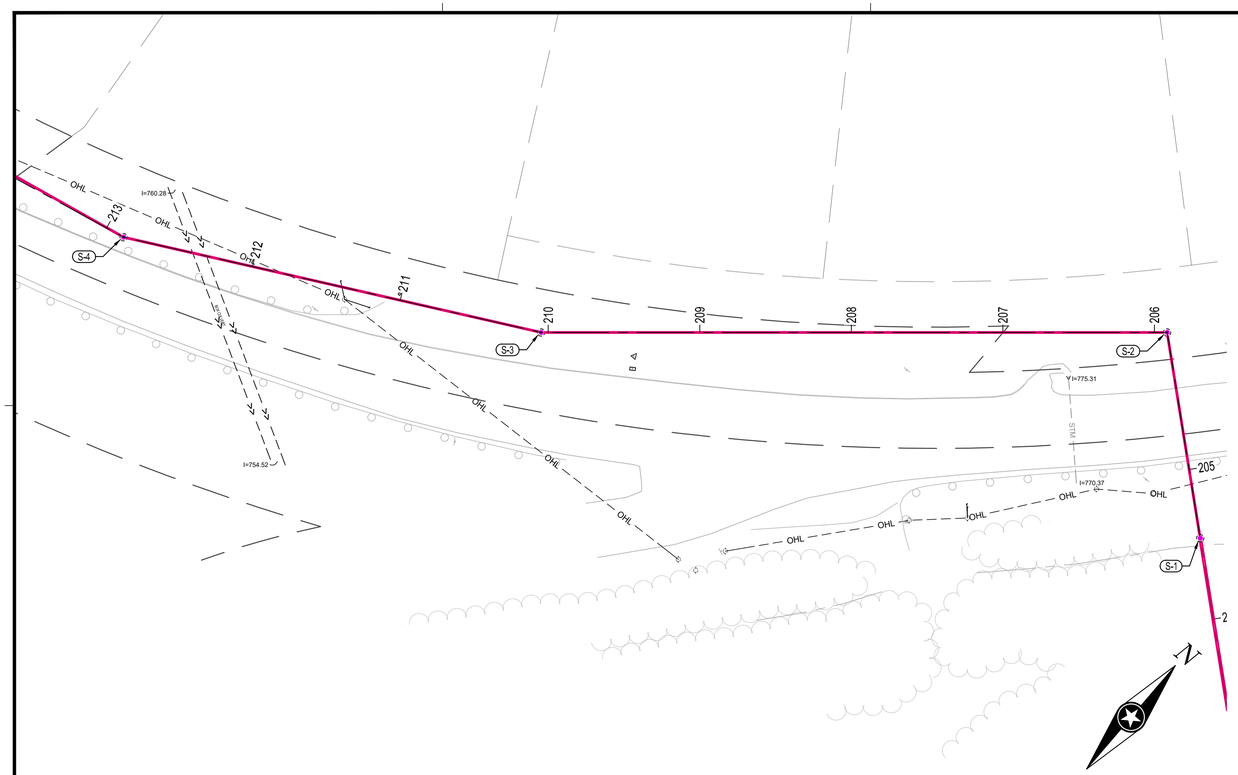
TITLE

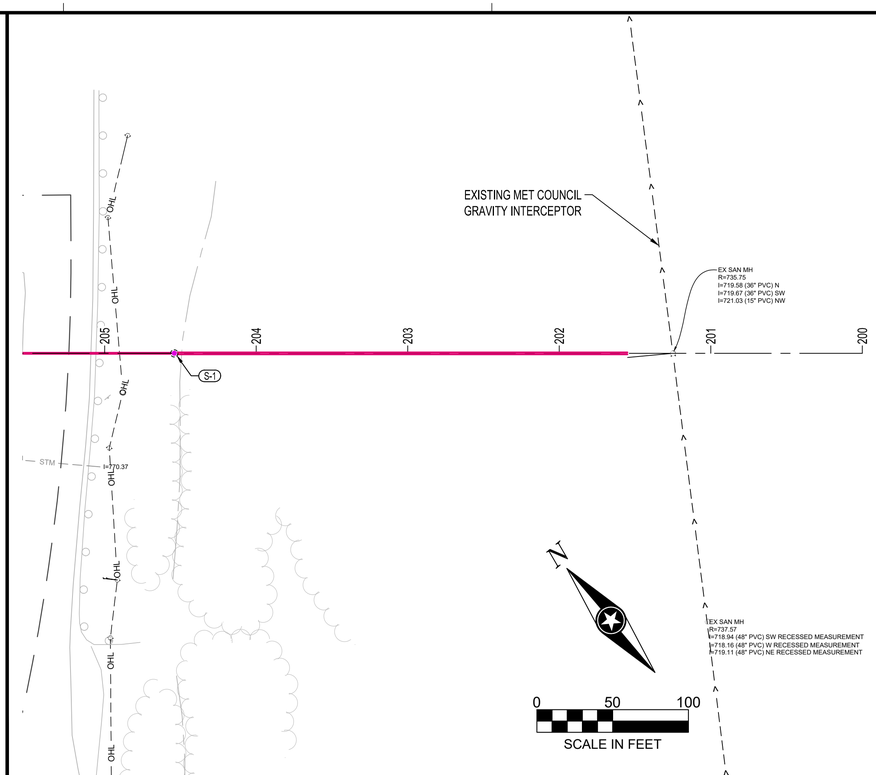
PLANNED SANITARY SEWER CONNECTION

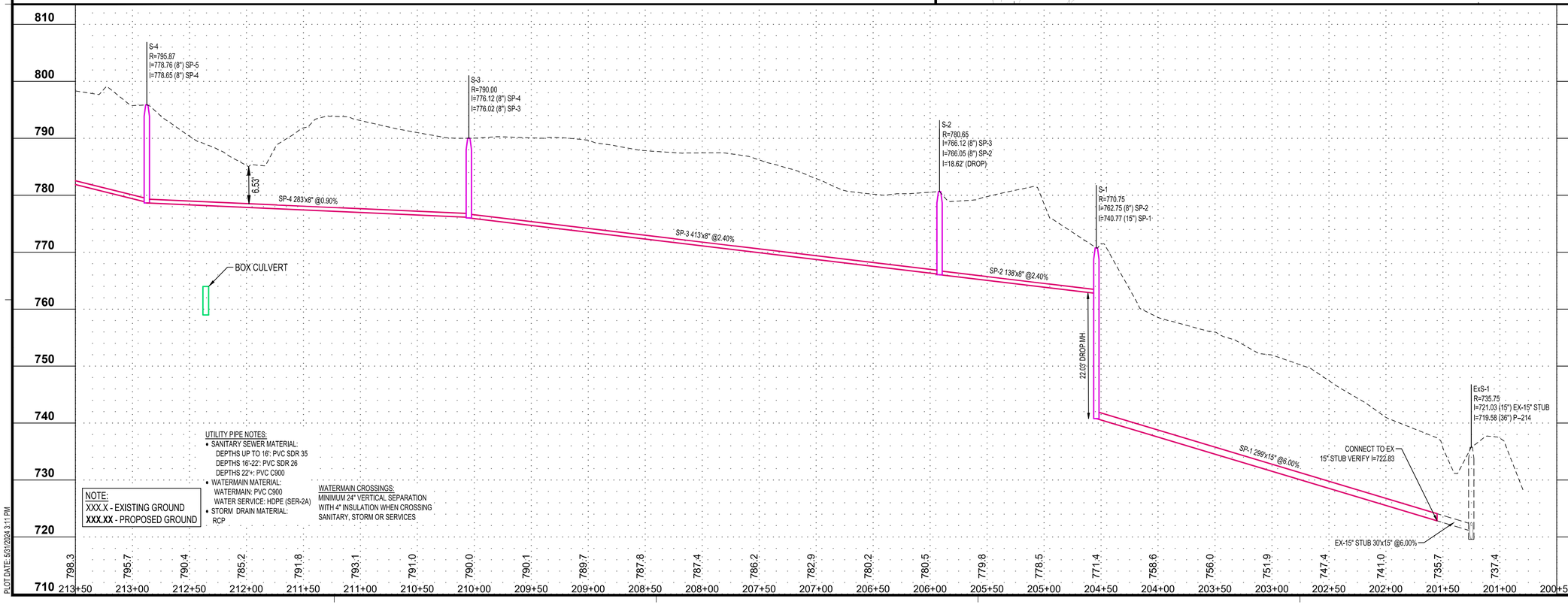
SHEET

56 OF 82

PRELIMINARY NOT FOR CONSTRUCTION







UTILITY PIPE NOTES:
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  DEPTHS 16'-22': PVC SDR 26
  DEPTHS 22'+: PVC C900
- WATERMAIN MATERIAL:
  WATERMAIN: PVC C900
  WATER SERVICE: HDPE (SER-2A)
- STORM DRAIN MATERIAL:
  RCP

WATERMAIN CROSSINGS:
MINIMUM 24" VERTICAL SEPARATION WITH 4" INSULATION WHEN CROSSING SANITARY, STORM OR SERVICES

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 PROF (SAN CONNECTION)
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

PLANNED SANITARY SEWER CONNECTION

SHEET

57 OF 82

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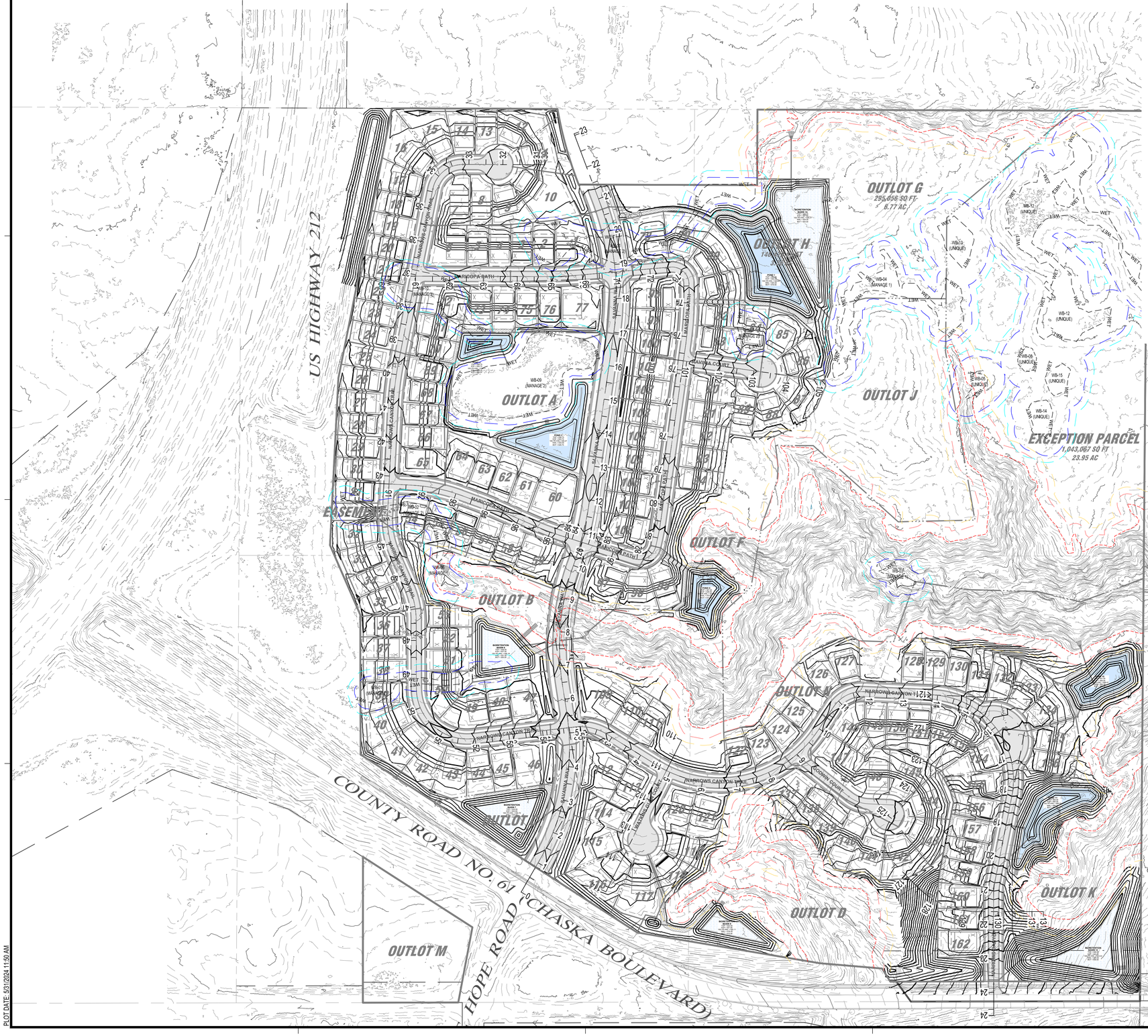

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX BW	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C4-GRADE - OVERALL
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN (OVERALL)

SHEET

58 OF 82

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 11:59 AM



PLOT DATE: 5/31/2024 11:51 AM

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REVIEWED BY	RAG
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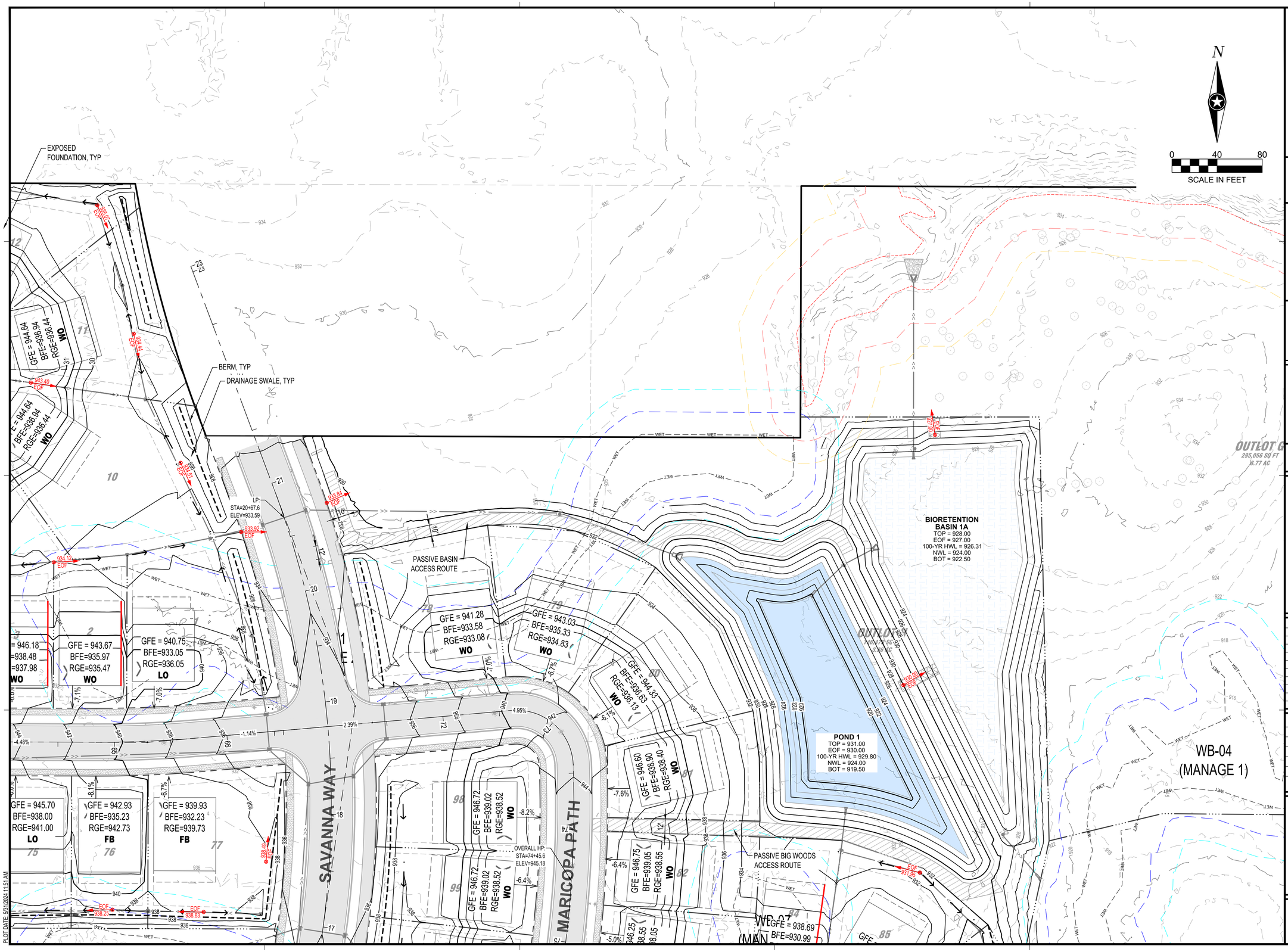
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

59 OF 82



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TITLE

GRADING PLAN

SHEET

60 OF 82

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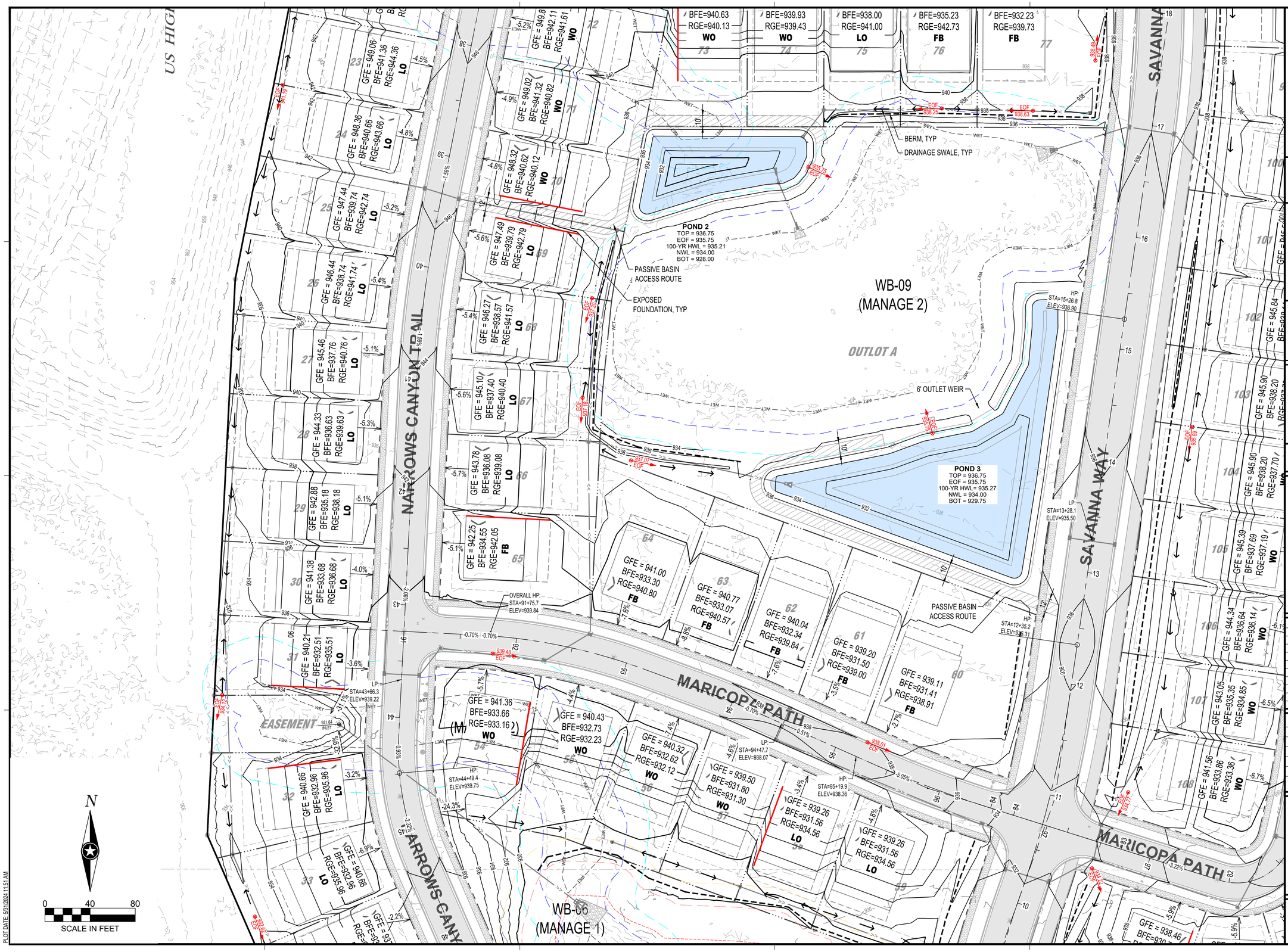

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TITLE

GRADING PLAN

SHEET

61 OF 82

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CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

62 OF 82

ARROWS CANYON TRAIL

NARROWS CANYON TRAIL

SAVANNA WAY

MARICOPA PATH

OUTLOT B

WB-06
(MANAGE 1)

WB-01
(MANAGE 2)

PASSIVE WOODED STEEP SLOPES ACCESS ROUTE

PASSIVE BASIN ACCESS ROUTE

PASSIVE WOODED STEEP SLOPES ACCESS ROUTE

BIORETENTION BASIN 6
TOP = 928.00
EOF = 927.00
100-YR HWL = 926.18
NWL = 921.50
BOT = 920.00

BIORETENTION BASIN 7
TOP = 933.00
EOF = 932.00
100-YR HWL = 930.76
NWL = 925.00
BOT = 923.50

PASSIVE BASIN ACCESS ROUTE

EXPOSED FOUNDATION, TYP

BERM, TYP

DRAINAGE SWALE, TYP

OVERALL LP:
STA=7+60.8
ELEV=927.82

OVERALL LP:
STA=54+22.6
ELEV=929.63

OVERALL HP:
STA=3+23.3
ELEV=932.53

LP:
STA=47+05.0
ELEV=934.90

LP:
STA=50+97.4
ELEV=940.26

GFE = 940.86
BFE=932.96
RGE=935.96
LO

GFE = 937.03
BFE=930.23
RGE=933.23
LO

GFE = 938.17
BFE=930.41
RGE=933.41
LO

GFE = 938.11
BFE=930.41
RGE=933.41
LO

GFE = 939.49
BFE=931.79
RGE=934.79
LO

GFE = 939.96
BFE=932.26
RGE=935.26
LO

GFE = 940.41
BFE=932.71
RGE=935.71
LO

GFE = 940.76
BFE=933.06
RGE=936.06
LO

GFE = 941.10
BFE=933.40
RGE=936.40
LO

GFE = 941.10
BFE=933.40
RGE=936.40
LO

GFE = 939.71
BFE=932.01
RGE=935.01
LO

GFE = 939.42
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RGE=934.72
LO

GFE = 936.36
BFE=928.66
RGE=931.66
LO

GFE = 937.15
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RGE=936.95
FB

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FB

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RGE=934.56
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BFE=927.25
RGE=930.25
LO

GFE = 934.08
BFE=926.38
RGE=929.38
LO

GFE = 930.87
BFE=923.17
RGE=930.67

N

0 40 80
SCALE IN FEET

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

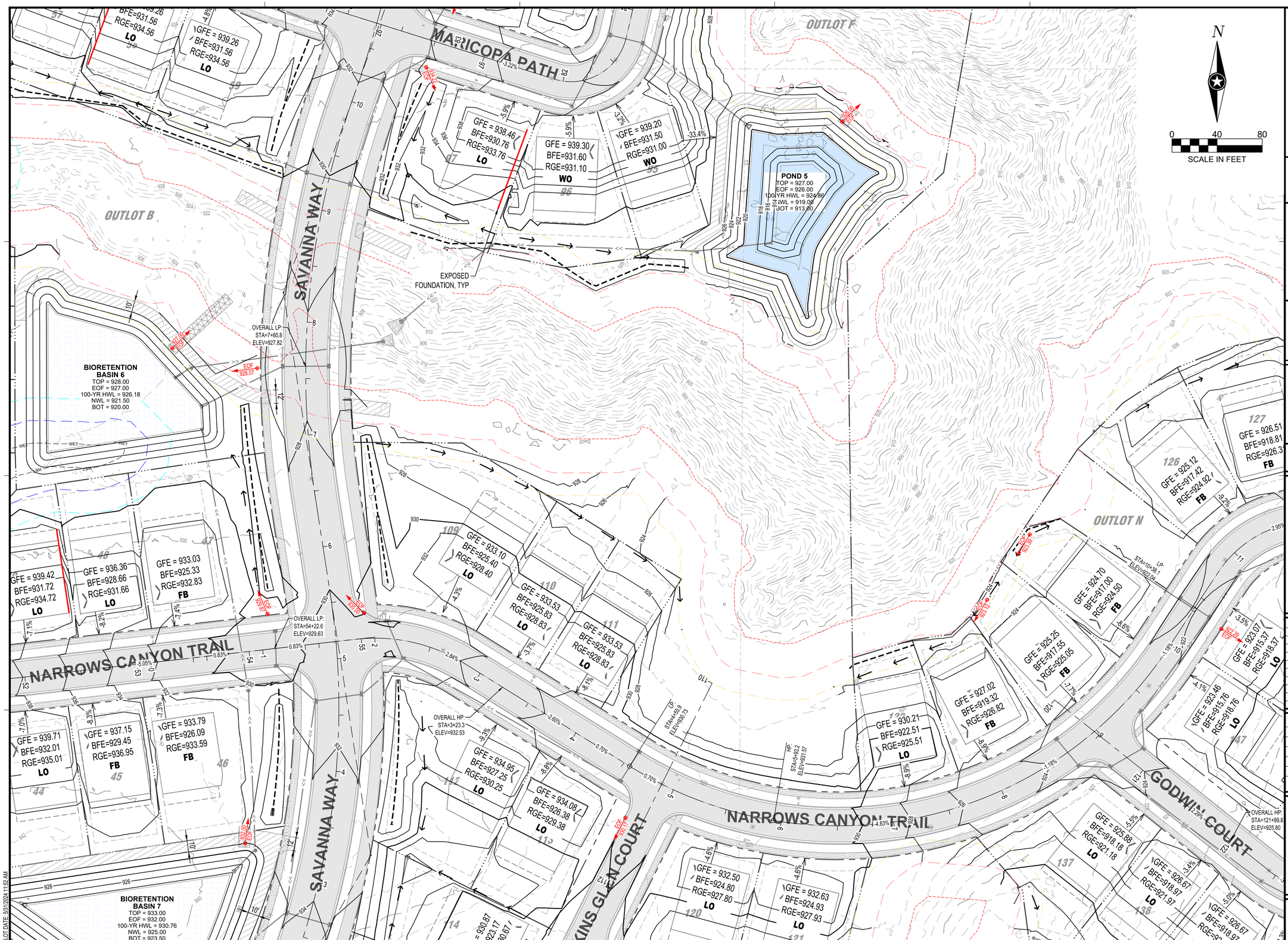
PROJECT NO.	22-27575
FILE NAME	27575 C4-GRADE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

63 OF 82



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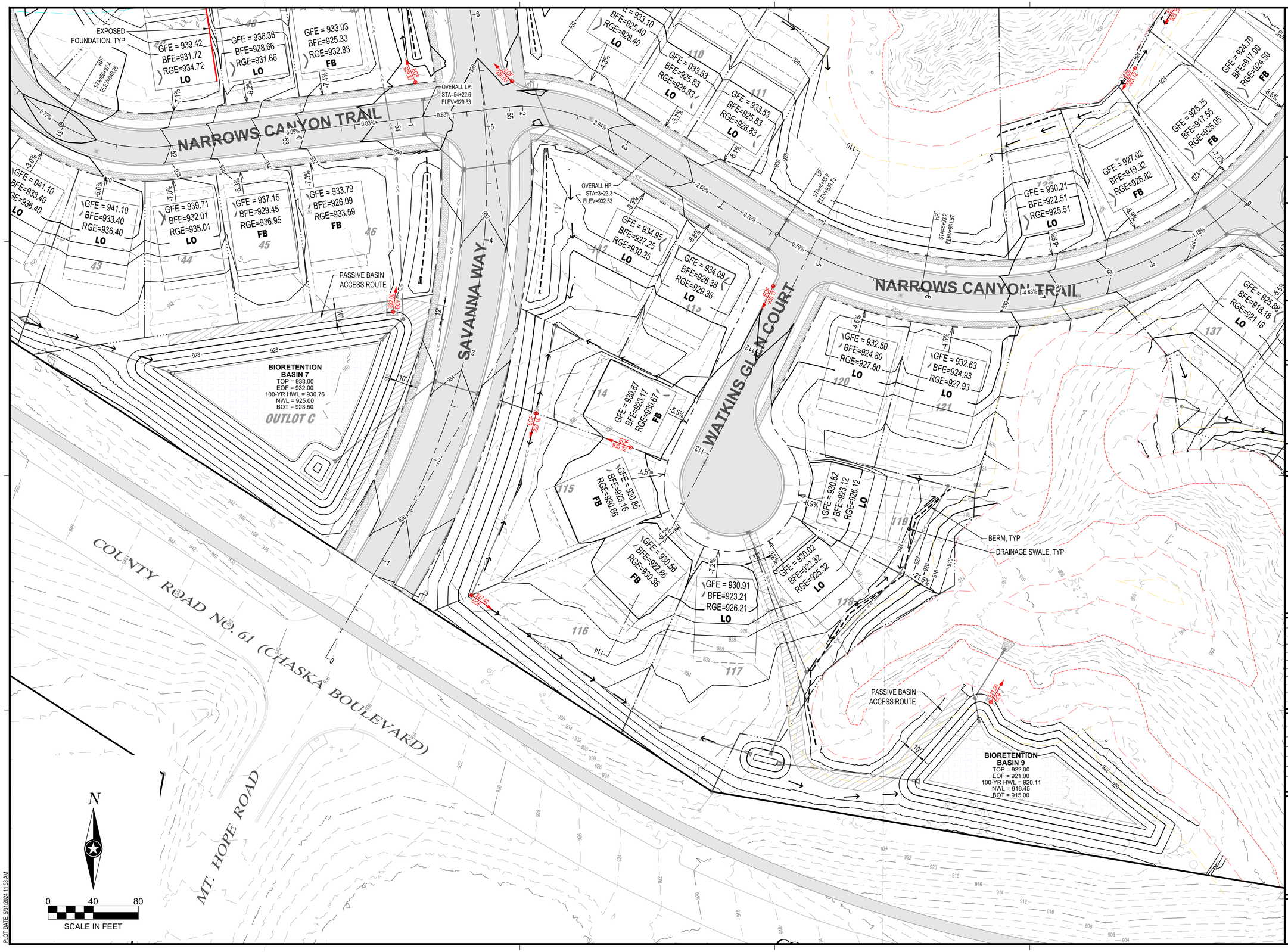

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SHEET

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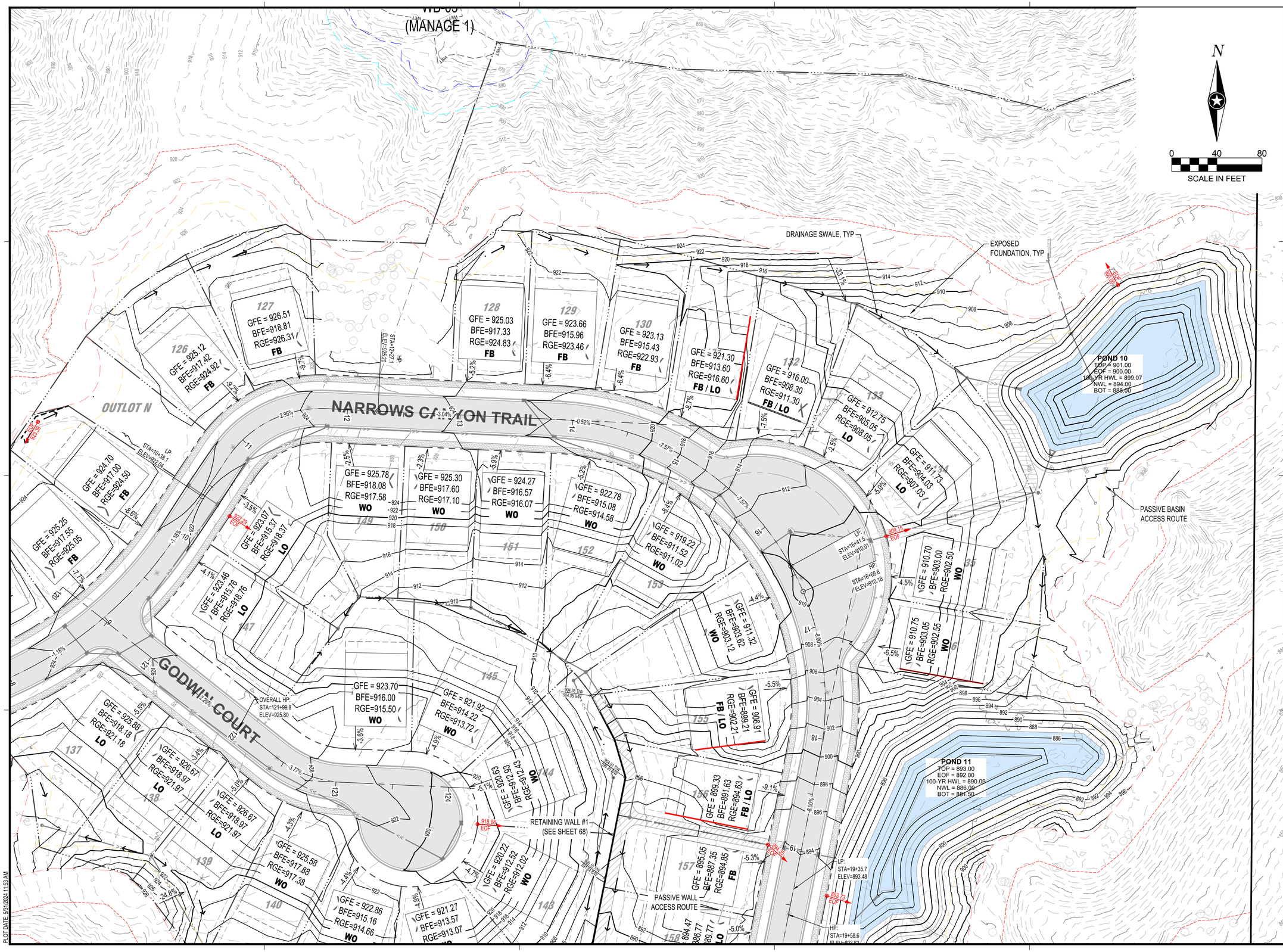

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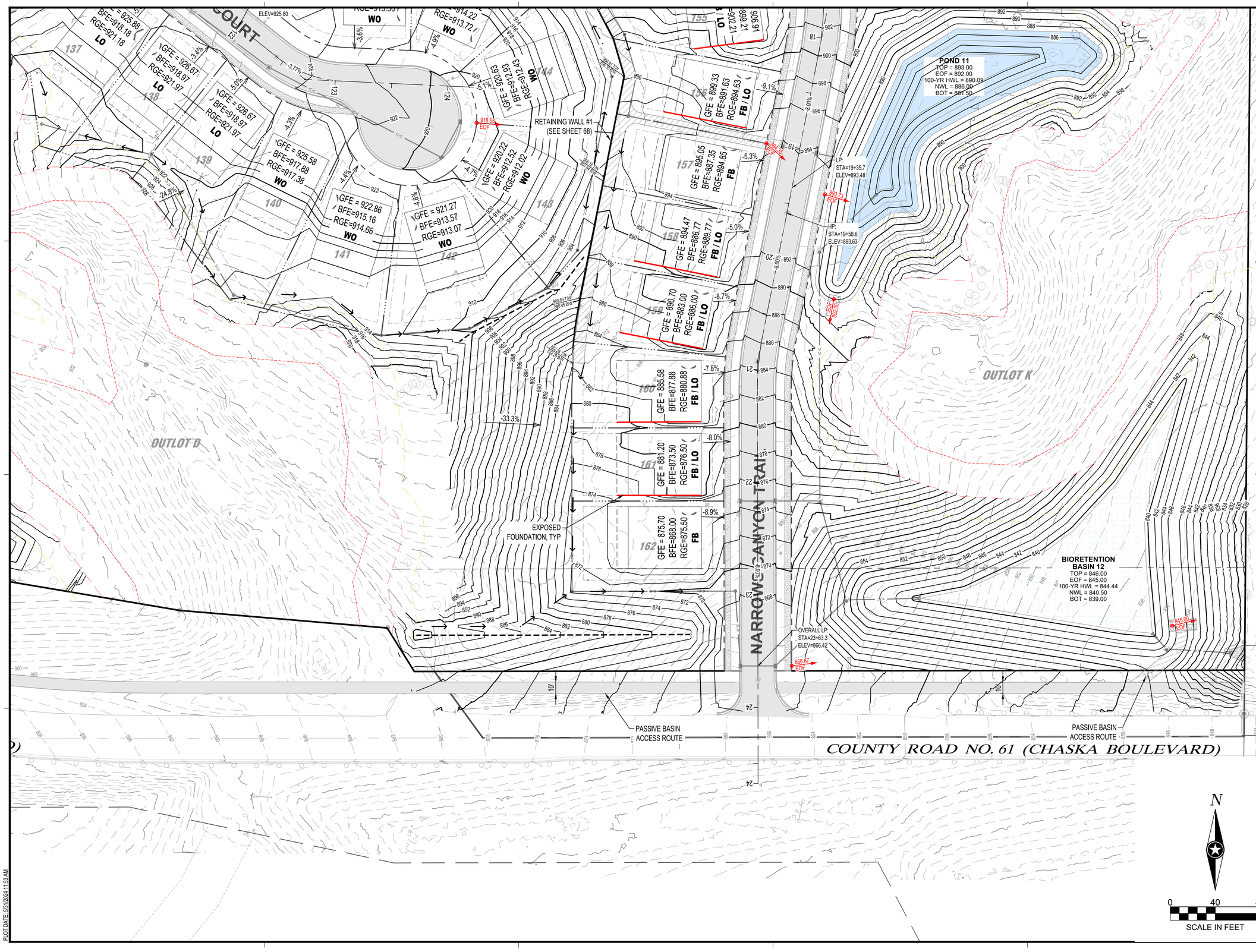

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C4-GRADE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

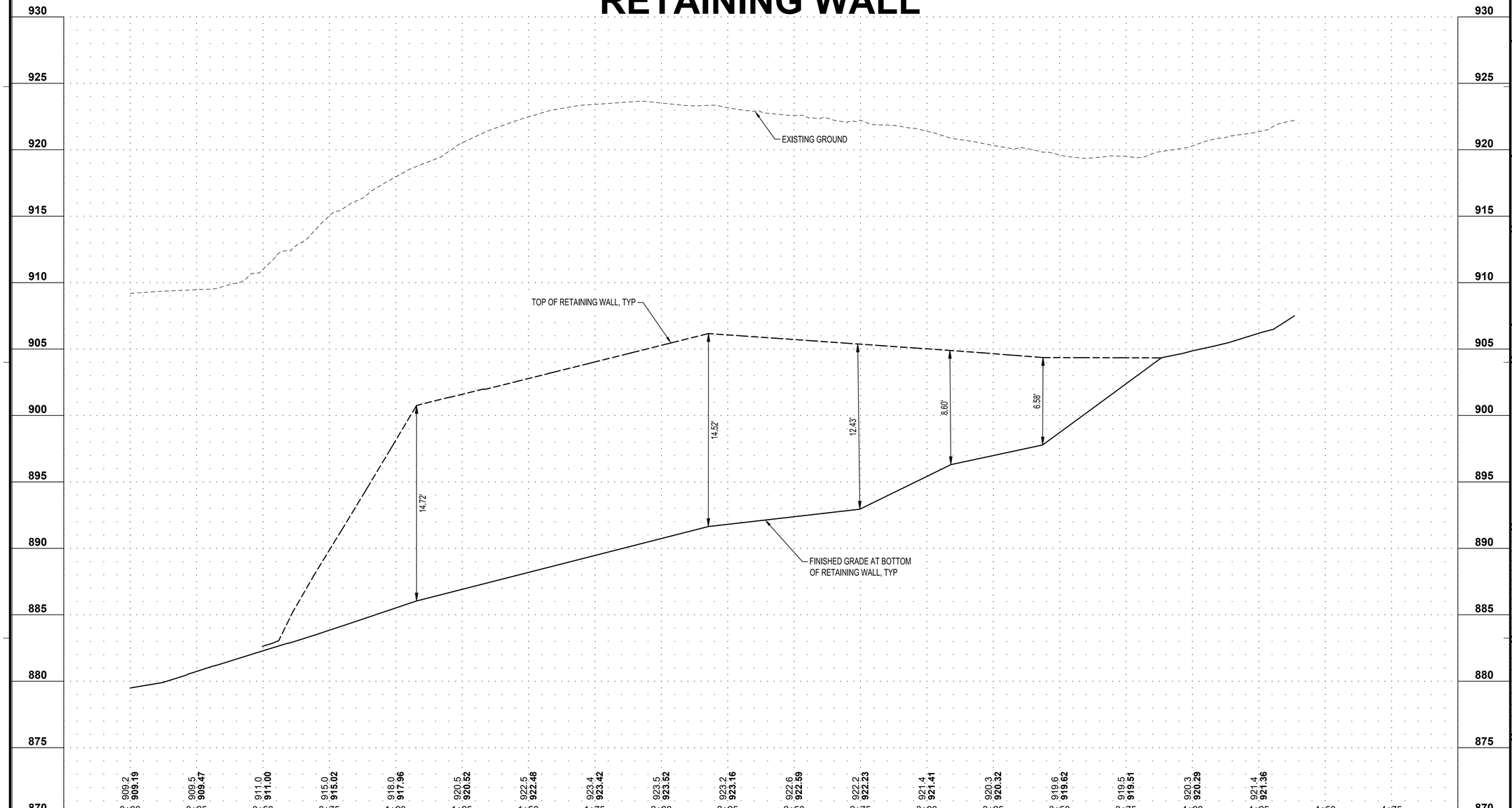
SHEET

67

OF 82

PLOT DATE: 5/31/2024 11:53 AM

RETAINING WALL



0 20 40
SCALE IN FEET

PLOT DATE: 5/31/2024 11:53 AM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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PROJECT NO.	22-27575
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ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

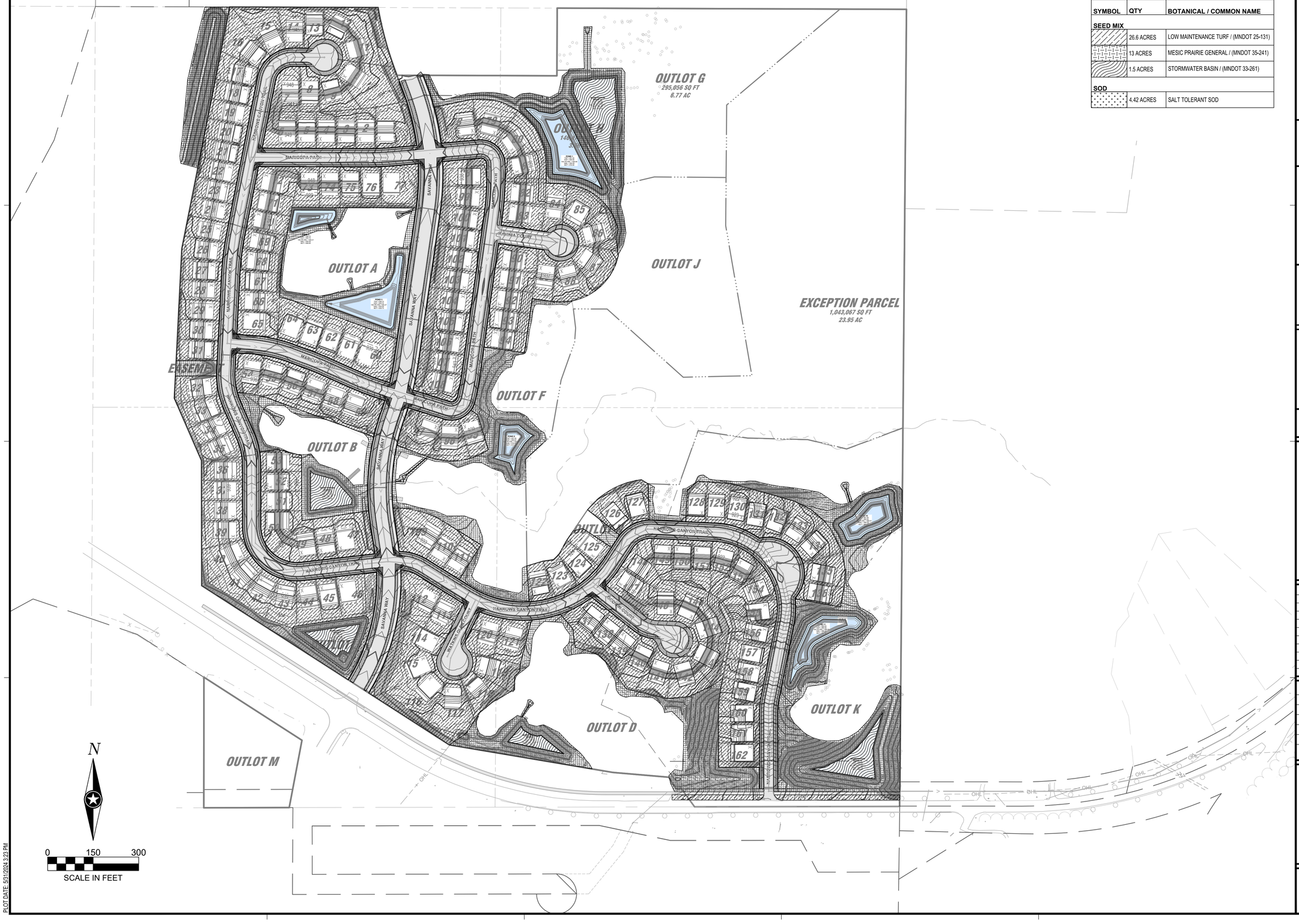
RETAINING WALL SECTIONS

SHEET

68

OF 82

PRELIMINARY NOT FOR CONSTRUCTION



RESTORATION SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
SEED MIX		
	26.6 ACRES	LOW MAINTENANCE TURF / (MNDOT 25-131)
	13 ACRES	MESIC PRAIRIE GENERAL / (MNDOT 35-241)
	1.5 ACRES	STORMWATER BASIN / (MNDOT 33-261)
SOD		
	4.42 ACRES	SALT TOLERANT SOD

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FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

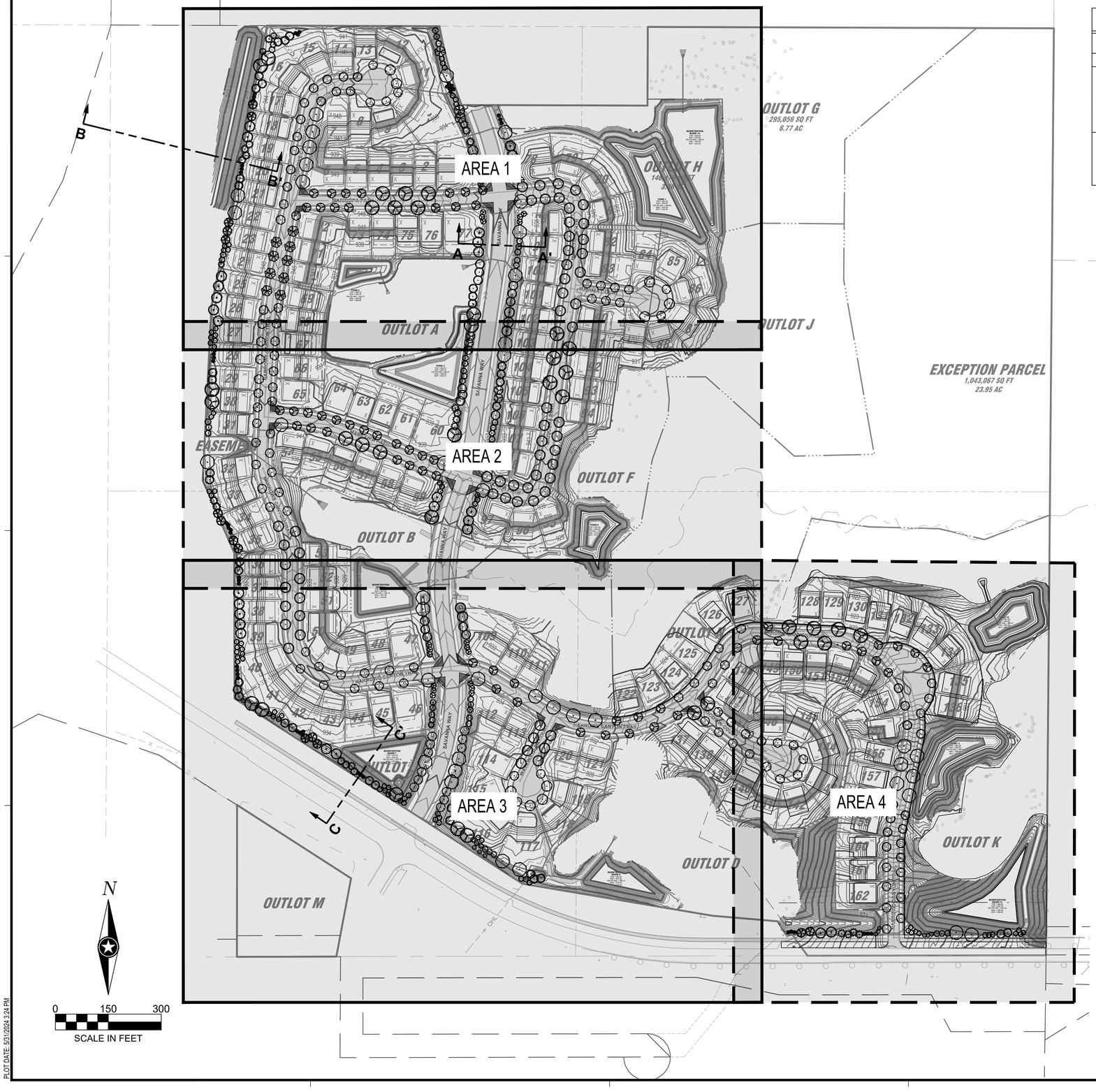
RESTORATION PLAN

SHEET

69

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:23 PM



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	9,530 LF OF CENTERLINE X (2)(EACH SIDE) = 381 TREES REQUIRED, 443 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	AB	48	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	24	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	44	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PN	14	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PR	39	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	31	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	47	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES					
	AG	24	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6' HT. MIN.	
	MS	34	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	10	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES					
	AF	31	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	11	ACER X FREEMANII 'SIENNA' SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	63	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	12	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	64	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	44	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	40	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	36	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	62	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

OVERALL PLANTING PLAN

SHEET

70

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:24 PM

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	9,530 LF OF CENTERLINE X (2)(EACH SIDE) = 381 TREES REQUIRED, 443 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES				
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` HT. MIN.	
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	CO	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 70 FOR OVERALL PLANTING QUANTITIES

US HIGHWAY 212

NARROWS CANYON TRAIL

MARICOPA PATH

SAVANNA WAY

RAVINIA COURT

OUTLOT A

MATCH LINE

MATCH LINE

POND 2
TOP = 936.75
EOF = 935.75
100-YR HWL = 935.21
NWL = 934.00
BOT = 928.00

N

0 60 120
SCALE IN FEET

PLOT DATE: 5/31/2024 3:24 PM

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

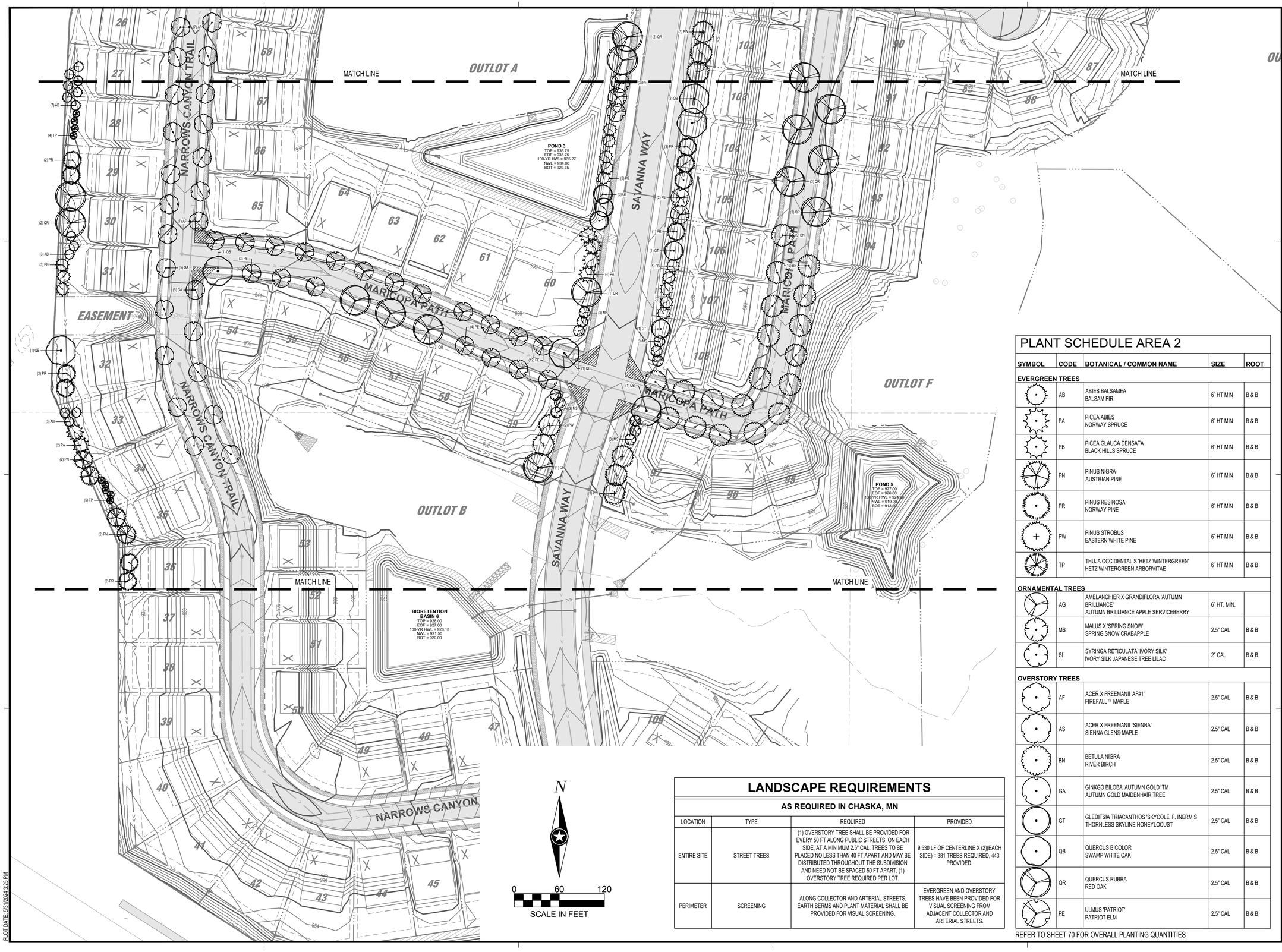
PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

PLANTING PLAN AREA 1

SHEET

71



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	9,530 LF OF CENTERLINE X (2)(EACH SIDE) = 381 TREES REQUIRED, 443 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

PLANT SCHEDULE AREA 2

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES				
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	6` HT. MIN.	
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 70 FOR OVERALL PLANTING QUANTITIES

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

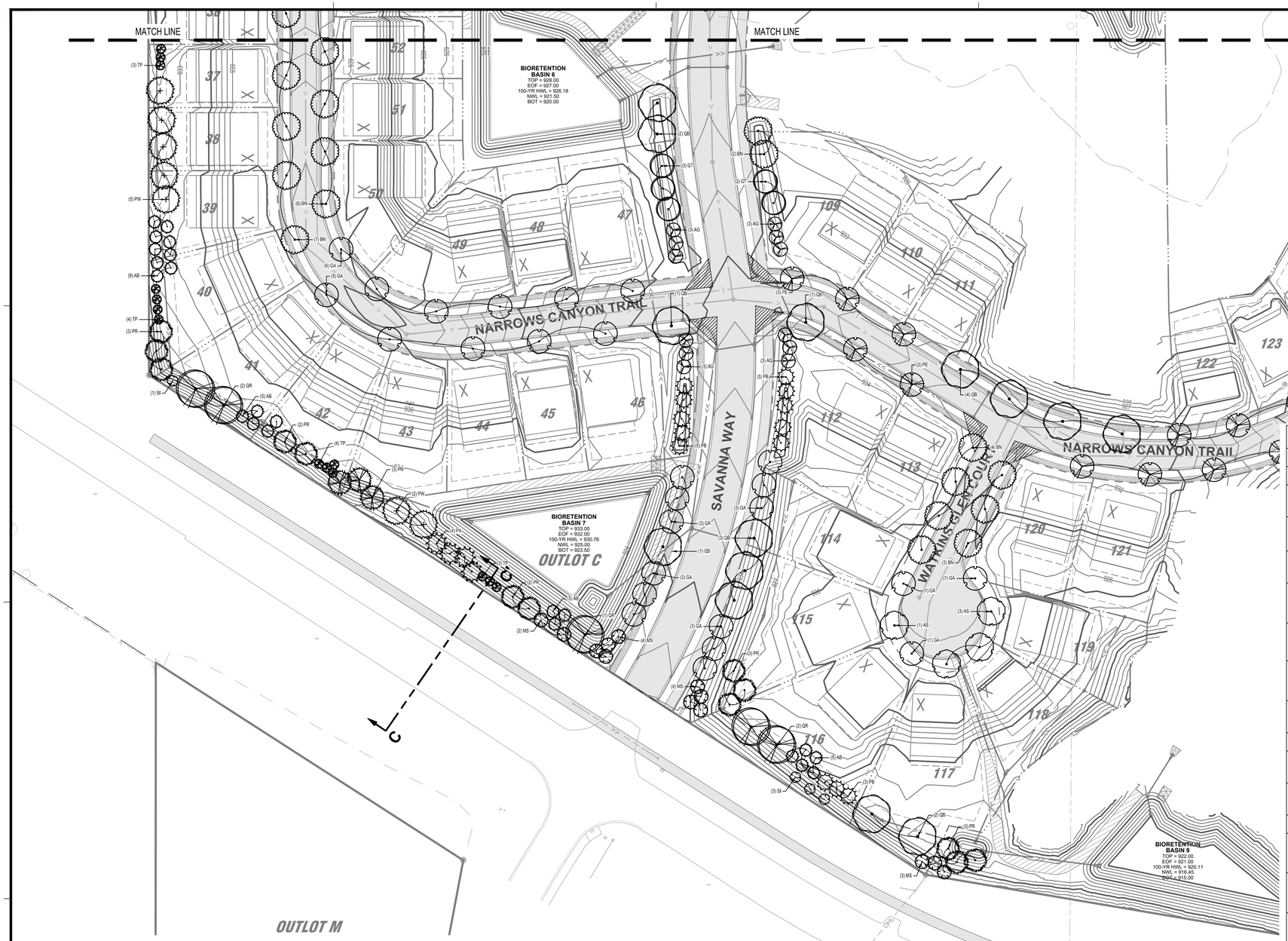
PLANTING PLAN AREA 2

SHEET

72

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:25 PM



PLANT SCHEDULE AREA 3

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6` HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6` HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6` HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6` HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6` HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6` HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6` HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
	SI	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL	B & B
OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	AS	ACER X FREEMANII `SIENNA` SIENNA GLEN® MAPLE	2.5" CAL	B & B
	BN	BETULA NIGRA RIVER BIRCH	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B

REFER TO SHEET 70 FOR OVERALL PLANTING QUANTITIES

LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
ENTIRE SITE	STREET TREES	(1) OVERSTORY TREE SHALL BE PROVIDED FOR EVERY 50 FT ALONG PUBLIC STREETS, ON EACH SIDE, AT A MINIMUM 2.5" CAL. TREES TO BE PLACED NO LESS THAN 40 FT APART AND MAY BE DISTRIBUTED THROUGHOUT THE SUBDIVISION AND NEED NOT BE SPACED 50 FT APART. (1) OVERSTORY TREE REQUIRED PER LOT.	9,530 LF OF CENTERLINE X (2)(EACH SIDE) = 381 TREES REQUIRED, 443 PROVIDED.
PERIMETER	SCREENING	ALONG COLLECTOR AND ARTERIAL STREETS, EARTH BERMS AND PLANT MATERIAL SHALL BE PROVIDED FOR VISUAL SCREENING.	EVERGREEN AND OVERSTORY TREES HAVE BEEN PROVIDED FOR VISUAL SCREENING FROM ADJACENT COLLECTOR AND ARTERIAL STREETS.

N

0 60 120

SCALE IN FEET

PLOT DATE: 5/31/2024 3:25 PM

ISG

FORESTAR

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FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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PROJECT NO.	22-27575
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DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

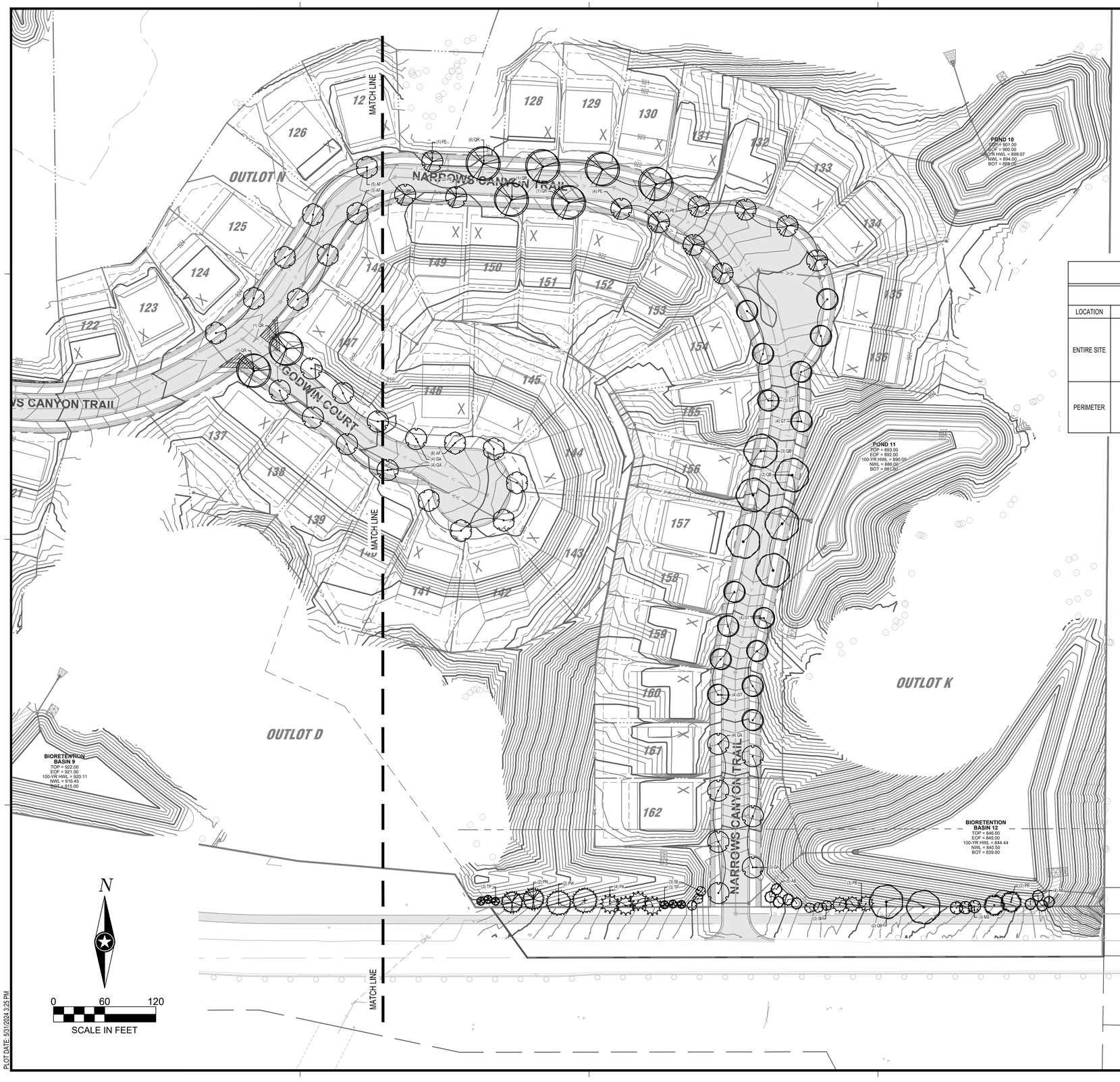
TITLE

PLANTING PLAN AREA 3

SHEET

73

PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE REQUIREMENTS

AS REQUIRED IN CHASKA, MN

LOCATION	TYPE	REQUIRED	PROVIDED
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PLANT SCHEDULE AREA 4

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
	AB	ABIES BALSAMEA BALSAM FIR	6' HT MIN	B & B
	PA	PICEA ABIES NORWAY SPRUCE	6' HT MIN	B & B
	PB	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6' HT MIN	B & B
	PN	PINUS NIGRA AUSTRIAN PINE	6' HT MIN	B & B
	PR	PINUS RESINOSA NORWAY PINE	6' HT MIN	B & B
	PW	PINUS STROBUS EASTERN WHITE PINE	6' HT MIN	B & B
	TP	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' HETZ WINTERGREEN ARBORVITAE	6' HT MIN	B & B
ORNAMENTAL TREES				
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2.5" CAL	B & B
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OVERSTORY TREES				
	AF	ACER X FREEMANII 'AF#1' FIREFALL™ MAPLE	2.5" CAL	B & B
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GT	GLEDITSIA TRIACANTHOS 'SKYCOLE' F. INERMIS THORNLESS SKYLINE HONEYLOCUST	2.5" CAL	B & B
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
	QR	QUERCUS RUBRA RED OAK	2.5" CAL	B & B
	PE	ULMUS 'PATRIOT' PATRIOT ELM	2.5" CAL	B & B

REFER TO SHEET 70 FOR OVERALL PLANTING QUANTITIES

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

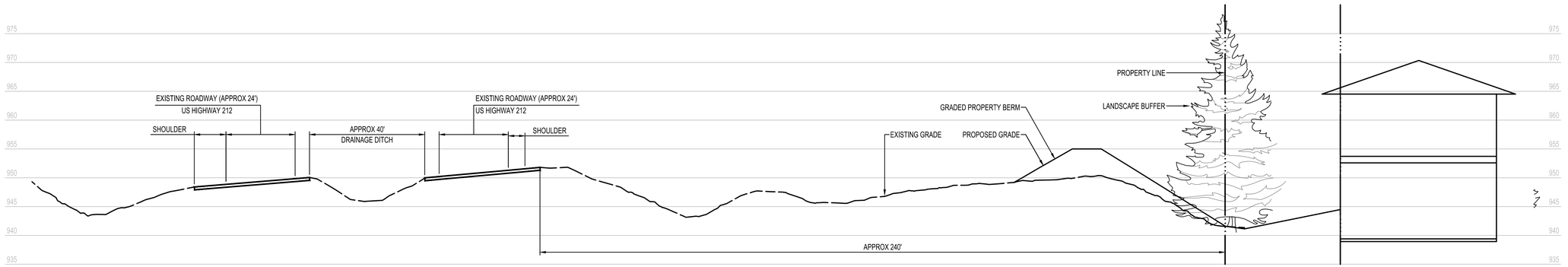
PLANTING PLAN AREA 4

SHEET

74

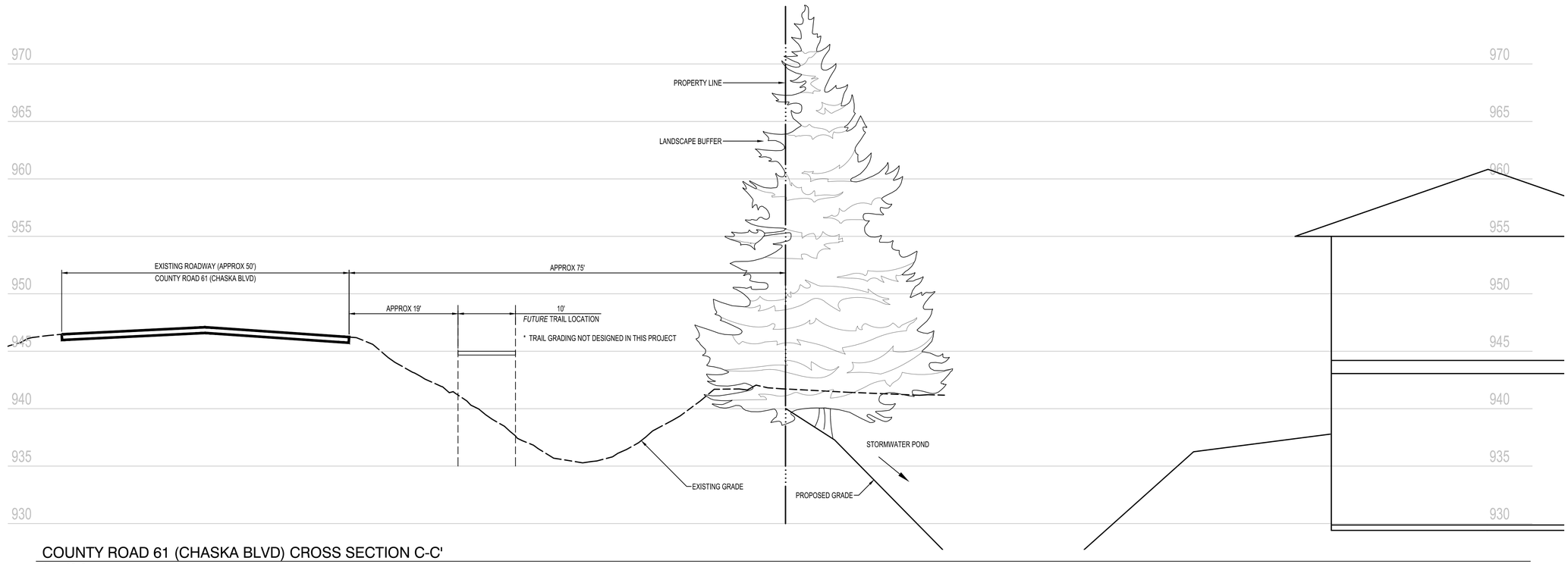
PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:25 PM



US HIGHWAY 212 CROSS SECTION B-B'

1" = 20'-0" * EXISTING GRADE IS APPROXIMATE, FOR REFERENCE ONLY



COUNTY ROAD 61 (CHASKA BLVD) CROSS SECTION C-C'

1" = 10'-0" * EXISTING GRADE IS APPROXIMATE, FOR REFERENCE ONLY

PLOT DATE: 5/31/2024 3:25 PM

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

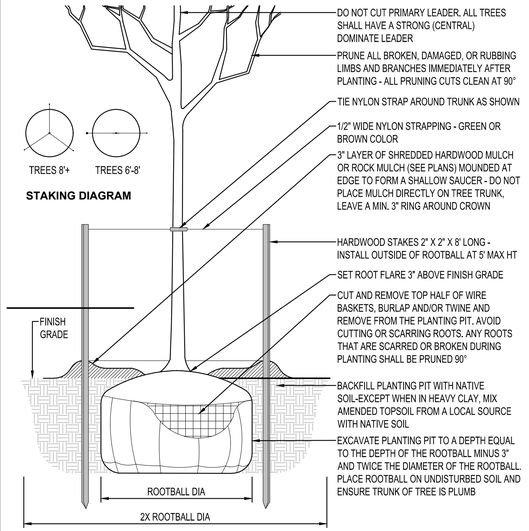
TITLE

PLANTING NOTES AND DETAILS

SHEET

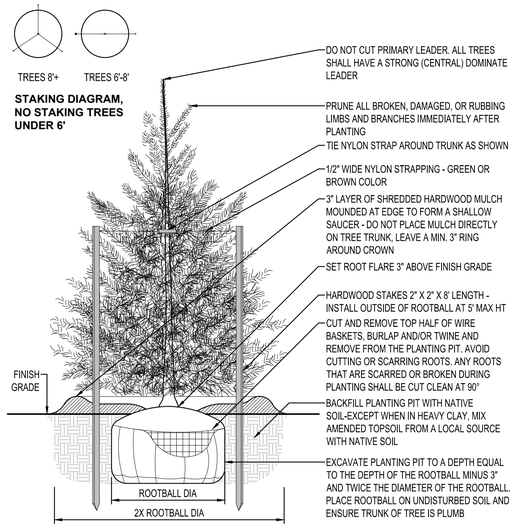
75

PRELIMINARY NOT FOR CONSTRUCTION



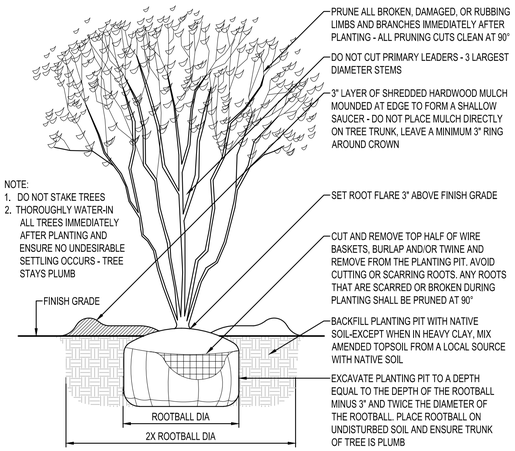
DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS

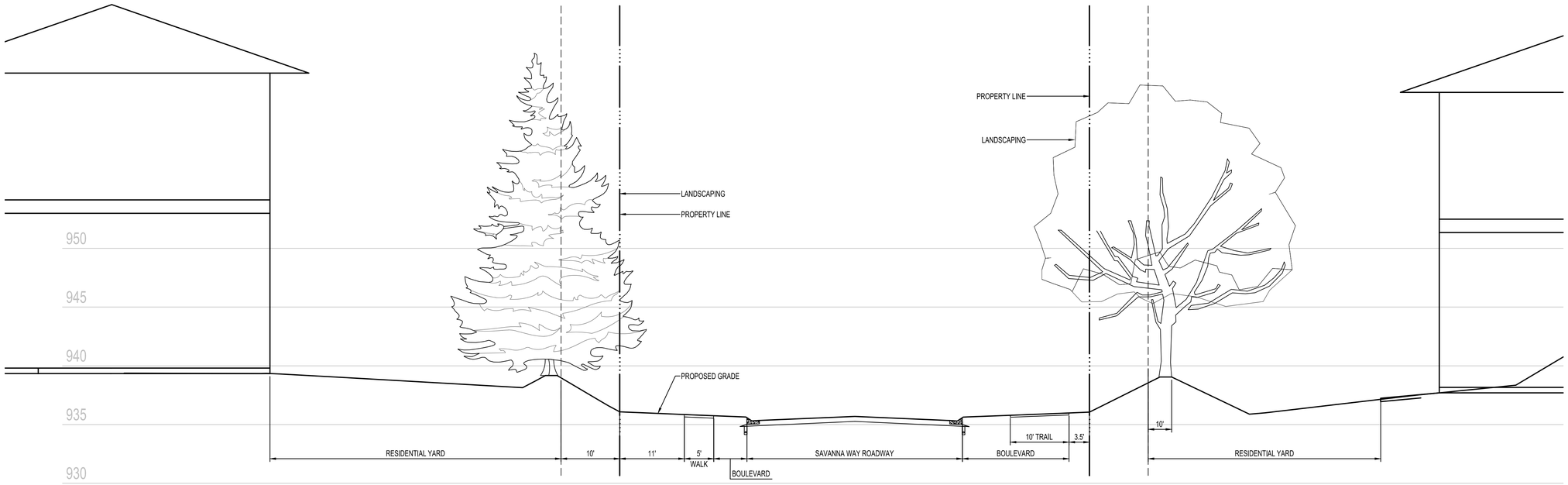


MULTI-STEM TREE PLANTING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) TO A 3" MINIMUM DEPTH IN ALL AREAS LOCATED ON PLAN. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. HARDWOOD MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.
18. ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED.



SAVANNA WAY CROSS SECTION A-A'

1" = 10'-0"

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-LAND
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

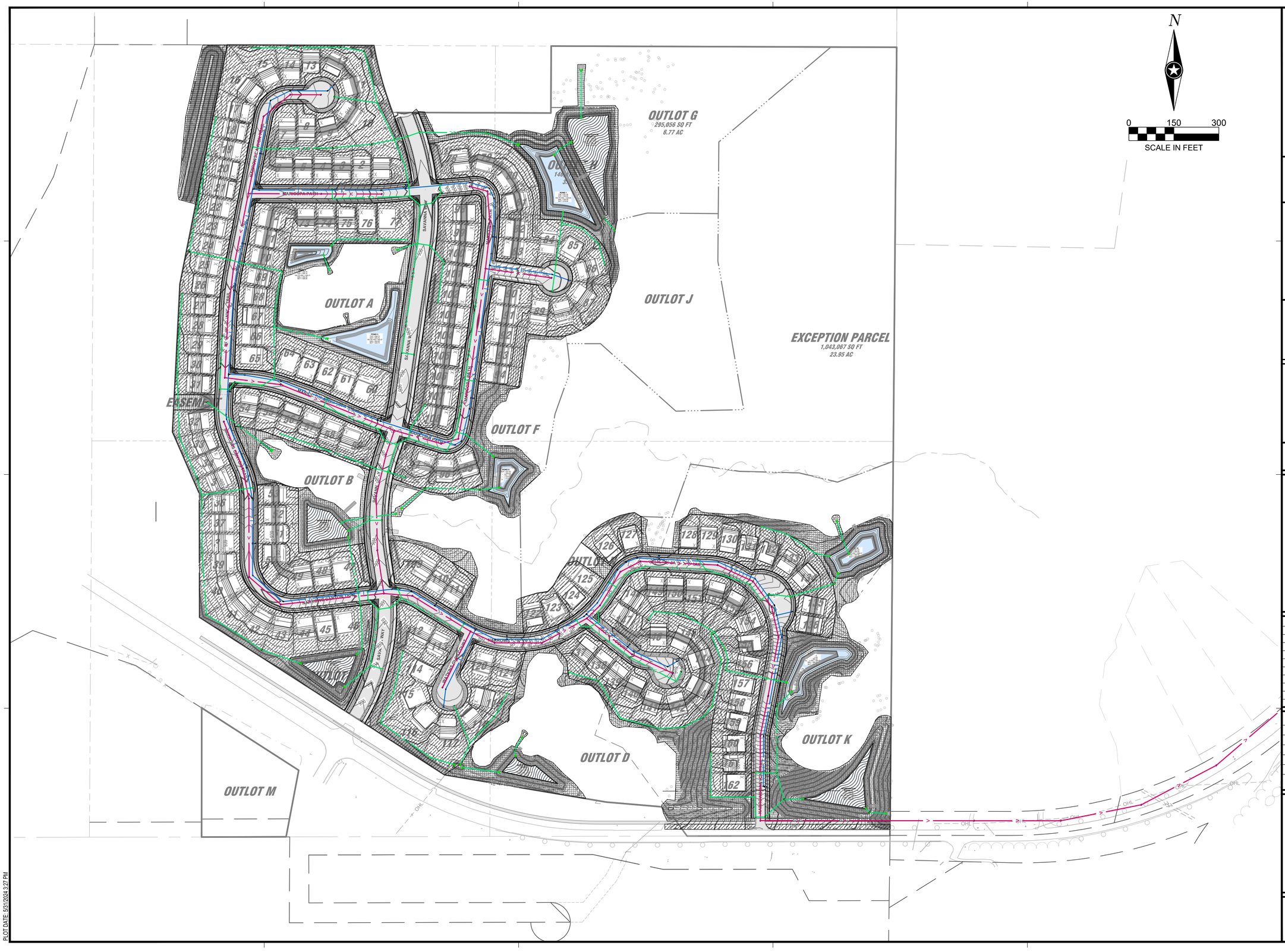
PLANTING NOTES AND DETAILS

SHEET

76

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:25 PM



N

0 150 300

SCALE IN FEET

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-OVERLAY
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

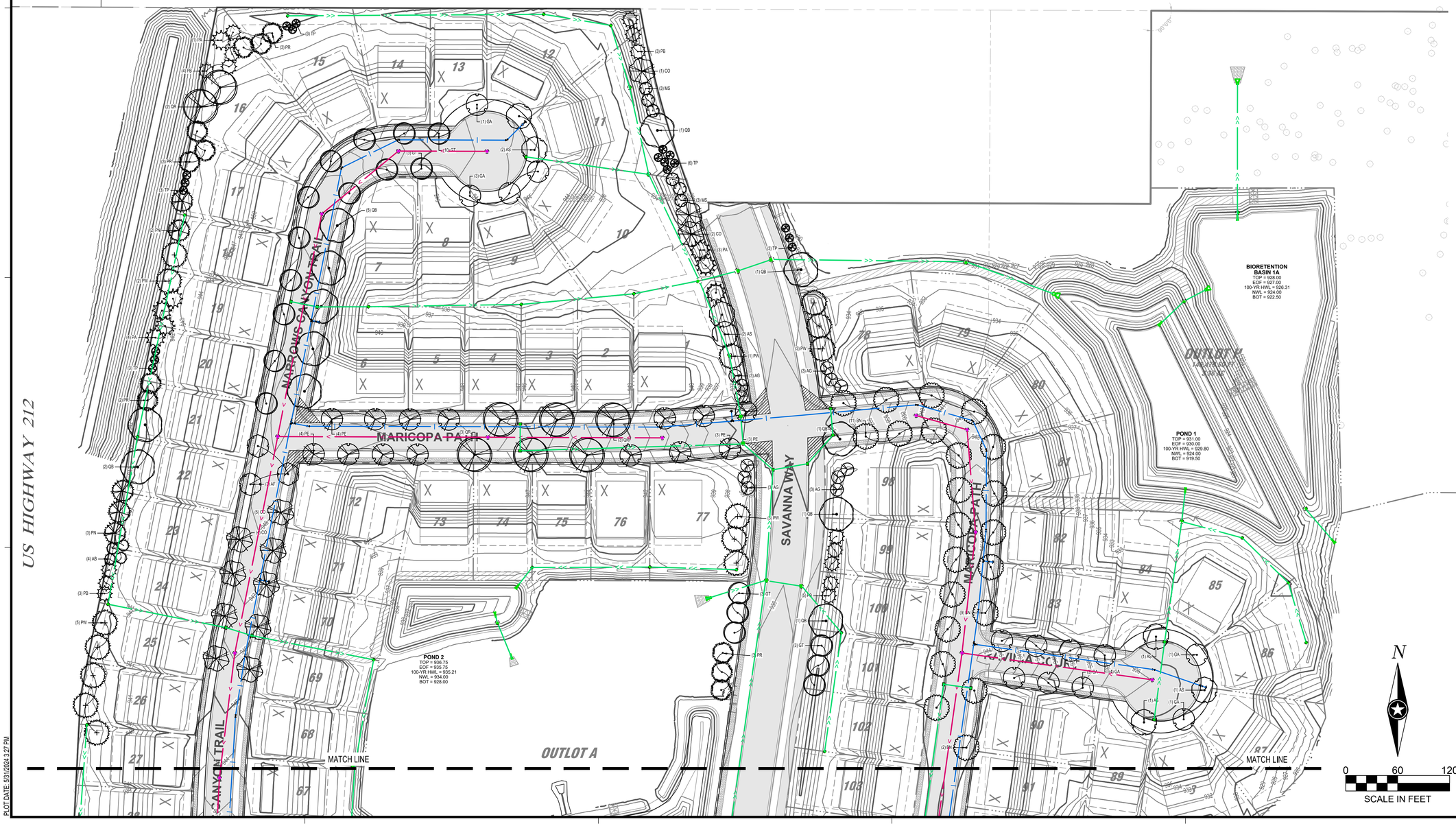
OVERALL OVERLAY PLAN

SHEET

77

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 5/31/2024 3:27 PM



PLOT DATE: 5/31/2024 3:27 PM

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-OVERLAY
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

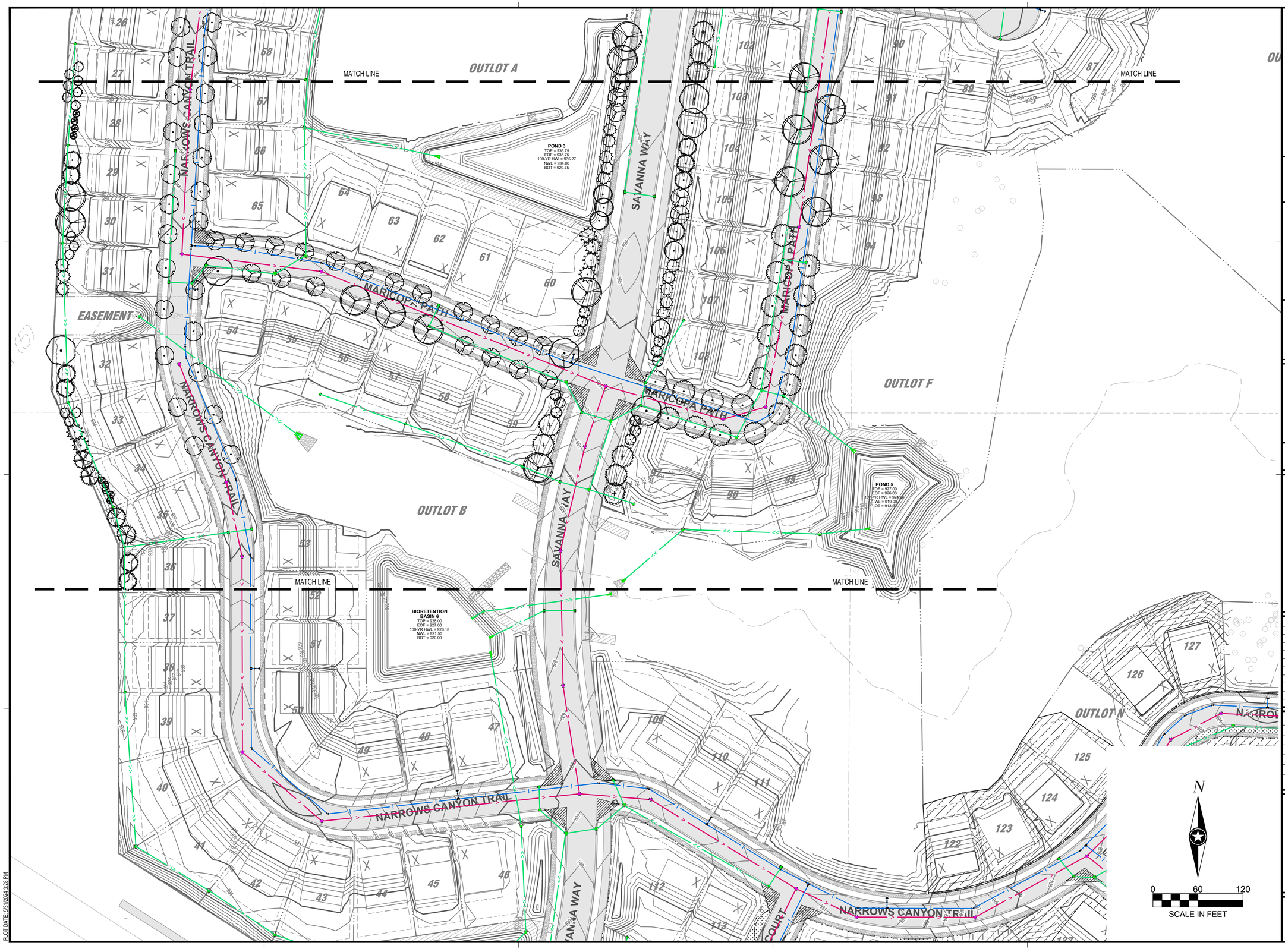
TITLE

OVERLAY PLAN (N)

SHEET

78

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-OVERLAY
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

OVERLAY PLAN (CENTRAL)

SHEET

79

PLOT DATE: 5/31/2024 3:28 PM

MATCH LINE

MATCH LINE

MATCH LINE

BIORETENTION
BASIN 6
TOP = 928.00
EOF = 927.00
100-YR HWL = 926.18
NWL = 921.50
BOT = 920.00

BIORETENTION
BASIN 7
TOP = 933.00
EOF = 932.00
100-YR HWL = 930.76
NWL = 925.00
BOT = 923.50

BIORETENTION
BASIN 9
TOP = 922.00
EOF = 921.00
100-YR HWL = 920.11
NWL = 916.45
BOT = 915.00

NARROWS CANYON TRAIL

SAVANNA WAY

WATKINS LAKE COURT

GODWIN COURT

OUTLOT C

OUTLOT D

OUTLOT M

OUTLOT N

MATCH LINE

MATCH LINE

MATCH LINE

N

0 60 120

SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

ISG

FORESTAR

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C5-OVERLAY
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

OVERLAY PLAN (SW)

SHEET

80

PLOT DATE: 5/31/2024 3:28 PM



PLOT DATE: 5/31/2024 3:28 PM

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

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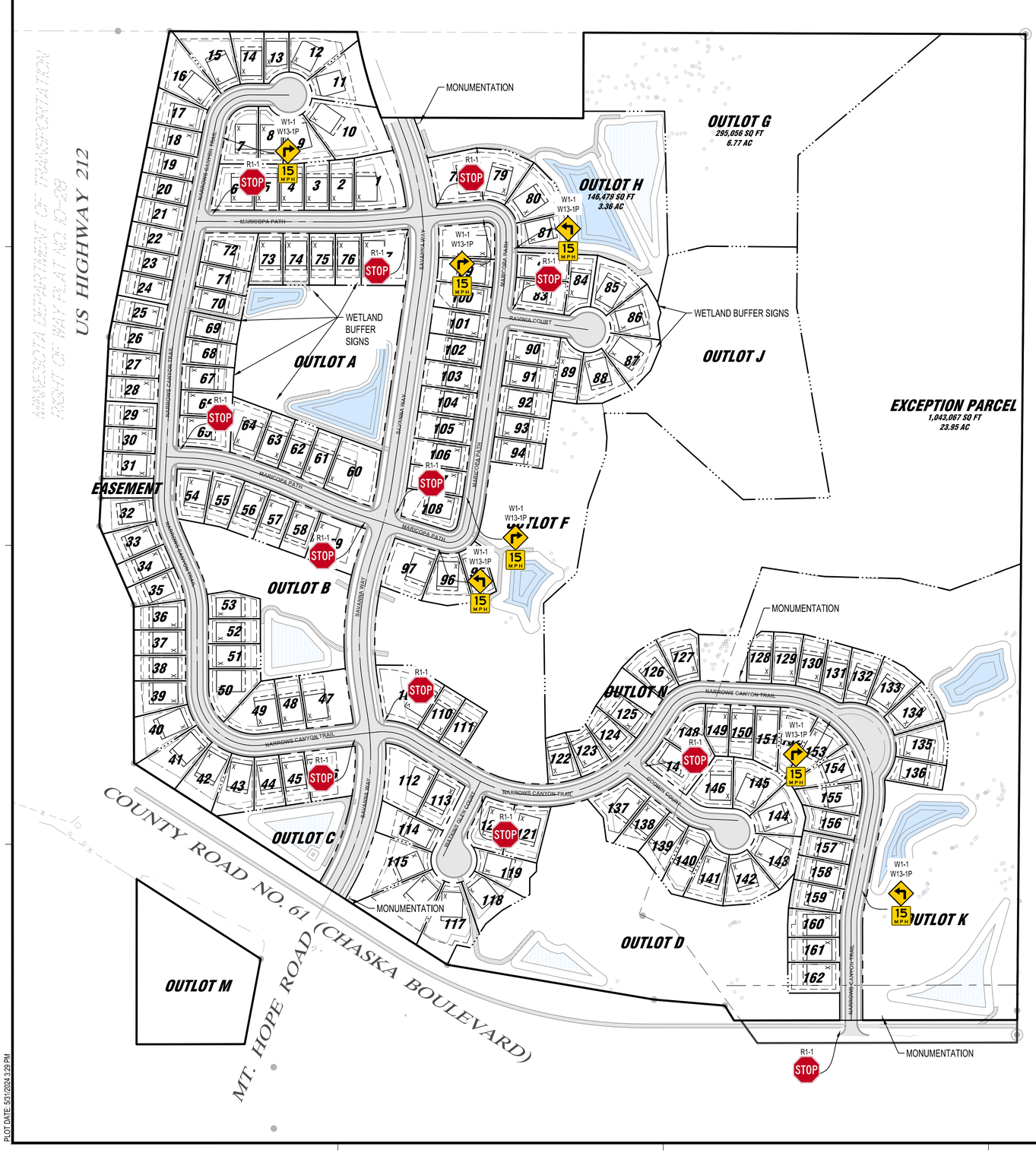
DRAWN BY	MNA
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

OVERLAY PLAN (SE)

SHEET

81



MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 10-28
US HIGHWAY 212

PLOT DATE: 5/31/2024 3:29 PM

N

0 150 300
SCALE IN FEET

ISG

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	27575 C7-SIGNAGE
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	05/31/24
CLIENT PROJECT NO.	-

TITLE

SIGNAGE PLAN

SHEET

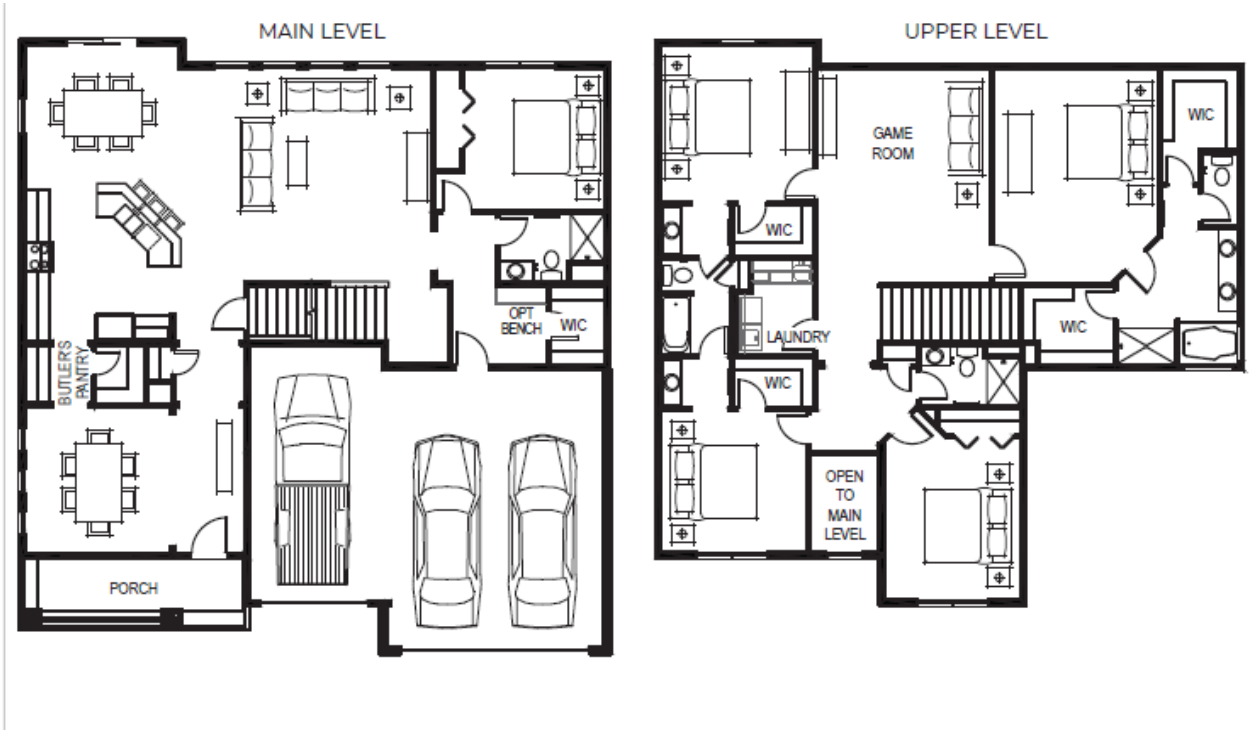
82

OF 82

PRELIMINARY NOT FOR CONSTRUCTION

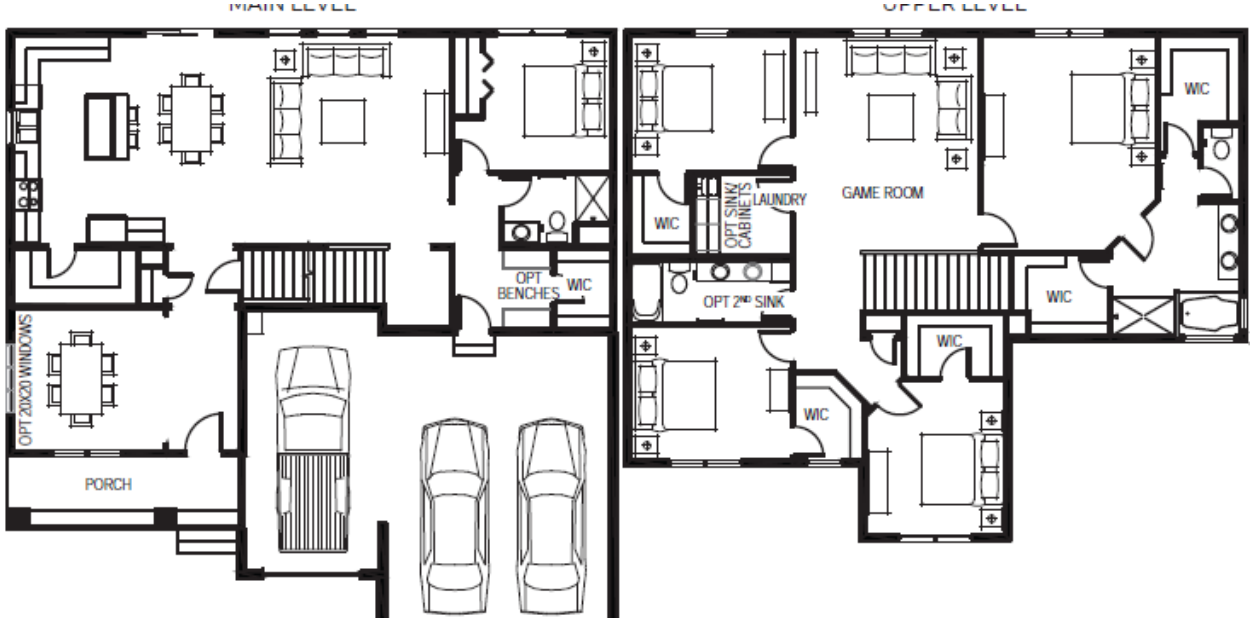
Highpoint Vistas – Typical Architectural Style





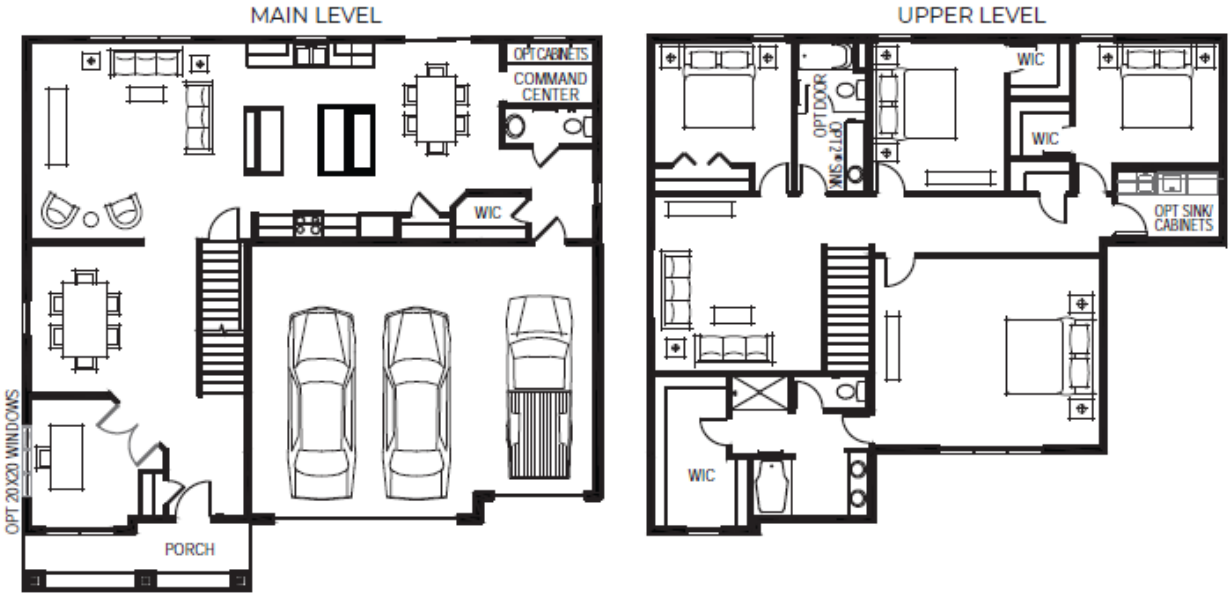
Highpoint Vistas – Typical Architectural Style





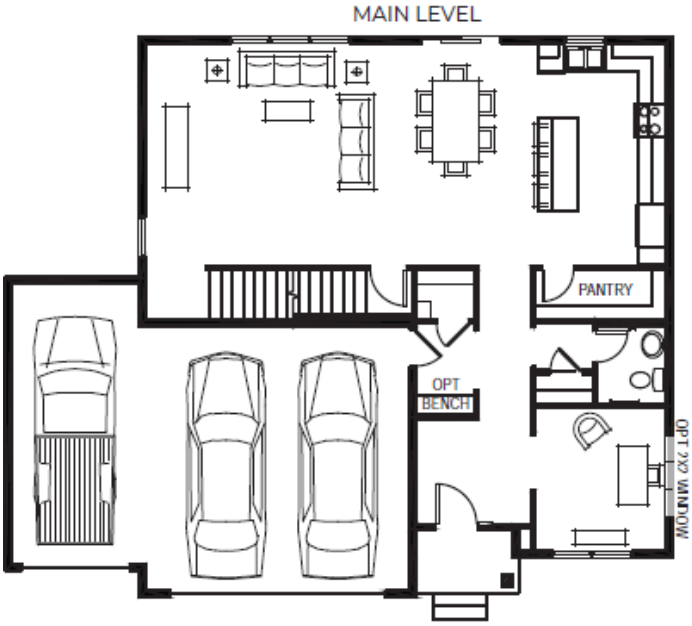
Highpoint Vistas – Typical Architectural Style

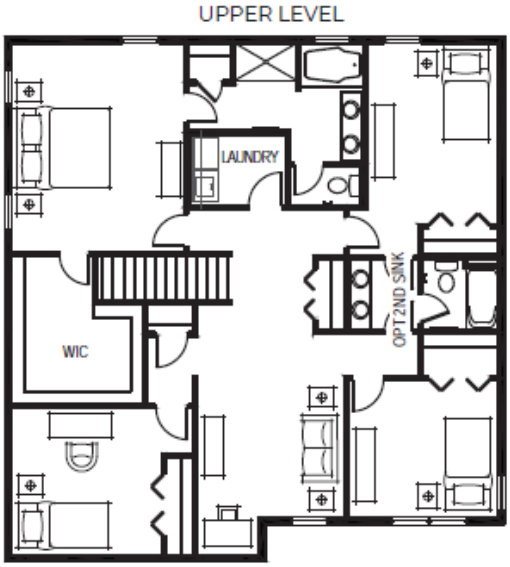




Highpoint Vistas – Typical Architectural Style

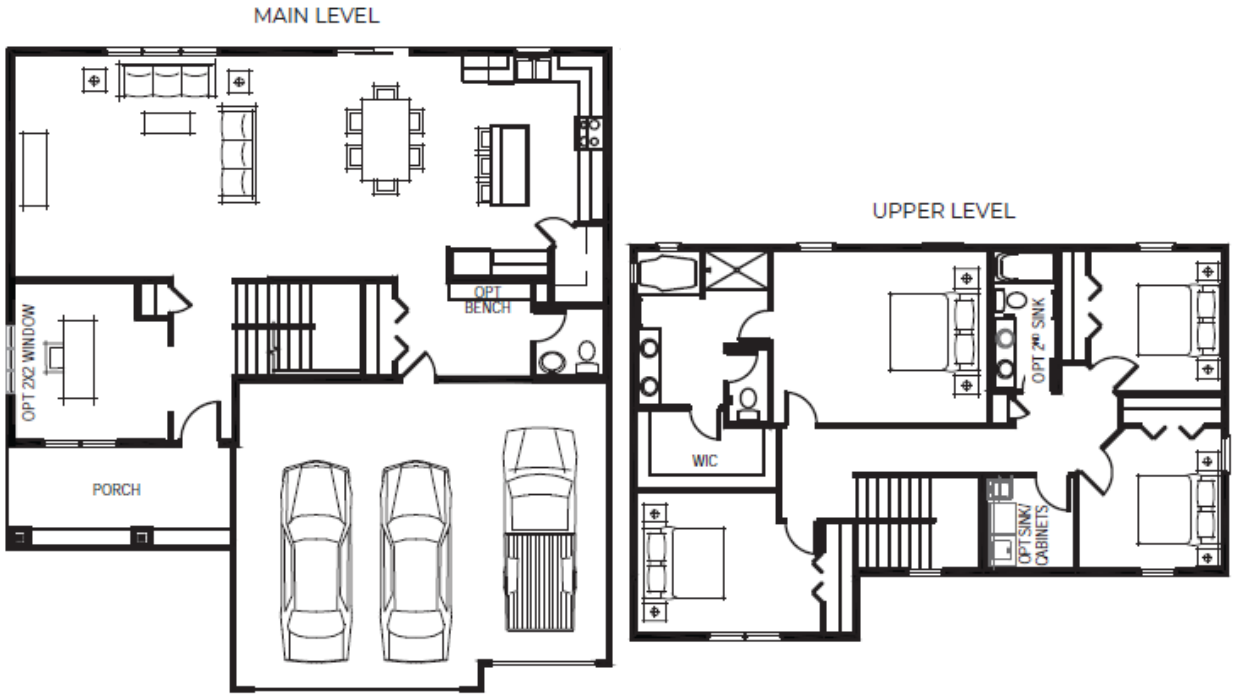






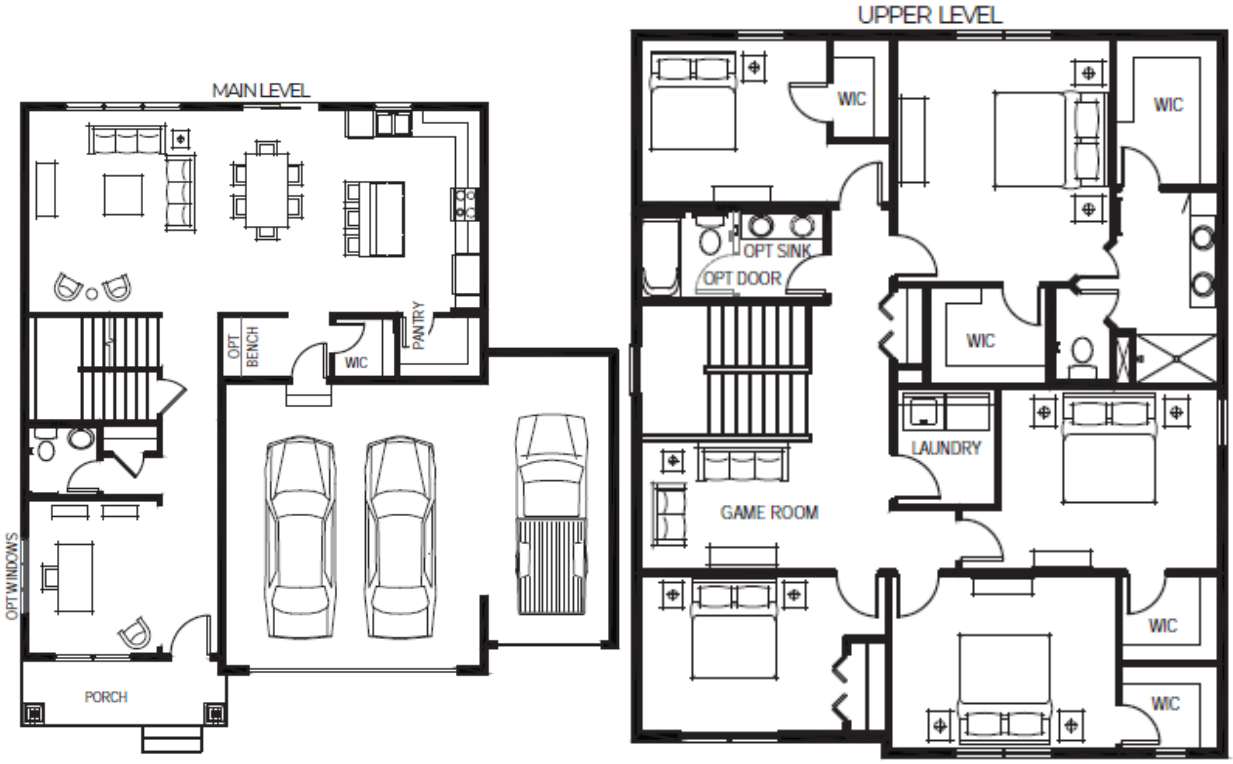
Highpoint Vistas – Typical Architectural Style





Highpoint Vistas – Typical Architectural Style





esi engineering

May 8, 2024

Mr. Stephen Gardiner
Forestar Group Inc.
20860 Kenbridge Ct, Ste 100
Lakeville, MN 55044

Subject: Summary Report for
Residential Development, Traffic Noise Control
Highpoint Vistas – Chaska, Minnesota

Dear Mr. Gardiner:

We understand you are planning the Highpoint Vistas residential development in Chaska, Minnesota. As shown in Figure 1, the 130-acre site is located northeast of the Hwy 212 / CR 61 (Chaska Blvd) intersection. The City of Chaska is requiring the project to submit an outdoor traffic noise analysis prepared following the MnDOT requirements. ESI Engineering was asked to monitor traffic noise levels at the site, prepare calculations using MnDOT approved methods to evaluate traffic noise, and if necessary, develop recommendations to meet the MnDOT requirements. The following is a summary of our analysis.

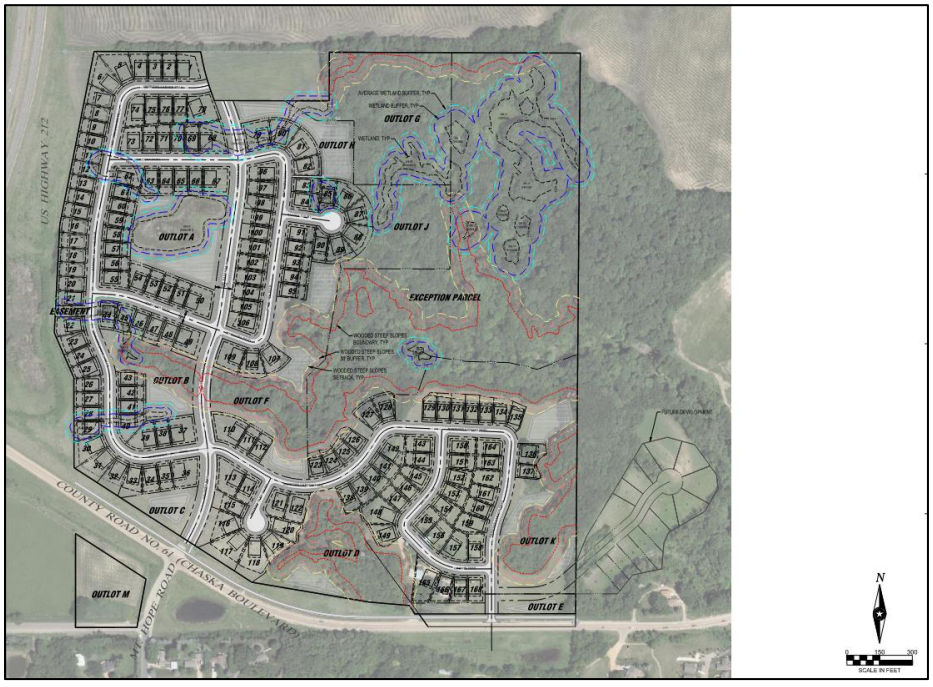


Figure 1 – Site plan showing 168 lots for single family homes next to Hwy 212 and CR 61.

Site Conditions

The proposed project site currently has agricultural land, forest, and one homestead. As shown in Figure 1 above, the project has 168 lots for single family homes. The nearest roadways to the project site are Hwy 212 to the west, CR 61 to the south and east, and CR 44 to the north. The distances between these roads and the nearest property / lot lines are shown in Figure 2.

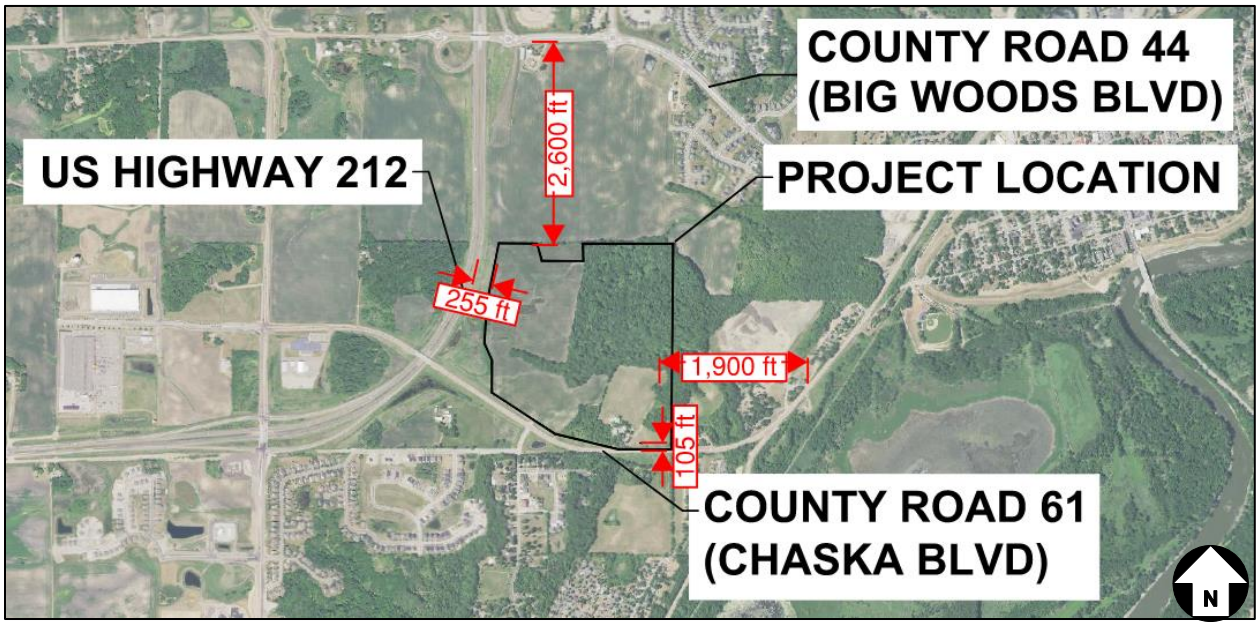


Figure 2 – Aerial image showing the nearest roads to the project site and distances to the nearest property / lot lines.

Many of the lots that are located along the west and south sides of the project site have direct line-of-sight to the adjacent roadways. The lots at the northwest end of site are closest to Hwy 212. While there is an existing berm between some of the western lots and Hwy 212 that blocks portions of the roadway, this berm does not continue all the way to the north end of the site. However, we understand the project team plans to extend this berm to the north to provide additional separation for the adjacent lots. The subsequent modeling includes this berm extension. Figure 3 shows the existing elevations of the highway and berm in this area (dashed lines), as well as the elevations of the proposed berm extension and adjacent yards (solid lines). In addition to providing a visual barrier for these lots, the berm also reduces the highway traffic noise at nearby receiver positions.

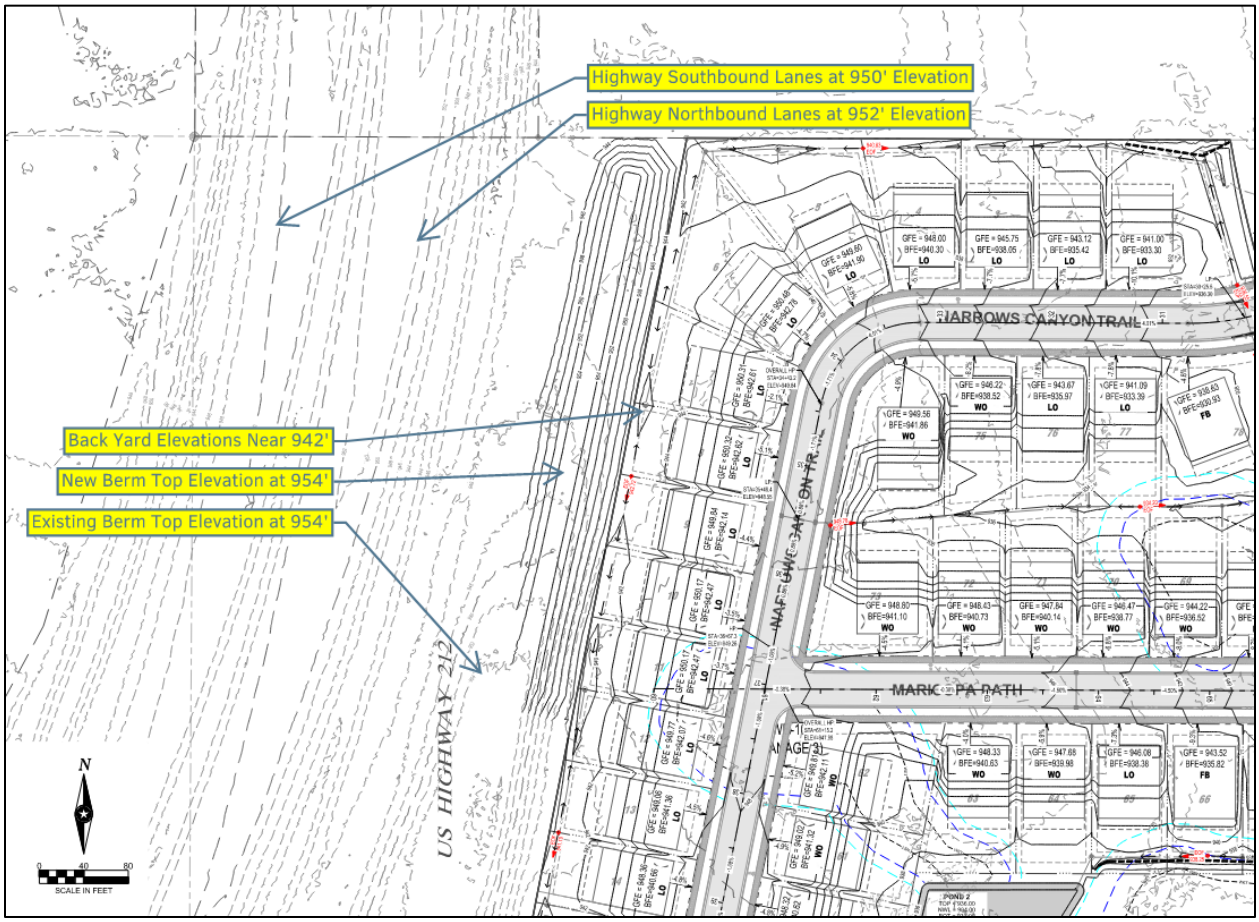


Figure 3 – ISG partial grading plan showing the existing (dashed lines) and proposed (solid lines) topography at the northwest end of the project site.

Noise Requirements

The Minnesota Department of Transportation (MnDOT) reviewed an early concept sketch for the project and provided the following feedback regarding noise in a letter to Ms. Elizabeth Hanson (City Planner, City of Chaska) dated February 9, 2021 (letter provided in Attachment A):

> ***"Noise***
> *MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.*

> *MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.*
>
> *If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or natalie.ries@state.mn.us."*

Following this letter, the City of Chaska asked the Highpoint Vistas project team to perform a MnDOT noise analysis. Based on our review of the MnDOT Noise Requirements document[1], we understand the following:

- In Section 4.0 Analysis of Traffic Noise Impacts, MnDOT shows how the Federal Highway Administration document FHWA 23 CFR 772 is used for traffic noise criteria. Table 1 – Noise Abatement Criteria (NAC) of the FHWA document shows that a residential site requires abatement for levels of 67 dBA[2] or higher. The traffic noise is to be evaluated as average hourly sound levels, or $L_{eq(h)}$[3].
- In Section 1.0 Definitions, a Traffic Noise Impact is defined as, "*Design year build condition noise levels that approach or exceed the FHWA NAC or create a substantial noise increase.*"
- In Section 2.1 Purpose, MnDOT states, "*FHWA requires that states give numerical meaning to the phrase "approach the criterion." MnDOT defines "approach" as being 1 dBA, or less, below the applicable Federal NAC (e.g., 66 dBA for Category B residential land uses).*"

Therefore, traffic noise levels at the nearest Highpoint Vistas property / lot lines to adjacent roadways may not exceed an **$L_{eq(h)}$ of 65 dBA**.

---

[1] Minnesota Department of Transportation. "Noise Requirements for MnDOT and other Type I Federal-aid Projects", Saint Paul, MN. July 10, 2017.

[2] As defined in ANSI S12:60, "*A-weighted sound level.* Sound pressure level measured with a conventional frequency weighting that roughly approximates how the human ear hears different frequency components of sounds at typical listening levels for speech. The A-weighting (see IEC 61672-1) attenuates the low-frequency (or low-pitch) content of a sound. A-weighted sound level is expressed in decibels, unit symbol dB[A]."

[4] Minnesota Pollution Control Agency. "A Guide to Noise Control in Minnesota: Acoustical Properties, Measurement, Analysis, and Regulation" Saint Paul, MN. November 2015.

Noise Measurements

Section 4.2 of the MnDOT Noise Requirements document states that noise measurements must be performed at the project site for comparison to the calculated noise analysis results. Noise monitoring equipment was set up at locations A and B that are shown in Figure 4. These locations were selected because they were near Hwy 212 and CR 61, respectively, had direct line-of-sight to long stretches of each adjacent roadway, and allowed for the equipment to be secured to adjacent trees. Noise levels were monitored for 24-hours at Location A on Thursday, January 18, 2024 and for 24-hours at Location B on Thursday, January 11, 2024.

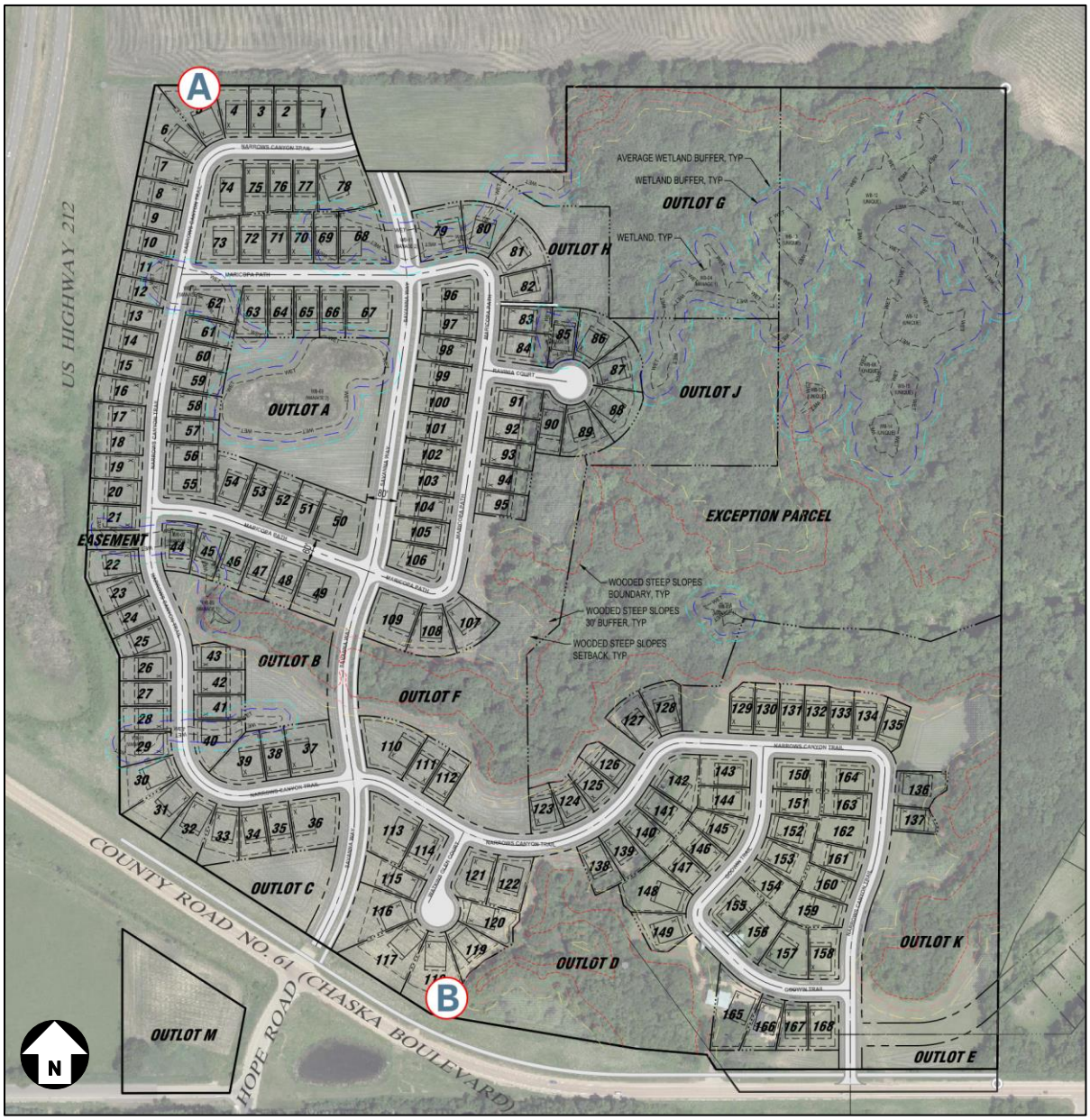


Figure 4 – Aerial image showing the noise measurement locations.

Each monitoring location had one sound level meter in a weather-resistant case and a microphone located on a tripod (see Figure 5). The monitoring equipment logged one-second and hourly noise levels for the duration of each monitoring period. The equipment also recorded audio when a noise event exceeded a set threshold. The measurement methodology followed the MnDOT and Minnesota Pollution Control Agency[4] requirements and recommendations. The one exception was that traffic noise counts were not observed or documented at each location for the 24-hour periods, which MnDOT lists as a requirement in section 4.2 of the Noise Requirements document.



Figure 5 – Photos showing the noise monitoring equipment installed at Location A (top) and Location B (bottom) and the nearest roadways in the distance.

[4] Minnesota Pollution Control Agency. "A Guide to Noise Control in Minnesota: Acoustical Properties, Measurement, Analysis, and Regulation" Saint Paul, MN. November 2015.

Table 1 shows the measured $L_{eq(h)}$ noise levels for the 24 hours of Thursday, January 18th at Location A, and Table 2 show the results at Location B for Thursday, January 11th. Data sheets for the measurements at Locations A and B are provided in Attachments B and C, respectively. Based on our site observations and a review of the audio recordings, the dominant noise sources at each measurement location were vehicular traffic.

Table 1 – Location A Ambient Noise Measurement Results from January 18, 2024

Hour	Measured $L_{eq(h)}$ at Location A, dBA	Maximum $L_{eq(h)}$ Criterion, dBA	Weather Conditions		
			Temp	Wind	Condition
12:00 AM	51	66	6 °F	0 mph	Fair
1:00 AM	49		6 °F	3 mph	Fair
2:00 AM	53		4 °F	6 mph	Fair
3:00 AM	53		5 °F	6 mph	Fair
4:00 AM	57		3 °F	6 mph	Fair
5:00 AM	60		3 °F	3 mph	Fair
6:00 AM	63		2 °F	6 mph	Fair
7:00 AM	64		2 °F	8 mph	Partly Cloudy
8:00 AM	61		3 °F	9 mph	Fair
9:00 AM	58		6 °F	10 mph	Mostly Cloudy
10:00 AM	57		6 °F	9 mph	Mostly Cloudy
11:00 AM	58		7 °F	8 mph	Mostly Cloudy
12:00 PM	58		9 °F	10 mph	Cloudy
1:00 PM	58		8 °F	9 mph	Cloudy
2:00 PM	59		10 °F	12 mph	Cloudy
3:00 PM	60		9 °F	14 mph	Cloudy
4:00 PM	61		8 °F	13 mph	Cloudy
5:00 PM	60		8 °F	12 mph	Cloudy
6:00 PM	59		7 °F	14 mph	Mostly Cloudy
7:00 PM	57		7 °F	12 mph	Cloudy
8:00 PM	57		6 °F	14 mph	Cloudy
9:00 PM	56		5 °F	10 mph	Mostly Cloudy
10:00 PM	53		3 °F	13 mph	Mostly Cloudy
11:00 PM	52		2 °F	13 mph	Partly Cloudy

Table 2 – Location B Ambient Noise Measurement Results from January 11, 2024

Hour	Measured $L_{eq(h)}$ at Location B, dBA	Maximum $L_{eq(h)}$ Criterion, dBA	Weather Conditions		
			Temp	Wind	Condition
12:00 AM	53	66	26 °F	0 mph	Cloudy
1:00 AM	53		27 °F	3 mph	Cloudy
2:00 AM	53		26 °F	6 mph	Cloudy
3:00 AM	53		26 °F	7 mph	Cloudy
4:00 AM	59		26 °F	6 mph	Cloudy
5:00 AM	62		25 °F	9 mph	Cloudy
6:00 AM	64		24 °F	15 mph	Cloudy
7:00 AM	66		20 °F	12 mph	Cloudy
8:00 AM	65		18 °F	10 mph	Light Snow
9:00 AM	64		15 °F	10 mph	Light Snow
10:00 AM	65		14 °F	10 mph	Fair
11:00 AM	65		15 °F	10 mph	Fair
12:00 PM	66		15 °F	12 mph	Mostly Cloudy
1:00 PM	65		15 °F	13 mph	Partly Cloudy
2:00 PM	65		15 °F	10 mph	Fair
3:00 PM	66		14 °F	8 mph	Mostly Cloudy
4:00 PM	66		14 °F	8 mph	Mostly Cloudy
5:00 PM	66		12 °F	9 mph	Partly Cloudy
6:00 PM	64		11 °F	9 mph	Mostly Cloudy
7:00 PM	61		10 °F	10 mph	Mostly Cloudy
8:00 PM	60		9 °F	8 mph	Mostly Cloudy
9:00 PM	58		8 °F	10 mph	Cloudy
10:00 PM	57		8 °F	9 mph	Cloudy
11:00 PM	54		9 °F	8 mph	Cloudy

The results showed that most of the measured hourly noise levels for the existing conditions did not exceed the 65 dBA criterion. The few hours that had a measured level of 66 dBA probably had elevated noise levels due to the microphone being located more than 5' above the ground (direct line of sight to longer lengths of roadway) and snow/moisture on the roadway. Because of these conditions, we understand that the measurement results are considered acceptable to MnDOT.

As required by MnDOT, the maximum measured noise level at each location was used in the following section for comparison to the calculated noise analysis results for the developed site. MnDOT requires that the calculated noise levels be within 3 dBA of the measured levels at the same locations.

Noise Analysis

MnDOT requires that a traffic noise analysis be prepared using the latest version of the FHWA Traffic Noise Model (TNM) software, which is TNM version 3.1. The information entered into the TNM calculations was based on the project civil drawings dated January 2, 2024 and guidelines in the MnDOT Noise Requirements document. The following summarize the inputs that were entered into the traffic noise model.

1. MnDOT does not allow for a "Flat Earth" analysis. The calculations use terrain as a noise barrier if it blocks the line-of-sight between a roadway and receiver. The topographical contour lines of the project site were entered based on those shown on the project grading plans and in the Google Earth Pro software. The civil grading plans included the existing topography for locations adjacent to the new development, as well as the proposed elevations for the graded property. The terrain contour lines in the model are shown in Figure 6 as red points connected by green lines.

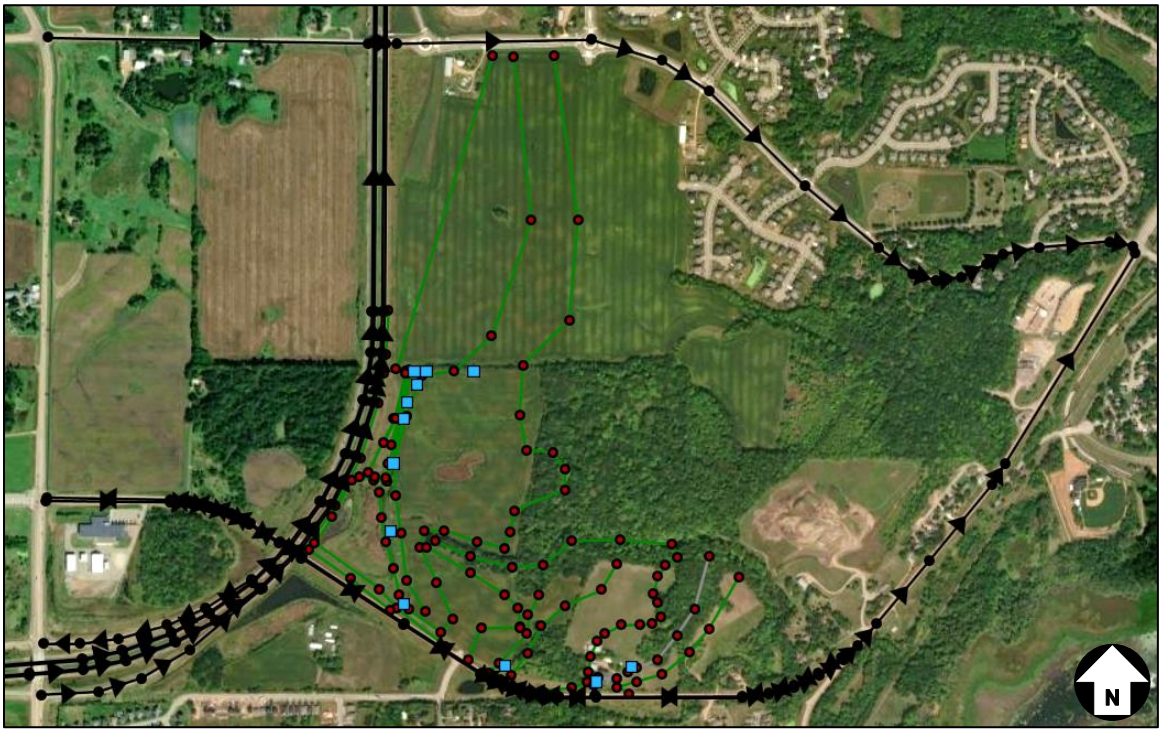


Figure 6 – Snip of the 'Plan Builder' view from the traffic noise model, which shows the black roadway lines, green terrain lines, and blue box receiver positions.

2. As recommended by MnDOT, roadway sources (black lines in Figure 6) were included for all four lanes of Hwy 212 to the west of the project site and both lanes of CR 61 to the south. Individual source lines were also included for CR 61 to the east, CR 44 to the north, and the two nearest on/off ramps between Hwy 212 and Johnathan Carver Parkway to the west. Table 3 details some of the calculation inputs for these roadways.

Table 3 – Roadway Source Details

Roadway	Direction from Project Site	Elevation Min. - Max (Feet)	Auto Volume (MnDOT AADT)	Auto Speed (MPH)	Pavement Type
Hwy 212	West	925 - 955	26400	65	Average (MnDOT Required)
Hwy 212 On Ramp		946 - 965	4277		
Hwy 212 Off Ramp		943 - 971	4414		
CR 61	South	785 - 973	5704	50	
	East	752 - 785	10752		
CR 44	North	752 - 952	3350	40 & 55	

3. Twelve receiver positions were included in the analysis (blue boxes in Figure 6). Positions were selected at property / lot lines with relatively short distances to the adjacent Hwy 212 and/or CR 61 roadways. The receiver heights were set at 5' above the ground level (MnDOT required).

Table 4 shows additional details about the receiver inputs, as well as the calculated traffic noise results. The receiver positions are identified by their lot number (see lot locations in Figure 4 on page 5 above) and where they were located on the property (nearest property line (PL) to a roadway or at another location on the lot).

Table 4 – Traffic Noise Model Receiver Details and Calculation Results

Lot No.	Nearest Roadway	Receiver Location	Distance from Nearest Roadway	Ground Elevation	Calculated $L_{eq(h)}$ Level, dBA	Maximum Measured $L_{eq(h)}$, dBA	Maximum $L_{eq(h)}$ Criterion, dBA
1	Hwy 212	West PL	635'	938'	59	-	66
5		Msmt Loc A	365'	940'	63	64	
6		NW PL Corner	265'	941'	65	-	
		Back of House	300'	945'	65	-	
8		West PL	255'	942'	63	-	
10		West PL	260'	942'	64	-	
16		West PL	305'	940'	62	-	
22		West PL	430'	934'	61	-	
31	CR 61	South PL	110'	935'	63	-	
118		South PL / Msmt Loc B	130'	924'	64	66	
158		South PL	290'	880'	59	-	
165		South PL	110'	876'	65	-	

The following is a summary of the MnDOT required calculation results for the development:

1. All the calculated noise level results were less than the maximum criterion of 66 dBA. No additional noise control was necessary to meet the MnDOT requirements.
2. The calculated result at Location A was 63 dBA, and the measured result was 64 dBA. This 1 dBA difference falls within the acceptable MnDOT range of ±3 dBA. We estimate that the difference is due to the additional calculated noise reduction from the proposed berm along the northwest side of the site.
3. The calculated and measured results at Location B were 64 dBA and 66 dBA, respectively, which is an acceptable difference of 2 dBA. The slightly louder measurement result may have been due to moisture on the road or the greater than 5' microphone elevation that had line-of-sight to a longer length of the roadways.

Conclusions

Forestar Group is planning the Highpoint Vistas residential development in Chaska, Minnesota. ESI Engineering was asked to monitor traffic noise levels, prepare calculations to evaluate traffic noise using MnDOT methods, and if necessary, develop recommendations to meet the MnDOT requirements. Because MnDOT and the FHWA require abatement for sites with hourly traffic noise levels of 67 dBA or higher, and maximum criterion for the project was 66 dBA.

Highway 212 and County Road 61 are along the west and south boundaries, respectively, of the project site. Noise was monitored at two locations on the site for 24 hours each. At a position that was about 365' east of Hwy 212, the loudest hourly traffic noise level was 64 dBA. At a second location that was 130' north of CR 61, the loudest hourly level was 66 dBA.

Calculations were prepared to evaluate traffic noise levels for the developed site at the nearest property lines to these roadways. The calculations were based on information provided in the MnDOT Noise Requirements document, the project civil drawings, and other resources. The basis-of-design conditions produced calculated traffic noise levels that were less than the maximum criterion for the project. Also, the calculated results at the two measurement locations were within 2 dBA of the measurement results, which met the MnDOT requirement of ±3 dBA. The calculation results showed that the developed site met the MnDOT noise requirements and therefore, no additional mitigation measures were necessary.

We appreciate the opportunity to serve the needs of Forestar Group on this project and remain available to assist in the resolution of these and any other matters. Please let us know if you have any questions or need more information.

Sincerely,

Ryan L. Skoug, P.E. (OR), INCE Bd. Cert.
Consulting Engineer
ESI Engineering, Inc.

Anthony J. Baxter, P.E. (MN)
Principal
ESI Engineering, Inc.

Attachments

Attachment A

Frenz and Worm Concept Plan – MnDOT Review Letter to the City of Chaska

Highpoint Vistas Residential Development – May 8, 2024

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

February 9, 2021

Elizabeth Hanson, AICP
City Planner
City of Chaska
1 City Hall Plaza
Chaska, MN 55318

SUBJECT: Frenz and Worm Concept Plan
MnDOT Review #PRE22-001
NE quadrant of US 212 and CR 61
Control Section: 1017
Chaska, Carver County

Dear Elizabeth Hanson,

Thank you for submitting the concept sketch for the Frenz and Worm properties. The Minnesota Department of Transportation (MnDOT) has reviewed the documents, received 1/25/22, and has the following comments:

Right of Way
MnDOT's drainage easement is not shown on the sketch. See attachments.

Please contact Doug Nelson, Metro Right of Way, at 651-234-7583 or douglas.nelson@state.mn.us with any questions.

Drainage
The sketch appears to show lots being proposed in MnDOT's drainage easement. No changes or disturbances are allowed in the drainage easement without obtaining a MnDOT drainage permit. The drainage easement serves as the outlet path for the adjacent M115 Wetland Mitigation facility. Any modifications or changes must accommodate all outflows from this facility.

Please contact Jason Swenson, Water Resources Engineering, at jason.swenson@state.mn.us or 651-234-7539 or with any questions.

Pedestrian and Bicycle
The CR 61/Chaska Blvd bridge over US 212 includes a sidewalk and decorative fencing along the north side. It is recommended that the City and applicant work together to fill gaps in the pedestrian network along the north side of Chaska Blvd.

Please contact Jesse Thornsen, Pedestrian and Bicycle Planning, at jesse.thornsen@state.mn.us or 651-234-7788 with any questions.

Noise

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or natalie.ries@state.mn.us.

Permits

Any other work that affects MnDOT right of way will require an appropriate permit. All permits are available and should be submitted at: https://olpa.dot.state.mn.us/OLPA/. Please upload this letter when applying for any permits.

For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at 651-775-0405 (cell) or buck.craig@state.mn.us.

Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans in PDF format to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 megabytes per email. Documents can be zipped as well. If multiple emails are necessary, number each message.
2. For files over 20 megabytes, upload the PDF file(s) to MnDOT's Web Transfer Client site: https://mft.dot.state.mn.us. Contact MnDOT Planning development review staff using the same email above for uploading instructions, and send an email listing the file name(s) after the document(s) has/have been uploaded.

You are welcome to contact me at 651-234-7792, or david.kratz@state.mn.us with any questions.

Sincerely,

David Kratz
Senior Planner

Copy sent via email:

Jason Swenson, Water Resources
Buck Craig, Permits
Chinou Vue, Right of Way
Doug Nelson, Right of Way
Almin Ramic, Traffic
Jason Junge, Transit
Natalie Ries, Noise
Mohamoud Mire, Area Support
Diane Langenbach, Area Engineer
Ryan Wilson, Area Manager
Lance Schowalter, Design
Mike Samuelson, Ped/Bike Planning
Jesse Thornsen, Ped/Bike Planning
Tod Sherman, Planning
Cameron Muhic, Planning
Jake Schutt, Planning
Jordan Olson, Surveying
Michael Nelson, Surveying
Russell Owen, Metropolitan Council

Attachment B

Location A Sound Data Sheet

Highpoint Vistas Residential Development – May 8, 2024

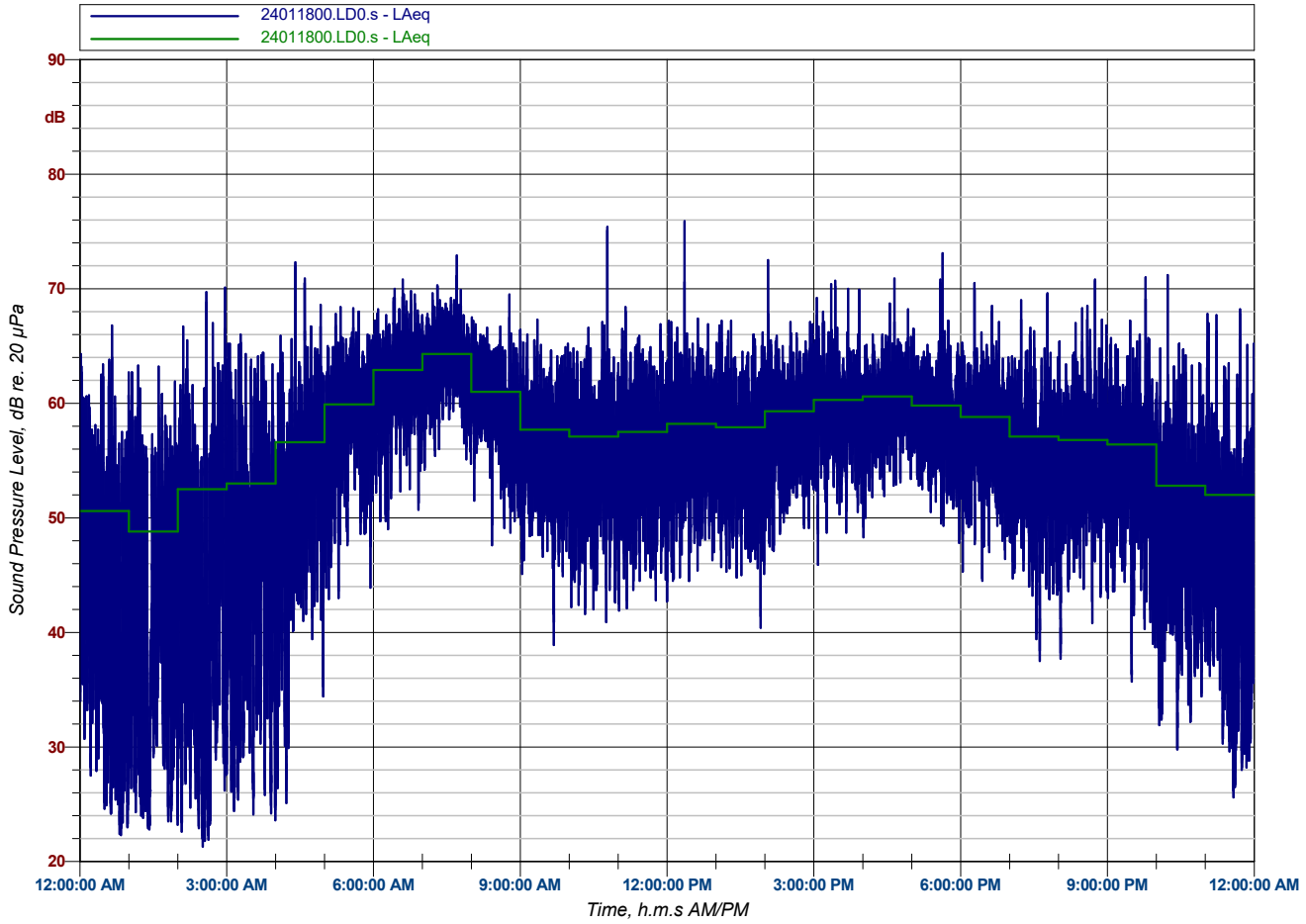
esi engineering

Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

Project No:	P3001	**Analyzer:**	Larson Davis 831 s/n 4694
Project:	ISG - Highpoint Vistas	**Preamplifier:**	Larson Davis PRM831 s/n 070949
Location:	Chaska, MN	**Microphone:**	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	**Calibrator:**	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Location A (Lot 5, North PL)	**Meteorology:**	Temperature: 2°F to 10°F Wind Speed / Dir.: 0-14 MPH / NW Humidity: 55% to 76%
Date:	1/18/2024		
Start Time:	12:00:00 AM		
End Time:	12:00:00 AM	**Calibration Check:**	Calibration Frequency: 1 kHz Initial Calibration: 94.0 dB Final Calibration: 93.9 dB Last Cal. Check: 1/19/24 @ 10:14 AM
Run Time:	86400.0 seconds		
Measurements:	One Second and Hourly Ambient Noise Levels A-Weighted Leq Results Thursday, January 18, 2024		



Noise Monitoring
Measured Hourly LAeq Data

Time	LAeq	Time	LAeq	Time	LAeq	Time	LAeq
12:00:00 AM	51 dBA	6:00:00 AM	63 dBA	12:00:00 PM	58 dBA	6:00:00 PM	59 dBA
1:00:00 AM	49 dBA	7:00:00 AM	64 dBA	1:00:00 PM	58 dBA	7:00:00 PM	57 dBA
2:00:00 AM	53 dBA	8:00:00 AM	61 dBA	2:00:00 PM	59 dBA	8:00:00 PM	57 dBA
3:00:00 AM	53 dBA	9:00:00 AM	58 dBA	3:00:00 PM	60 dBA	9:00:00 PM	56 dBA
4:00:00 AM	57 dBA	10:00:00 AM	57 dBA	4:00:00 PM	61 dBA	10:00:00 PM	53 dBA
5:00:00 AM	60 dBA	11:00:00 AM	58 dBA	5:00:00 PM	60 dBA	11:00:00 PM	52 dBA

Figure A1

Attachment C

Location B Sound Data Sheet

Highpoint Vistas Residential Development – May 8, 2024

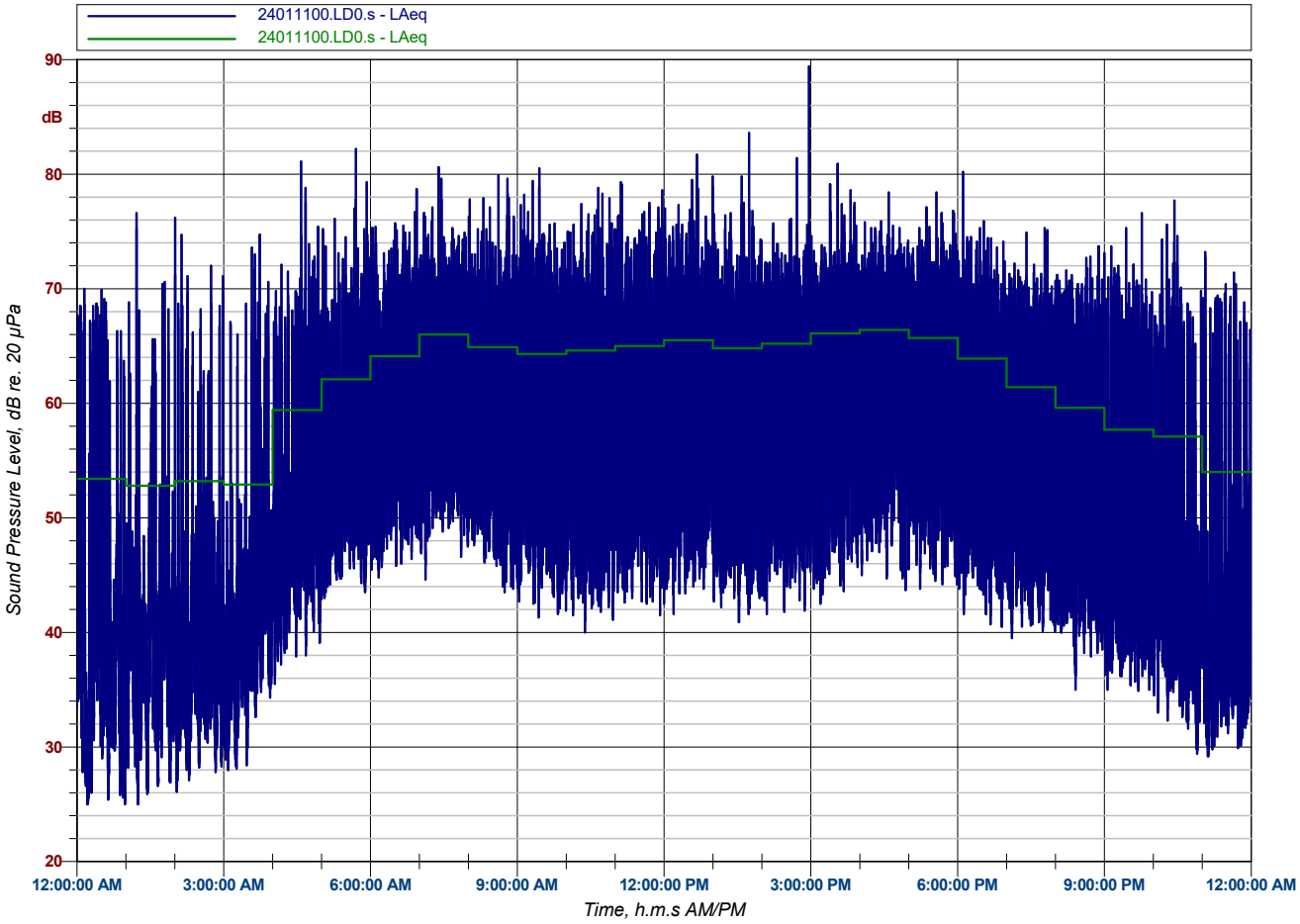
esi engineering

Acoustic Test Results

Minneapolis, Minnesota | o: 952.831.4646 | esi-engineering.com

Project No:	P3001	**Analyzer:**	Larson Davis 831 s/n 4694
Project:	ISG - Highpoint Vistas	**Preamplifier:**	Larson Davis PRM831 s/n 070949
Location:	Chaska, MN	**Microphone:**	Larson Davis 377C20 s/n 320010
Engineer:	R.L. Skoug	**Calibrator:**	Larson Davis CAL200 s/n 18322
		Last Calibrated:	January 30, 2023

Location:	Location B (Lot 118, South PL Corner)	**Meteorology:**	Temperature: 8°F to 27°F Wind Speed / Dir.: 0-13 MPH / W Humidity: 56% to 78%
Date:	1/11/2024		
Start Time:	12:00:00 AM		
End Time:	12:00:00 AM	**Calibration Check:**	Calibration Frequency: 1 kHz Initial Calibration: 94.0 dB Final Calibration: 94.0 dB Last Cal. Check: 1/12/24 @ 8:06 AM
Run Time:	86400.0 seconds		
Measurements:	One Second and Hourly Ambient Noise Levels A-Weighted Leq Results Thursday, January 11, 2024		



Noise Monitoring
Measured Hourly LAeq Data

Time	LAeq	Time	LAeq	Time	LAeq	Time	LAeq
12:00:00 AM	53 dBA	6:00:00 AM	64 dBA	12:00:00 PM	66 dBA	6:00:00 PM	64 dBA
1:00:00 AM	53 dBA	7:00:00 AM	66 dBA	1:00:00 PM	65 dBA	7:00:00 PM	61 dBA
2:00:00 AM	53 dBA	8:00:00 AM	65 dBA	2:00:00 PM	65 dBA	8:00:00 PM	60 dBA
3:00:00 AM	53 dBA	9:00:00 AM	64 dBA	3:00:00 PM	66 dBA	9:00:00 PM	58 dBA
4:00:00 AM	59 dBA	10:00:00 AM	65 dBA	4:00:00 PM	66 dBA	10:00:00 PM	57 dBA
5:00:00 AM	62 dBA	11:00:00 AM	65 dBA	5:00:00 PM	66 dBA	11:00:00 PM	54 dBA

Figure B1

File #193804009
March 29, 2024

DRAFT

Traffic Study for CSAH 61/ Savanna Way/Mt. Hope Road in Chaska, MN

Prepared for:
City of Chaska

One City Hall Plaza
Chaska, MN 55318

Prepared by:

Stantec Consulting Services Inc.
One Carlson Pkwy, #100
Plymouth, MN 55447
Phone: 7963-479-4200
Fax: 763-479-4242

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FIGURES

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FIGURE 2 EXISTING CONDITIONS 2-2
FIGURE 3 DEVELOPMENT LOCATIONS 3-4
FIGURE 4 WEEKDAY AM AND PM PEAK HOUR TRAFFIC VOLUMES 3-5

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

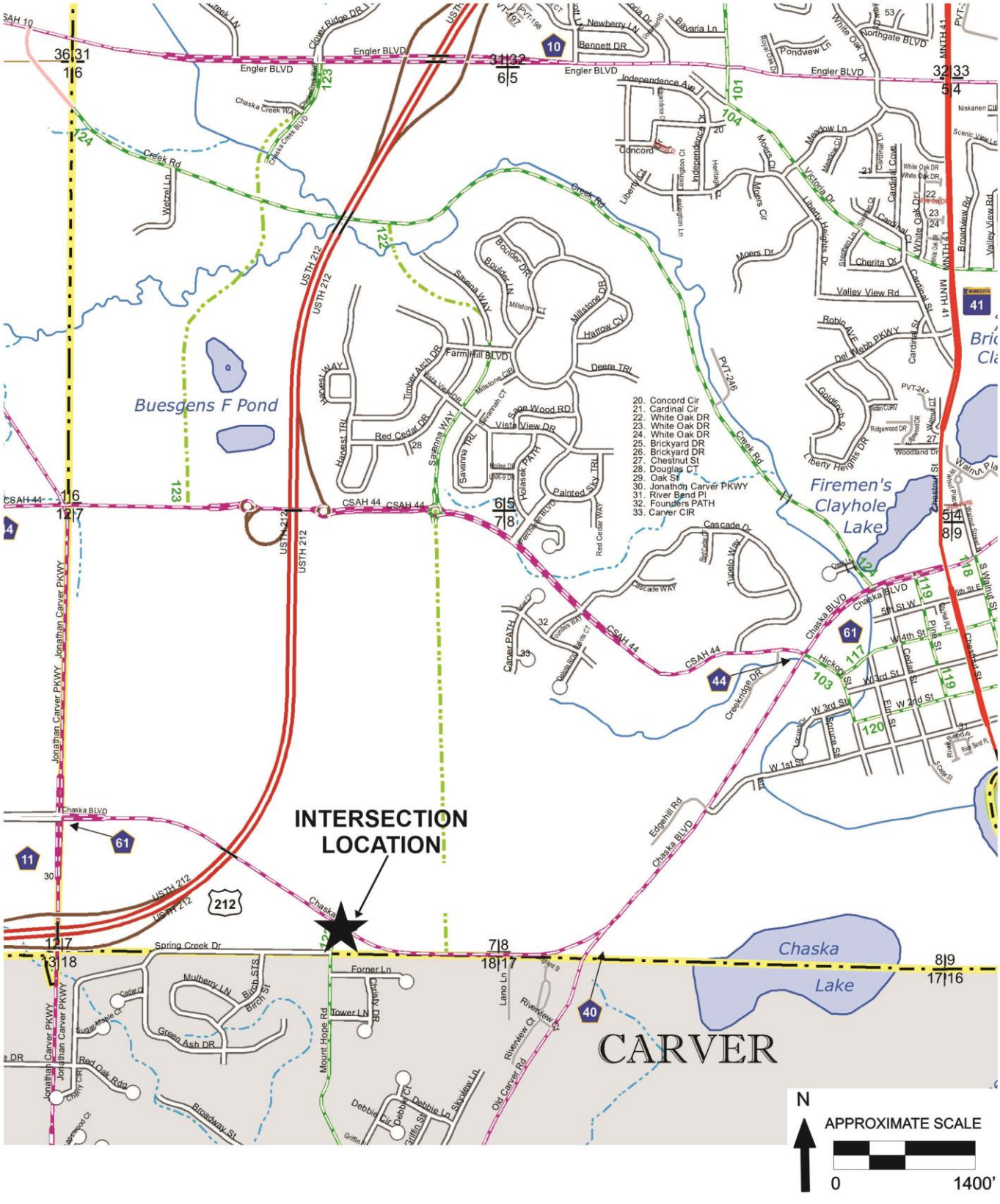
_____ DATE: March 29, 2024
Edward F. Terhaar
License No. 24441

1.0 Purpose and Background

The purpose of this Traffic Study is to evaluate existing and future conditions at the CSAH 61/Savanna Way/Mt. Hope Road intersection to determine the appropriate configuration and control. The intersection is located east of USTH 212 near the border of Chaska and Carver. The project location is shown in **Figure 1**.

The City of Chaska transportation plan identifies a new north/south collector roadway between CSAH 44 and CSAH 61 to accommodate future traffic in the southwest portion of the city. This roadway, named Savanna Way, will connect with CSAH 61 at Mt. Hope Road and with CSAH 44 at the existing Savanna Way intersection.

Traffic forecasts, intersection operations analyses, and signal warrant analysis information are provided in this report.



Stantec

TRAFFIC STUDY FOR
CSAH 61/SAVANNA WAY/
MT. HOPE ROAD
IN CHASKA, MN

FIGURE 1

INTERSECTION LOCATION

DRAFT

2.0 Existing Conditions

CSAH 61 is a two-lane undivided roadway with a posted speed limit of 50 miles per hour. The 2022 Annual Average Daily Traffic (AADT) on CSAH 61 is 5,704. Mt. Hope Road is a two-lane undivided roadway with a posted speed limit of 30 miles per hour. The 2023 AADT on Mt. Hope Road is estimated at 1,200.

The existing intersection has three legs and is controlled with a stop sign on the northbound Mt. Hope Road approach. The eastbound approach provides one through lane and one right turn lane. The westbound approach provides one left turn/through lane and one through by-pass lane. The northbound approach provides one left turn lane and one right turn lane. Existing conditions at the intersection are shown in **Figure 2**.

Land uses near the intersection consist of agricultural land to the north and residential units to the south.

Weekday turn movement count data was collected in October, 2023 as part of the Traffic Impact Analysis for the Highpoint Vistas residential development completed by ISG Engineering. The peak hours were identified at 7:00 – 8:00 a.m. and 4:15 – 5:15 p.m.

Crash data was obtained from the Minnesota Crash Mapping Analysis Tool (MnCMAT2) for the five-year period of January 1, 2019, to December 31, 2023. The number and severity of the crashes are shown in **Table 2-1**.

Table 2-1
Intersection Crash Data

Intersection	Crash Severity					Total Crashes
		Personal Injury				
	Fatal	Type A	Type B	Type C	Property Damage	
CSAH 61/Mt. Hope Road	0	0	0	0	2	2

The two crashes included a sideswipe of a vehicle parked on the shoulder 50 feet west of Mt. Hope Road and a vehicle hitting a deer at the intersection.



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TRAFFIC STUDY FOR
CSAH 61/SAVANNA WAY/
MT. HOPE ROAD
IN CHASKA, MN

FIGURE 2

EXISTING CONDITIONS

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3.0 Future Conditions

Traffic Forecast Scenarios

Traffic forecasts and analyses were completed for the years 2026 and 2046. Specifically, weekday a.m. and p.m. peak hour traffic forecasts were completed for the following scenarios:

- *2024 Existing*. Existing volumes were determined through traffic counts at the subject intersection. The existing volume information includes trips generated by existing uses near the project site.

- *2026 Build*. Existing volumes were increased by 2.0 percent per year to account for background growth in the surrounding area. In addition, trips generated by the proposed Highpoint Vistas residential development were included in the 2026 volumes. The growth rate was determined using 2040 Scenario 3.5 traffic forecasts developed by Carver County.

  This scenario assumes Savanna Way is constructed north of CSAH 61 to the northern end of the Highpoint Vistas development but does not extend all the way to CSAH 44.

- *2046 Build*. Existing volumes were increased by 2.0 percent per year to account for background growth in the surrounding area. In addition, trips generated by the proposed Highpoint Vistas residential development and other nearby developments were included in the 2026 volumes. The growth rate was determined using 2040 Scenario 3.5 traffic forecasts developed by Carver County.

  This scenario assumes Savanna Way is constructed all the way to CSAH 44 to accommodate nearby development and other through traffic. This scenario also assumes Lano Lane is relocated to align with the proposed Highpoint Vistas access on CSAH 61, creating a four legged intersection.

Trip Generation for Nearby Developments

The expected new trips for nearby developments were calculated based on data presented in Trip Generation, Eleventh Edition, published by the Institute of Transportation Engineers. These calculations represent total trips that will be generated by the future developments. The resultant trip generation estimates are shown in **Table 3-1**.

Table 3-1
Weekday Trip Generation for Nearby Developments

Location Number	Land Use	Size	Weekday AM Peak Hour 8:30 to 9:30 a.m.			Weekday PM Peak Hour 3:30 to 4:30 p.m.			Weekday Daily
			In	Out	Total	In	Out	Total	Total
1	Single Family (ITE code 210)	120 DU	21	63	84	71	42	113	1132
2	Single Family (ITE code 210)	46 DU	8	24	32	27	16	43	434
3	City Park (ITE code 411)	58 acres	1	0	1	4	2	6	45
4	Elementary School (ITE code 520)	600 students	240	204	444	44	52	96	1362
5	Single Family (ITE code 210)	168 DU	30	89	119	102	60	162	1626
6	Single Family (ITE code 210)	78 DU	14	41	55	46	27	73	736

Note: DU = dwelling units

The locations of these developments are shown in **Figure 3**.

Trip Distribution Percentages

Trip distribution percentages for the development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are as follows:

- 2026 (without Savanna Way extended to CSAH 44)
  - 43 percent to/from the east on CSAH 61
  - 57 percent to/from the west on CSAH 61

- 2046 (with Savanna Way extended to CSAH 44)
  - 55 percent to/from the north on Savanna Way
  - 25 percent to/from the east on CSAH 61
  - 20 percent to/from the west on CSAH 61

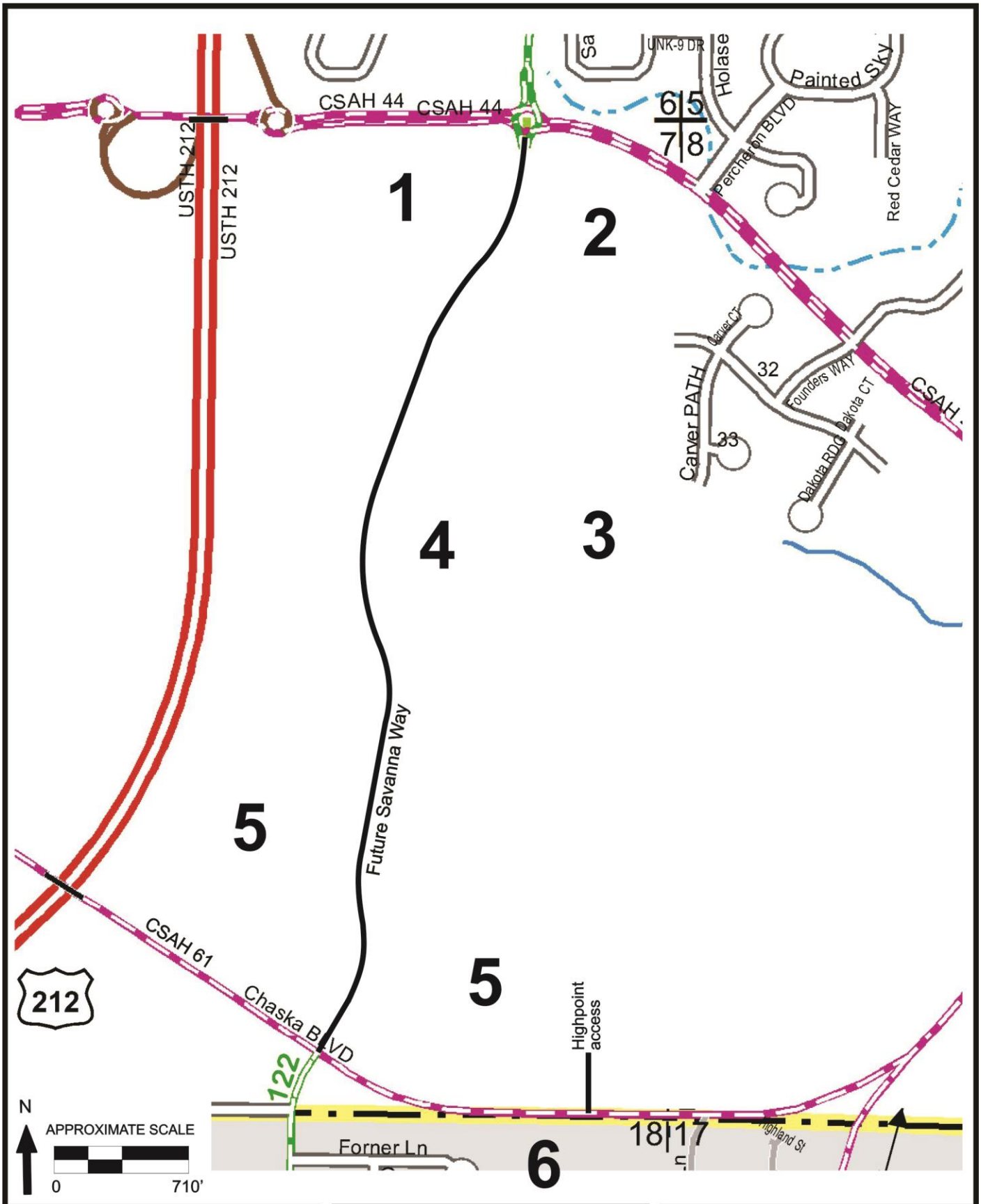
Through Traffic

Once Savanna Way is fully constructed between CSAH 44 and CSAH 61, some traffic volume from the surrounding area will use the corridor as a though route. The amount of through traffic was estimated by reviewing previous traffic forecasts completed as part of the CSAH 44 improvement project as well as considering the location of the new corridor relative to existing north/south connections. Based on this information, the amount of through traffic is estimated as follows:

- 2046 a.m. peak hour – 92 southbound and 40 northbound
- 2046 p.m. peak hour – 86 southbound and 201 northbound

Traffic Volumes

Development trips from Table 4-1 were assigned to the surrounding roadway network using the preceding trip distribution percentages. Traffic volumes were established for all the forecasting scenarios described earlier during the weekday a.m. and p.m. peak hours. The resultant peak hour volumes are shown in **Figure 4**.



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TRAFFIC STUDY FOR
CSAH 61/SAVANNA WAY/
MT. HOPE ROAD
IN CHASKA, MN

FIGURE 3

DEVELOPMENT LOCATIONS

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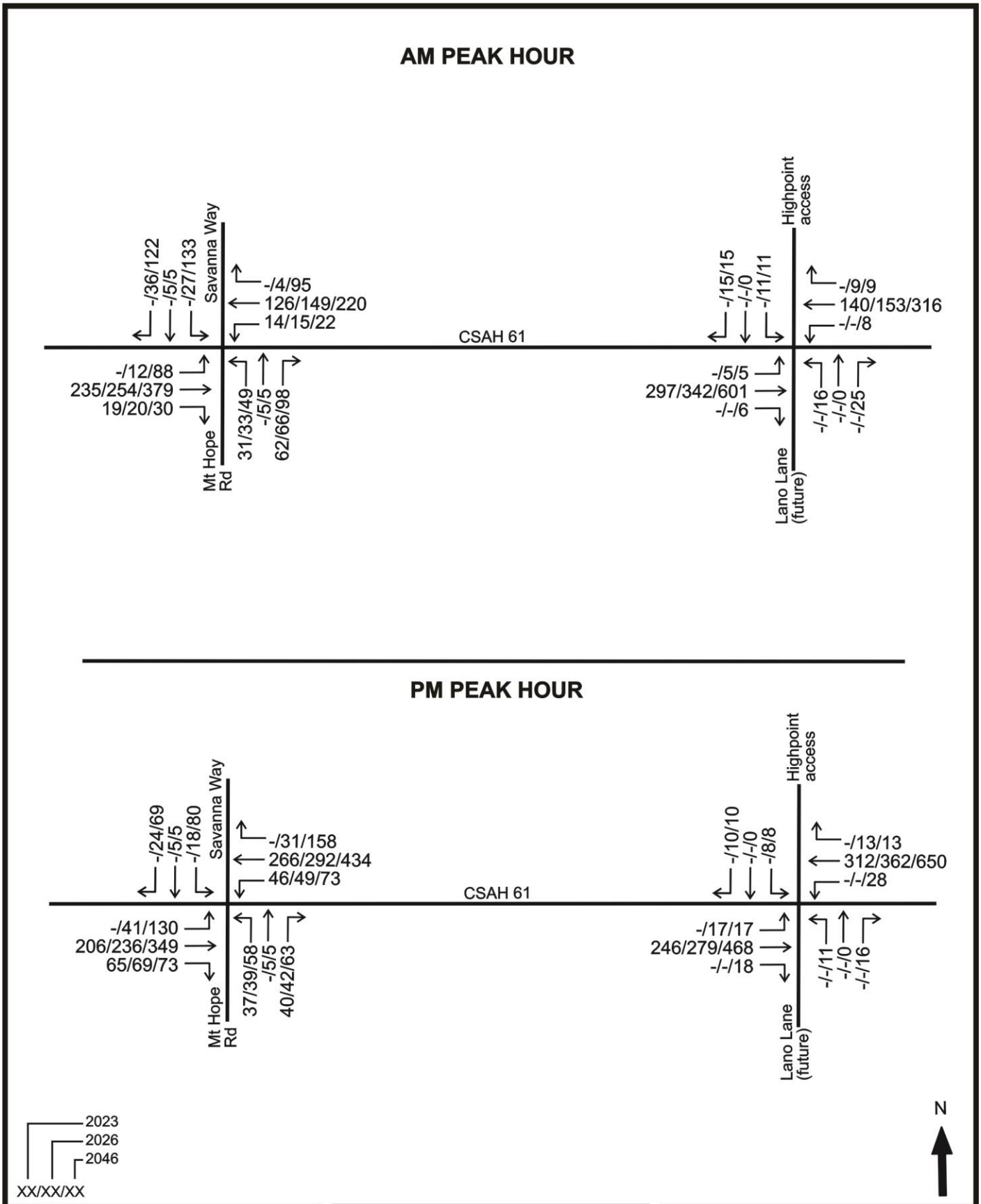

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TRAFFIC STUDY FOR
CSAH 61/SAVANNA WAY/
MT. HOPE ROAD
IN CHASKA, MN

FIGURE 4

WEEKDAY A.M. AND P.M. PEAK HOUR VOLUMES

DRAFT

4.0 Traffic Analysis

Intersection Level of Service Analysis

Traffic analyses were completed for the subject intersections for all scenarios described earlier during the weekday a.m. and p.m. peak hours using Synchro software.

Capacity analysis results are presented in terms of level of service (LOS), which is defined in terms of traffic delay at the intersection. LOS ranges from A to F. LOS A represents the best intersection operation, with little delay for each vehicle using the intersection. LOS F represents the worst intersection operation with excessive delay. In accordance with Minnesota Department of Transportation (MnDOT) guidelines, this analysis used the LOS D/E boundary as an indicator of acceptable traffic operations. The following is a detailed description of the conditions described by each LOS designation:

- Level of service A corresponds to a free flow condition with motorists virtually unaffected by the intersection control mechanism. For a signalized or an unsignalized intersection, the average delay per vehicle would be approximately 10 seconds or less.

- Level of service B represents stable flow with a high degree of freedom, but with some influence from the intersection control device and the traffic volumes. For a signalized intersection, the average delay ranges from 10 to 20 seconds. An unsignalized intersection would have delays ranging from 10 to 15 seconds for this level.

- Level of service C depicts a restricted flow which remains stable, but with significant influence from the intersection control device and the traffic volumes. The general level of comfort and convenience changes noticeably at this level. The delay ranges from 20 to 35 seconds for a signalized intersection and from 15 to 25 seconds for an unsignalized intersection at this level.

- Level of service D corresponds to high-density flow in which speed and freedom are significantly restricted. Though traffic flow remains stable, reductions in comfort and convenience are experienced. The control delay for this level is 35 to 55 seconds for a signalized intersection and 25 to 35 seconds for an unsignalized intersection.

- Level of service E represents unstable flow of traffic at or near the capacity of the intersection with poor levels of comfort and convenience. The delay ranges from 55 to 80 seconds for a signalized intersection and from 35 to 50 seconds for an unsignalized intersection at this level.

- Level of service F represents forced flow in which the volume of traffic approaching the intersection exceeds the volume that can be served. Characteristics often experienced include long queues, stop-and-go waves, poor travel times, low comfort and convenience, and increased accident exposure. Delays over 80 seconds for a signalized intersection and over 50 seconds for an unsignalized intersection correspond to this level of service.

The following intersection geometrics and control were analyzed for the 2026 Build scenario:

- CSAH 61/Savanna Way/Mt. Hope Road
    - Two way stop control with stop signs on the northbound and southbound approaches
    - Eastbound and Westbound CSAH 61 – one left turn lane and one through/right turn lane
    - Northbound Mt. Hope Road – one left turn lane and one through/right turn lane
    - Southbound Savanna Way – one left turn lane and one through/right turn lane
- CSAH 61/Highpoint Vistas access
    - Minor street stop control with a stop sign on the southbound approach
    - Eastbound CSAH 61 – one left turn lane and one through lane
    - Westbound CSAH 61 – one through lane and one right turn lane
    - Southbound access – one left turn/right turn lane

The following intersection geometrics and control were analyzed for the 2046 Build scenario:

- CSAH 61/Savanna Way/Mt. Hope Road
    - Two way stop control with stop signs on the northbound and southbound approaches
    - Traffic signal control
    - Roundabout control
    - Eastbound and Westbound CSAH 61 – one left turn lane and one through/right turn lane
    - Northbound Mt. Hope Road – one left turn lane and one through/right turn lane
    - Southbound Savanna Way – one left turn lane and one through/right turn lane
- CSAH 61/Highpoint Vistas access/Lano Lane
    - Two way stop control with stop signs on the northbound and southbound approaches
    - Eastbound and Westbound CSAH 61 – one left turn lane, one through lane, and one right turn lane
    - Northbound Lano Lane and Southbound access – one left turn/through/right turn lane

The LOS results are described below. All LOS worksheets are included in the Appendix for further detail.

2024 Existing

Weekday A.M. and P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
CSAH 61/Mt. Hope Rd	NB stop	A/B	A/B

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

The overall intersection operates at LOS A and all movements operate at LOS B or better during the a.m. and p.m. peak hours.

2026 Build – Two Way Stop Control at CSAH 61/Savanna Way/Mt. Hope Rd

Weekday A.M. and P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
CSAH 61/Savanna Way/Mt. Hope Rd	NB/SB stop	A/C	A/C
CSAH 61/Highpoint Vistas access	NB/SB stop	A/B	A/B

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

Both intersections operate at LOS A and all movements operate at LOS C or better during the a.m. and p.m. peak hours.

2046 Build – Two Way Stop Control at CSAH 61/Savanna Way/Mt. Hope Rd

Weekday A.M. and P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
CSAH 61/Savanna Way/Mt. Hope Rd	NB/SB stop	C/F	B/F
CSAH 61/Highpoint Vistas access/Lano Lane	NB/SB stop	A/C	A/C

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

The CSAH 61/Savanna Way/Mt. Hope Rd intersection operates at LOS C or better during the a.m. and p.m. peak hours. The northbound and southbound left turns operate at LOS F during both the a.m. and p.m. peak hours. The CSAH 61/Highpoint Vistas access/Lano Lane intersection operates at LOS A and all movements operate at LOS C or better during the a.m. and p.m. peak hours.

2046 Build – Traffic Signal Control at CSAH 61/Savanna Way/Mt. Hope Rd

Weekday A.M. and P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
CSAH 61/Savanna Way/Mt. Hope Rd	Traffic Signal	B/C	B/C
CSAH 61/Highpoint Vistas access/Lano Lane	NB/SB stop	A/C	A/C

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

The CSAH 61/Savanna Way/Mt. Hope Rd intersection operates at LOS B and all movements operate at LOS C or better during the a.m. and p.m. peak hours. The CSAH 61/Highpoint Vistas access/Lano Lane intersection operates at LOS A and all movements operate at LOS C or better during the a.m. and p.m. peak hours.

2046 Build – Roundabout Control at CSAH 61/Savanna Way/Mt. Hope Rd

Weekday A.M. and P.M. Peak Hour LOS Results

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS
CSAH 61/Savanna Way/Mt. Hope Rd	Traffic Signal	A/A	A/B
CSAH 61/Highpoint Vistas access/Lano Lane	NB/SB stop	A/C	A/C

Note: Level of service results presented with overall intersection LOS followed by worst movement LOS.

The CSAH 61/Savanna Way/Mt. Hope Rd intersection operates at LOS A and all movements operate at LOS B or better during the a.m. and p.m. peak hours. The CSAH 61/Highpoint Vistas access/Lano Lane intersection operates at LOS A and all movements operate at LOS C or better during the a.m. and p.m. peak hours.

Traffic Signal Warrant Analysis

The traffic forecasts for the 2026 and 2046 scenarios were used to determine if specific warrants are satisfied based on published criteria outlined in the Minnesota Manual of Uniform Traffic Control Devices (MMUTCD). Warrant 1 (Eight-Hour Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume), and Warrant 3 (Peak Hour Volume) were assessed. Since the posted speed limits on CSAH 61 is 50 mph, the analyses presented consider reductions for speeds greater than 40 mph.

The results of the signal warrant analysis for the 2026 and 2046 scenarios are described below. The signal warrant worksheets are attached for more detail.

- Year 2026
  - Warrant 1 (Eight-Hour Vehicular Volume) is not met.
  - Warrant 2 (Four-Hour Vehicular Volume) is not met.
  - Warrant 3 (Peak Hour Volume) is not met.

- Year 2046
  - Warrant 1 (Eight-Hour Vehicular Volume) is met.
  - Warrant 2 (Four-Hour Vehicular Volume) is met.
  - Warrant 3 (Peak Hour Volume) is met.

The results of the signal warrant analysis indicate all three warrants are met under the 2046 scenario. None of the warrants met under the 2026 scenario.

5.0 Conclusions and Recommendations

Based on the analysis in this report it is recommended that the following intersection control plan be implemented:

2026 Recommendations:

- CSAH 61/Savanna Way/Mt. Hope Road
  - Two way stop control with stop signs on the northbound and southbound approaches
  - Eastbound and Westbound CSAH 61 – one left turn lane and one through/right turn lane
  - Northbound Mt. Hope Road – one left turn lane and one through/right turn lane
  - Southbound Savanna Way – one left turn lane and one through/right turn lane
- CSAH 61/Highpoint Vistas access
  - Minor street stop control with a stop sign on the southbound approach
  - Eastbound CSAH 61 – one left turn lane and one through lane
  - Westbound CSAH 61 – one through lane and one right turn lane
  - Southbound access – one left turn/right turn lane

2046 Recommendations:

- CSAH 61/Savanna Way/Mt. Hope Road
  - Roundabout control
  - Eastbound and Westbound CSAH 61 – single lane approaches
  - Northbound Mt. Hope Road – single lane approach
  - Southbound Savanna Way – single lane approach
- CSAH 61/Highpoint Vistas access/Lano Lane
  - Two way stop control with stop signs on the northbound and southbound approaches
  - Eastbound and Westbound CSAH 61 – one left turn lane, one through lane, and one right turn lane
  - Northbound Lano Lane and Southbound access – one left turn/through/right turn lane

Intersection layouts for each option are included in the Appendix.

6.0 Appendix

- Level of Service worksheets
- Crash data
- Turn movement data
- Intersection layouts

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	235	19	14	126	31	62
Future Vol, veh/h	235	19	14	126	31	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	300	300	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	276	22	16	148	36	73

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	298	0	456	276
Stage 1	-	-	-	-	276	-
Stage 2	-	-	-	-	180	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1263	-	562	763
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	851	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1263	-	555	763
Mov Cap-2 Maneuver	-	-	-	-	555	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	840	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	678	-	-	1263	-
HCM Lane V/C Ratio	0.161	-	-	0.013	-
HCM Control Delay (s)	11.3	-	-	7.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	-	-	0	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	342	153	9	11	15
Future Vol, veh/h	5	342	153	9	11	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	402	180	11	13	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	191	0	-	0	600	186
Stage 1	-	-	-	-	186	-
Stage 2	-	-	-	-	414	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1383	-	-	-	464	856
Stage 1	-	-	-	-	846	-
Stage 2	-	-	-	-	667	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1383	-	-	-	462	856
Mov Cap-2 Maneuver	-	-	-	-	462	-
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	667	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1383	-	-	-	629
HCM Lane V/C Ratio	0.004	-	-	-	0.049
HCM Control Delay (s)	7.6	-	-	-	11
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	12	254	20	15	149	4	33	5	66	27	5	36
Future Vol, veh/h	12	254	20	15	149	4	33	5	66	27	5	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	200	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	299	24	18	175	5	39	6	78	32	6	42

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	180	0	0	323	0	0	577	555	311	595	565	178
Stage 1	-	-	-	-	-	-	339	339	-	214	214	-
Stage 2	-	-	-	-	-	-	238	216	-	381	351	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1396	-	-	1237	-	-	428	440	729	416	434	865
Stage 1	-	-	-	-	-	-	676	640	-	788	725	-
Stage 2	-	-	-	-	-	-	765	724	-	641	632	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1396	-	-	1237	-	-	395	429	729	361	423	865
Mov Cap-2 Maneuver	-	-	-	-	-	-	395	429	-	361	423	-
Stage 1	-	-	-	-	-	-	669	634	-	780	714	-
Stage 2	-	-	-	-	-	-	711	713	-	562	626	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.7	12.2	12.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	395	695	1396	-	-	1237	-	-	361	767
HCM Lane V/C Ratio	0.098	0.12	0.01	-	-	0.014	-	-	0.088	0.063
HCM Control Delay (s)	15.1	10.9	7.6	-	-	8	-	-	15.9	10
HCM Lane LOS	C	B	A	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	0.3	0.4	0	-	-	0	-	-	0.3	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	601	6	8	316	9	16	0	25	11	0	15
Future Vol, veh/h	5	601	6	8	316	9	16	0	25	11	0	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	707	7	9	372	11	19	0	29	13	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	383	0	0	714	0	0	1128	1124	711	1133	1122	378
Stage 1	-	-	-	-	-	-	723	723	-	396	396	-
Stage 2	-	-	-	-	-	-	405	401	-	737	726	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1175	-	-	886	-	-	181	205	433	180	206	669
Stage 1	-	-	-	-	-	-	417	431	-	629	604	-
Stage 2	-	-	-	-	-	-	622	601	-	410	430	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1175	-	-	886	-	-	174	202	433	166	203	669
Mov Cap-2 Maneuver	-	-	-	-	-	-	174	202	-	166	203	-
Stage 1	-	-	-	-	-	-	415	429	-	626	598	-
Stage 2	-	-	-	-	-	-	599	595	-	380	428	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.2	20.9	18.7
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	274	1175	-	-	886	-	-	293
HCM Lane V/C Ratio	0.176	0.005	-	-	0.011	-	-	0.104
HCM Control Delay (s)	20.9	8.1	-	-	9.1	-	-	18.7
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.6	0	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	24.7

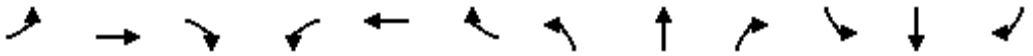
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	88	379	30	22	220	95	49	5	98	133	5	122
Future Vol, veh/h	88	379	30	22	220	95	49	5	98	133	5	122
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	200	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	104	446	35	26	259	112	58	6	115	156	6	144

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	371	0	0	481	0	0	1114	1095	464	1099	1056	315
Stage 1	-	-	-	-	-	-	672	672	-	367	367	-
Stage 2	-	-	-	-	-	-	442	423	-	732	689	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1188	-	-	1082	-	-	185	214	598	190	225	725
Stage 1	-	-	-	-	-	-	445	454	-	653	622	-
Stage 2	-	-	-	-	-	-	594	588	-	413	446	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1188	-	-	1082	-	-	133	190	598	~ 137	200	725
Mov Cap-2 Maneuver	-	-	-	-	-	-	133	190	-	~ 137	200	-
Stage 1	-	-	-	-	-	-	406	414	-	596	607	-
Stage 2	-	-	-	-	-	-	460	574	-	300	407	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0.5	25.7	99.9
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	133	542	1188	-	-	1082	-	-	137	657
HCM Lane V/C Ratio	0.433	0.224	0.087	-	-	0.024	-	-	1.142	0.227
HCM Control Delay (s)	51.3	13.5	8.3	-	-	8.4	-	-	183.8	12.1
HCM Lane LOS	F	B	A	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	1.9	0.8	0.3	-	-	0.1	-	-	9	0.9

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	88	379	30	22	220	95	49	5	98	133	5	122
Future Volume (veh/h)	88	379	30	22	220	95	49	5	98	133	5	122
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	104	446	35	26	259	112	58	6	115	156	6	144
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	588	736	624	468	713	604	299	9	175	339	10	232
Arrive On Green	0.10	0.39	0.39	0.09	0.38	0.38	0.05	0.12	0.12	0.09	0.15	0.15
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	79	1518	1781	64	1531
Grp Volume(v), veh/h	104	446	35	26	259	112	58	0	121	156	0	150
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1597	1781	0	1595
Q Serve(g_s), s	1.8	10.9	0.8	0.5	5.7	2.7	1.6	0.0	4.1	4.4	0.0	5.0
Cycle Q Clear(g_c), s	1.8	10.9	0.8	0.5	5.7	2.7	1.6	0.0	4.1	4.4	0.0	5.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.95	1.00		0.96
Lane Grp Cap(c), veh/h	588	736	624	468	713	604	299	0	184	339	0	242
V/C Ratio(X)	0.18	0.61	0.06	0.06	0.36	0.19	0.19	0.00	0.66	0.46	0.00	0.62
Avail Cap(c_a), veh/h	588	736	624	468	713	604	364	0	542	339	0	541
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.5	13.8	10.8	9.1	12.7	11.8	20.5	0.0	24.2	20.0	0.0	22.7
Incr Delay (d2), s/veh	0.7	3.7	0.2	0.2	1.4	0.7	0.3	0.0	3.9	1.0	0.0	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	4.7	0.3	0.2	2.4	1.0	0.6	0.0	1.7	1.8	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.2	17.5	10.9	9.4	14.1	12.5	20.9	0.0	28.2	21.0	0.0	25.3
LnGrp LOS	A	B	B	A	B	B	C	A	C	C	A	C
Approach Vol, veh/h		585			397			179			306	
Approach Delay, s/veh		15.6			13.4			25.8			23.1	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	11.1	9.5	27.0	7.5	13.2	10.2	26.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.1	19.4	5.0	22.5	5.1	19.4	5.7	21.8
Max Q Clear Time (g_c+I1), s	6.4	6.1	2.5	12.9	3.6	7.0	3.8	7.7
Green Ext Time (p_c), s	0.0	0.5	0.0	2.0	0.0	0.6	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	17.8
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	585	397	179	306
Demand Flow Rate, veh/h	597	405	182	312
Vehicles Circulating, veh/h	192	171	720	350
Vehicles Exiting, veh/h	470	731	69	226
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.4	6.6	9.0	7.2
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	597	405	182	312
Cap Entry Lane, veh/h	1134	1159	662	966
Entry HV Adj Factor	0.980	0.980	0.983	0.980
Flow Entry, veh/h	585	397	179	306
Cap Entry, veh/h	1112	1136	651	947
V/C Ratio	0.526	0.349	0.275	0.323
Control Delay, s/veh	9.4	6.6	9.0	7.2
LOS	A	A	A	A
95th %tile Queue, veh	3	2	1	1

Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	201	75	46	268	39	37
Future Vol, veh/h	201	75	46	268	39	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	300	300	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	205	77	47	273	40	38

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	282	0	572	205
Stage 1	-	-	-	-	205	-
Stage 2	-	-	-	-	367	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1280	-	482	836
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	701	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1280	-	464	836
Mov Cap-2 Maneuver	-	-	-	-	464	-
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	675	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	592	-	-	1280	-
HCM Lane V/C Ratio	0.131	-	-	0.037	-
HCM Control Delay (s)	12	-	-	7.9	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	17	279	362	13	8	10
Future Vol, veh/h	17	279	362	13	8	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	300	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	285	369	13	8	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	382	0	-	0	695	376
Stage 1	-	-	-	-	376	-
Stage 2	-	-	-	-	319	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1176	-	-	-	408	670
Stage 1	-	-	-	-	694	-
Stage 2	-	-	-	-	737	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1176	-	-	-	402	670
Mov Cap-2 Maneuver	-	-	-	-	402	-
Stage 1	-	-	-	-	684	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	12.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1176	-	-	-	517
HCM Lane V/C Ratio	0.015	-	-	-	0.036
HCM Control Delay (s)	8.1	-	-	-	12.2
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	41	236	69	49	292	31	39	5	42	18	5	24
Future Vol, veh/h	41	236	69	49	292	31	39	5	42	18	5	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	200	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	42	241	70	50	298	32	40	5	43	18	5	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	330	0	0	311	0	0	789	790	276	798	809	314
Stage 1	-	-	-	-	-	-	360	360	-	414	414	-
Stage 2	-	-	-	-	-	-	429	430	-	384	395	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1229	-	-	1249	-	-	308	322	763	304	314	726
Stage 1	-	-	-	-	-	-	658	626	-	616	593	-
Stage 2	-	-	-	-	-	-	604	583	-	639	605	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1229	-	-	1249	-	-	277	298	763	268	291	726
Mov Cap-2 Maneuver	-	-	-	-	-	-	277	298	-	268	291	-
Stage 1	-	-	-	-	-	-	636	605	-	595	569	-
Stage 2	-	-	-	-	-	-	555	560	-	578	584	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	1.1	15.1	14.6
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	277	654	1229	-	-	1249	-	-	268	577
HCM Lane V/C Ratio	0.144	0.073	0.034	-	-	0.04	-	-	0.069	0.051
HCM Control Delay (s)	20.2	10.9	8	-	-	8	-	-	19.4	11.6
HCM Lane LOS	C	B	A	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	0.5	0.2	0.1	-	-	0.1	-	-	0.2	0.2

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	468	18	28	650	13	11	0	16	8	0	10
Future Vol, veh/h	17	468	18	28	650	13	11	0	16	8	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	478	18	29	663	13	11	0	16	8	0	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	676	0	0	496	0	0	1254	1255	487	1257	1258	670
Stage 1	-	-	-	-	-	-	521	521	-	728	728	-
Stage 2	-	-	-	-	-	-	733	734	-	529	530	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	915	-	-	1068	-	-	149	172	581	148	171	457
Stage 1	-	-	-	-	-	-	539	532	-	415	429	-
Stage 2	-	-	-	-	-	-	412	426	-	533	527	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	915	-	-	1068	-	-	141	164	581	139	163	457
Mov Cap-2 Maneuver	-	-	-	-	-	-	141	164	-	139	163	-
Stage 1	-	-	-	-	-	-	529	522	-	407	417	-
Stage 2	-	-	-	-	-	-	392	414	-	508	517	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.3	20.8	22.3
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	256	915	-	-	1068	-	-	227
HCM Lane V/C Ratio	0.108	0.019	-	-	0.027	-	-	0.081
HCM Control Delay (s)	20.8	9	-	-	8.5	-	-	22.3
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.4	0.1	-	-	0.1	-	-	0.3

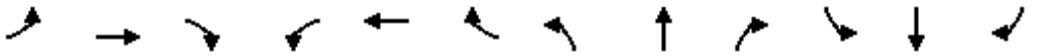
Intersection	
Int Delay, s/veh	14.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	130	349	102	73	434	158	58	5	63	80	5	69
Future Vol, veh/h	130	349	102	73	434	158	58	5	63	80	5	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	300	-	-	300	-	-	200	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	133	356	104	74	443	161	59	5	64	82	5	70

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	604	0	0	460	0	0	1383	1426	408	1381	1398	524
Stage 1	-	-	-	-	-	-	674	674	-	672	672	-
Stage 2	-	-	-	-	-	-	709	752	-	709	726	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	974	-	-	1101	-	-	121	135	643	121	141	553
Stage 1	-	-	-	-	-	-	444	454	-	445	454	-
Stage 2	-	-	-	-	-	-	425	418	-	425	430	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	974	-	-	1101	-	-	87	109	643	89	114	553
Mov Cap-2 Maneuver	-	-	-	-	-	-	87	109	-	89	114	-
Stage 1	-	-	-	-	-	-	383	392	-	384	424	-
Stage 2	-	-	-	-	-	-	342	390	-	326	371	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.1	0.9	57.2	88.9
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	87	473	974	-	-	1101	-	-	89	439
HCM Lane V/C Ratio	0.68	0.147	0.136	-	-	0.068	-	-	0.917	0.172
HCM Control Delay (s)	108	13.9	9.3	-	-	8.5	-	-	157.4	14.9
HCM Lane LOS	F	B	A	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	3.3	0.5	0.5	-	-	0.2	-	-	5.1	0.6



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	349	102	73	434	158	58	5	63	80	5	69
Future Volume (veh/h)	130	349	102	73	434	158	58	5	63	80	5	69
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	133	356	104	74	443	161	59	5	64	82	5	70
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	503	782	662	568	775	657	301	10	130	311	11	148
Arrive On Green	0.10	0.42	0.42	0.10	0.41	0.41	0.05	0.09	0.09	0.07	0.10	0.10
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	116	1487	1781	107	1495
Grp Volume(v), veh/h	133	356	104	74	443	161	59	0	69	82	0	75
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	0	1603	1781	0	1601
Q Serve(g_s), s	2.1	7.4	2.2	1.1	9.9	3.6	1.6	0.0	2.2	2.2	0.0	2.4
Cycle Q Clear(g_c), s	2.1	7.4	2.2	1.1	9.9	3.6	1.6	0.0	2.2	2.2	0.0	2.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.93	1.00		0.93
Lane Grp Cap(c), veh/h	503	782	662	568	775	657	301	0	141	311	0	158
V/C Ratio(X)	0.26	0.46	0.16	0.13	0.57	0.25	0.20	0.00	0.49	0.26	0.00	0.47
Avail Cap(c_a), veh/h	503	782	662	568	775	657	369	0	561	359	0	560
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.0	11.4	9.8	7.3	12.2	10.4	20.7	0.0	23.6	20.5	0.0	23.1
Incr Delay (d2), s/veh	1.3	1.9	0.5	0.5	3.1	0.9	0.3	0.0	2.6	0.4	0.0	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	3.0	0.7	0.4	4.1	1.2	0.6	0.0	0.9	0.9	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.2	13.3	10.4	7.7	15.3	11.3	21.0	0.0	26.3	20.9	0.0	25.3
LnGrp LOS	A	B	B	A	B	B	C	A	C	C	A	C
Approach Vol, veh/h		593			678			128			157	
Approach Delay, s/veh		11.9			13.5			23.8			23.0	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.0	9.3	9.8	27.2	7.4	9.9	10.0	27.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	19.0	5.3	22.7	5.0	19.0	5.5	22.5
Max Q Clear Time (g_c+I1), s	4.2	4.2	3.1	9.4	3.6	4.4	4.1	11.9
Green Ext Time (p_c), s	0.0	0.2	0.0	2.1	0.0	0.3	0.0	2.5

Intersection Summary	
HCM 6th Ctrl Delay	14.7
HCM 6th LOS	B

Intersection	
Intersection Delay, s/veh	9.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	593	678	128	157
Demand Flow Rate, veh/h	605	691	130	160
Vehicles Circulating, veh/h	164	201	583	587
Vehicles Exiting, veh/h	583	512	186	305
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.1	11.4	6.6	7.2
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	605	691	130	160
Cap Entry Lane, veh/h	1167	1124	761	758
Entry HV Adj Factor	0.980	0.981	0.984	0.981
Flow Entry, veh/h	593	678	128	157
Cap Entry, veh/h	1144	1103	749	744
V/C Ratio	0.518	0.615	0.171	0.211
Control Delay, s/veh	9.1	11.4	6.6	7.2
LOS	A	B	A	A
95th %tile Queue, veh	3	4	1	1

Crash Summary

CSAH 61/Mt. Hope Road

Crash Severity/Crash Year

Crash Severity	Total	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
K - Fatal	0	0	0	0	0	0	0	0	0	0	0	0
A - Serious Injury	0	0	0	0	0	0	0	0	0	0	0	0
B - Minor Injury	0	0	0	0	0	0	0	0	0	0	0	0
C - Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
N - Prop Dmg Only	2	0	0	0	0	0	1	0	0	1	0	0
Total	2	0	0	0	0	0	1	0	0	1	0	0

Crash Severity/Number of Vehicles

Crash Severity	Total	0	1	2	3+
K - Fatal	0	0	0	0	0
A - Serious Injury	0	0	0	0	0
B - Minor Injury	0	0	0	0	0
C - Possible Injury	0	0	0	0	0
N - Prop Dmg Only	2	0	1	1	0
Total	2	0	1	1	0

Basic Type Summary

	Total	%
Pedestrian	0	0.0
Bike	0	0.0
Single Vehicle Run Off Road	0	0.0
Single Vehicle Other	1	50.0
Sideswipe Same Direction	0	0.0
Sideswipe Opposing	0	0.0
Rear End	0	0.0
Head On	0	0.0
Left Turn	0	0.0
Angle	0	0.0
Other	1	50.0
Total	2	100.0

First Harmful Event Summary

	Total	%
Pedestrian	0	0.0
Bicyclist	0	0.0
Motor Vehicle In Transport	0	0.0
Parked Motor Vehicle	1	50.0
Train	0	0.0
Deer/Animal	1	50.0
Other - Non Fixed Object	0	0.0
Collision Fixed Object	0	0.0
Non-Collision Harmful Events	0	0.0
Other/Unknown	0	0.0
Total	2	100.0

Relationship to Intersection Summary

	Total	%
Not at Intersection/Interchange	1	50.0
Four-Way Intersection	0	0.0
T or Y Intersection	1	50.0
Five-Way Intersection or More	0	0.0
Roundabout	0	0.0
Intersection Related	0	0.0
Driveway Access Related	0	0.0
At School Crossing	0	0.0
Railway Grade Crossing	0	0.0
Shared Use Path or Trail	0	0.0
Interchange or Ramp	0	0.0
Crossover Related	0	0.0
Acceleration/Deceleration Lane	0	0.0
Other/Unknown	0	0.0
Total	2	100.0

Weather 1 Summary

	Total	%
Clear	2	100.0
Cloudy	0	0.0
Rain	0	0.0
Snow	0	0.0
Sleet, Hail (Freezing Rain/Drizzle)	0	0.0
Fog/Smog/Smoke	0	0.0
Blowing Sand/Soil/Dirt/Snow	0	0.0
Severe Crosswinds	0	0.0
Other/Unknown	0	0.0
Total	2	100.0

Light Condition Summary

	Total	%
Daylight	0	0.0
Sunrise	0	0.0
Sunset	0	0.0
Dark (Str Lights On)	2	100.0
Dark (Str Lights Off)	0	0.0
Dark (No Str Lights)	0	0.0
Dark (Unknown Light)	0	0.0
Other/Unknown	0	0.0
Total	2	100.0

Crash Summary

CSAH 61/Mt. Hope Road

Time of Day/Day of Week

From To	00:00 01:59	02:00 03:59	04:00 05:59	06:00 07:59	08:00 09:59	10:00 11:59	12:00 13:59	14:00 15:59	16:00 17:59	18:00 19:59	20:00 21:59	22:00 23:59	Total	%
SUN	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
MON	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
TUE	0	0	0	1	0	0	0	0	0	0	0	0	1	50.0
WED	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
THU	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
FRI	1	0	0	0	0	0	0	0	0	0	0	0	1	50.0
SAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0
Total	1	0	0	1	0	0	0	0	0	0	0	0	2	100.0
%	50.0	0.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	100.0

Driver & Non-Motorist Age/Gender Summary

Age	M	F	NR	No Value	Total	%
<14	0	0	0	0	0	0.0
14	0	0	0	0	0	0.0
15	0	0	0	0	0	0.0
16	0	0	0	0	0	0.0
17	0	0	0	0	0	0.0
18	0	0	0	0	0	0.0
19	0	0	0	0	0	0.0
20	0	0	0	0	0	0.0
21-24	0	0	0	0	0	0.0
25-29	1	0	0	0	1	33.3
30-34	1	0	0	0	1	33.3
35-39	0	0	0	0	0	0.0
40-44	0	0	0	0	0	0.0
45-49	0	0	0	0	0	0.0
50-54	0	0	0	0	0	0.0
55-59	0	0	0	0	0	0.0
60-64	0	0	0	0	0	0.0
65-69	0	0	0	0	0	0.0
70-74	0	0	0	0	0	0.0
75-79	0	0	0	0	0	0.0
80-84	0	0	0	0	0	0.0
85-89	0	0	0	0	0	0.0
90-94	0	0	0	0	0	0.0
95+	0	0	0	0	0	0.0
No Value	0	0	0	1	1	33.3
Total	2	0	0	1	3	100.0
%	66.7	0.0	0.0	33.3	100.0	100.0

Month Summary

Month Summary	Total	%
January	0	0.0
February	0	0.0
March	0	0.0
April	0	0.0
May	0	0.0
June	0	0.0
July	0	0.0
August	0	0.0
September	0	0.0
October	1	50.0
November	0	0.0
December	1	50.0
Total	2	100.0

Physical Condition Summary

Physical Condition Summary	Total	%
Apparently Normal (Including No Drugs/Alcohol)	2	100.0
Physical Disability (Short Term or Long Term)	0	0.0
Medical Issue (Ill, Sick or Fainted)	0	0.0
Emotional (Depression, Angry, Disturbed, etc.)	0	0.0
Asleep or Fatigued	0	0.0
Has Been Drinking Alcohol	0	0.0
Has Been Taking Illicit Drugs	0	0.0
Has Been Taking Medications	0	0.0
Other/Unknown	0	0.0
Not Applicable	0	0.0
Total	2	100.0

Selection Filter:

WORK AREA: State - FILTER: Date('01/01/2019','12/31/2023') - SPATIAL FILTER APPLIED

Analyst: Ed Terhaar

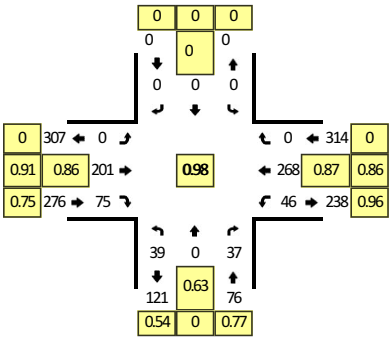
Notes:

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

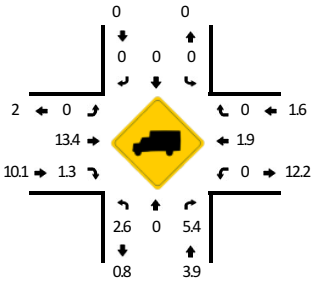
LOCATION: Mount Hope Rd -- Chaska Blvd
CITY/STATE: Chaska, MN

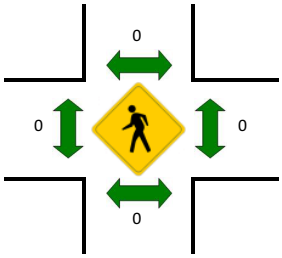
QC JOB #: 16377001
DATE: Wed, Oct 25 2023

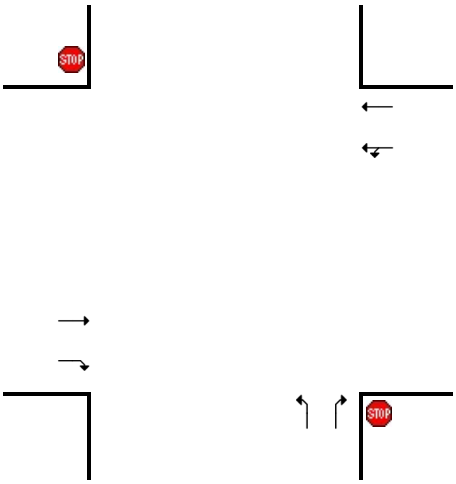


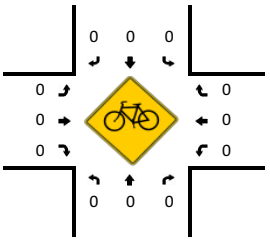
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

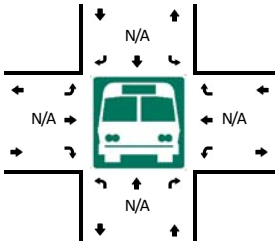
TRUE DATA TO IMPROVE MOBILITY

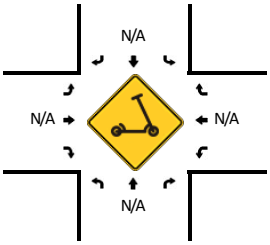












15-Min Count Period Beginning At	Mount Hope Rd (Northbound)				Mount Hope Rd (Southbound)				Chaska Blvd (Eastbound)				Chaska Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	6	0	10	0	0	0	0	0	0	50	7	0	3	28	0	0	104	
7:15 AM	8	0	20	0	0	0	0	0	0	33	2	0	4	33	0	0	100	
7:30 AM	11	0	18	0	0	0	0	0	0	75	8	0	2	30	0	0	144	
7:45 AM	6	0	14	0	0	0	0	0	0	77	2	0	5	35	0	0	139	487
8:00 AM	15	0	5	0	0	0	0	0	0	41	8	0	2	30	0	0	101	484
8:15 AM	10	0	7	0	0	0	0	0	0	45	6	0	3	15	0	0	86	470
8:30 AM	3	0	12	0	0	0	0	0	0	33	15	0	4	22	0	0	89	415
8:45 AM	8	0	6	0	0	0	0	0	0	34	6	0	1	32	0	0	87	363
9:00 AM	5	0	8	0	0	0	0	0	0	21	7	0	6	18	0	0	65	327
9:15 AM	1	0	8	0	0	0	0	0	0	24	6	0	3	23	0	0	65	306
9:30 AM	7	0	4	0	0	0	0	0	0	30	9	0	4	23	0	0	77	294
9:45 AM	4	0	6	0	0	0	0	0	0	25	8	0	5	36	0	0	84	291
10:00 AM	1	0	4	0	0	0	0	0	0	33	5	0	6	27	0	0	76	302
10:15 AM	6	0	3	0	0	0	0	0	0	21	5	0	7	21	0	0	63	300
10:30 AM	3	0	2	0	0	0	0	0	0	32	3	0	6	23	0	0	69	292
10:45 AM	3	0	1	0	0	0	0	0	0	27	4	0	3	28	0	0	66	274
11:00 AM	5	0	5	0	0	0	0	0	0	27	4	0	3	21	0	0	65	263
11:15 AM	6	0	3	0	0	0	0	0	0	20	9	0	5	22	0	0	65	265
11:30 AM	5	0	7	0	0	0	0	0	0	29	10	0	5	22	0	0	78	274
11:45 AM	7	0	3	0	0	0	0	0	0	28	11	0	6	32	0	0	87	295
12:00 PM	9	0	4	0	0	0	0	0	0	30	4	0	6	29	0	0	82	312
12:15 PM	3	0	9	0	0	0	0	0	0	41	11	0	6	28	0	0	98	345
12:30 PM	6	0	8	0	0	0	0	0	0	27	8	0	6	31	0	0	86	353
12:45 PM	7	0	5	0	0	0	0	0	0	37	12	0	1	30	0	0	92	358
1:00 PM	1	0	7	0	0	0	0	0	0	30	10	0	5	32	0	0	85	361
1:15 PM	7	0	1	0	0	0	0	0	0	27	8	0	3	29	0	0	75	338
1:30 PM	4	0	5	0	0	0	0	0	0	37	5	0	2	41	0	0	94	346
1:45 PM	5	0	1	0	0	0	0	0	0	31	10	0	7	44	0	0	98	352
2:00 PM	5	0	2	0	0	0	0	0	0	42	13	0	1	40	0	0	103	370
2:15 PM	5	0	8	0	0	0	0	0	0	49	11	0	5	32	0	0	110	405
2:30 PM	1	0	5	0	0	0	0	0	0	31	9	0	8	43	0	0	97	408
2:45 PM	3	0	6	0	0	0	0	0	0	22	12	0	7	43	0	0	93	403
3:00 PM	8	0	5	0	0	0	0	0	0	44	15	0	9	43	0	0	124	424
3:15 PM	2	0	4	0	0	0	0	0	0	28	10	0	2	47	0	0	93	407
3:30 PM	5	0	10	0	0	0	0	0	0	40	15	0	4	50	0	0	124	434
3:45 PM	5	0	9	0	0	0	0	0	0	47	16	0	14	56	0	0	147	488
4:00 PM	9	0	15	0	0	0	0	0	0	42	16	0	12	58	0	0	152	516
4:15 PM	5	0	11	0	0	0	0	0	0	60	15	0	12	55	0	0	158	581

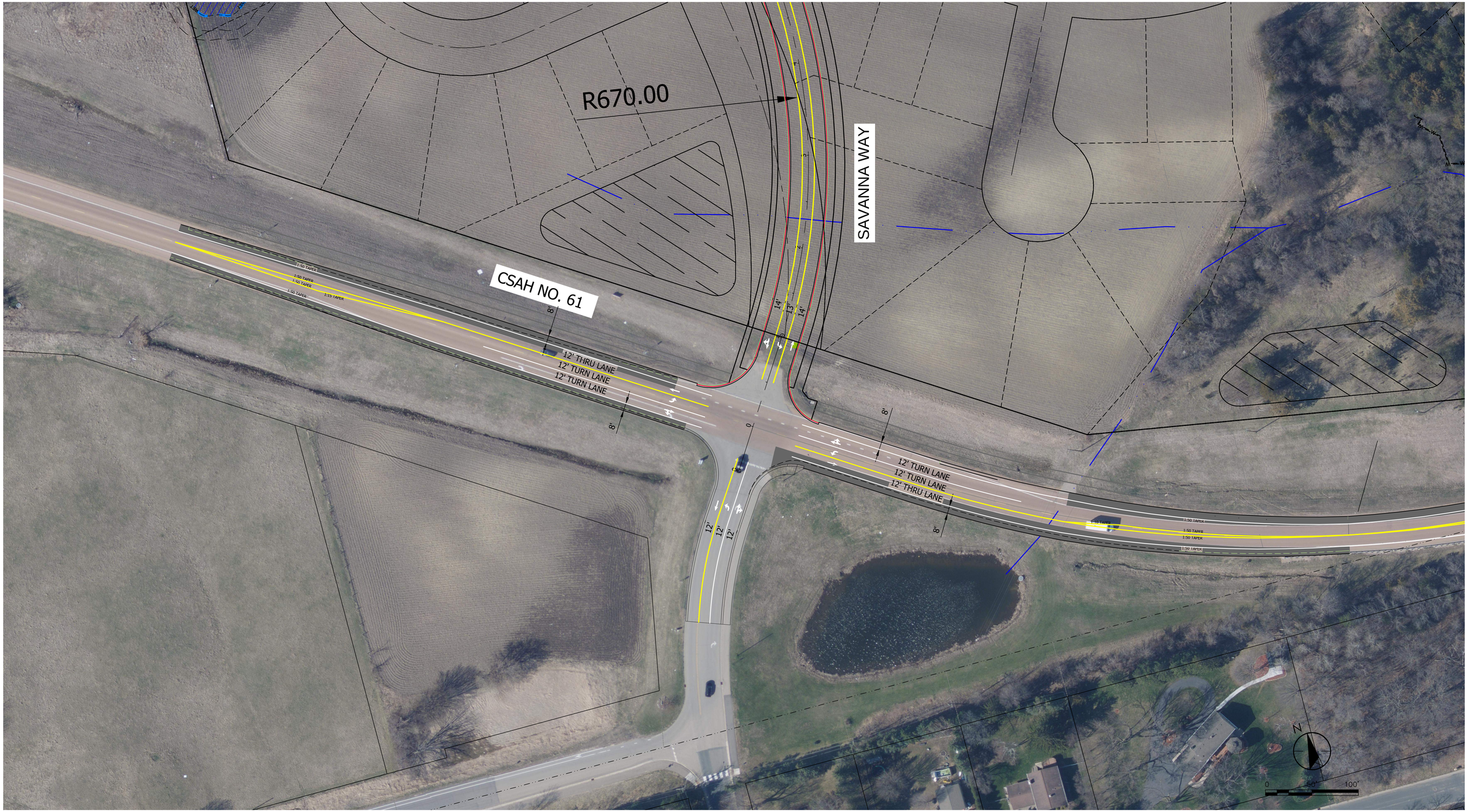
15-Min Count Period Beginning At	Mount Hope Rd (Northbound)				Mount Hope Rd (Southbound)				Chaska Blvd (Eastbound)				Chaska Blvd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:30 PM	3	0	9	0	0	0	0	0	0	54	11	0	12	78	0	0	167	624
4:45 PM	11	0	8	0	0	0	0	0	0	47	20	0	11	68	0	0	165	642
5:00 PM	18	0	12	0	0	0	0	0	0	45	19	0	11	65	0	0	170	660
5:15 PM	7	0	8	0	0	0	0	0	0	55	25	0	12	57	0	0	164	666
5:30 PM	6	0	12	0	0	0	0	0	0	50	15	0	7	38	0	0	128	627
5:45 PM	5	0	8	0	0	0	0	0	0	35	13	0	8	41	0	0	110	572
6:00 PM	11	0	8	0	0	0	0	0	0	24	17	0	13	36	0	0	109	511
6:15 PM	7	0	7	0	0	0	0	0	0	27	17	0	10	38	0	0	106	453
6:30 PM	1	0	5	0	0	0	0	0	0	23	10	0	9	27	0	0	75	400
6:45 PM	1	0	1	0	0	0	0	0	0	16	12	0	11	27	0	0	68	358
7:00 PM	7	0	4	0	0	0	0	0	0	19	13	0	10	40	0	0	93	342
7:15 PM	6	0	4	0	0	0	0	0	0	10	11	0	5	16	0	0	52	288
7:30 PM	0	0	5	0	0	0	0	0	0	10	10	0	4	18	0	0	47	260
7:45 PM	5	0	4	0	0	0	0	0	0	8	8	0	5	14	0	0	44	236

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	72	0	48	0	0	0	0	0	0	180	76	0	44	260	0	0	680
Heavy Trucks	0	0	0		0	0	0		0	28	0		0	0	0		28
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 11/1/2023 12:53 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212



PROPOSED STREET IMPROVEMENTS - INTERIM - SAVANNA WAY

CARVER COUNTY

COUNTY ROAD 61 / CHASKA BLVD

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

Plot Date: 02/10/2024 - 11:26am
Drawing name: C:\Users\tfidler\appdata\local\temp\Ac\Publish_19796\19380409-C2-CR 61 Fig-Interim.dwg
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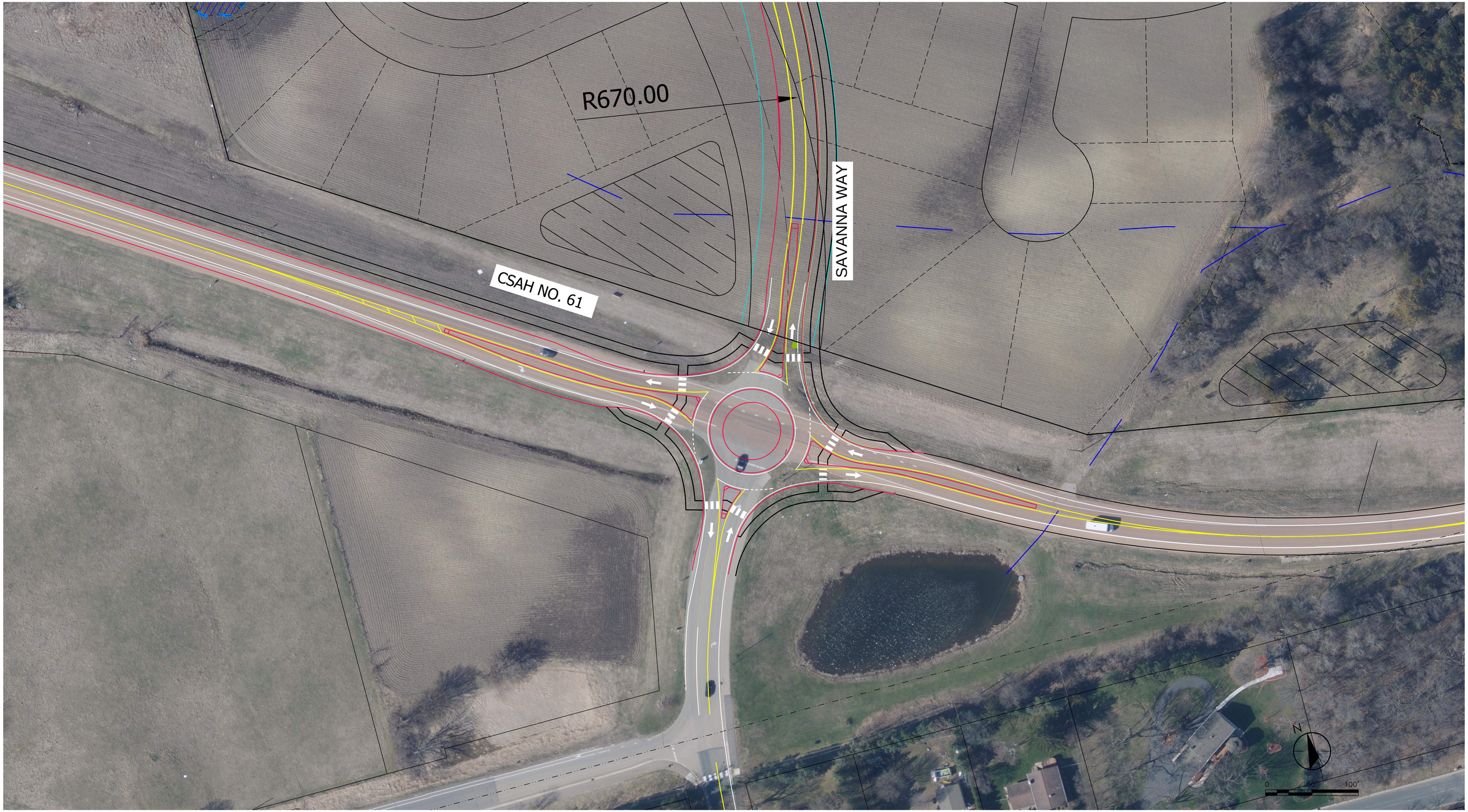

PROPOSED STREET IMPROVEMENTS - ALT 2 - SAVANNA WAY

CARVER COUNTY

COUNTY ROAD 61 / CHASKA BLVD

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

Plot Date: 02/10/2024 - 11:33am
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PROPOSED STREET IMPROVEMENTS - INTERIM - ACCESS A - TURN LANE

CARVER COUNTY

COUNTY ROAD 61 / CHASKA BLVD

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

Plot Date: 02/10/2024 - 1:35pm
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PROPOSED STREET IMPROVEMENTS - ALT 1 - ACCESS A

CARVER COUNTY

COUNTY ROAD 61 / CHASKA BLVD

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

Plot Date: 02/10/2024 - 11:38am
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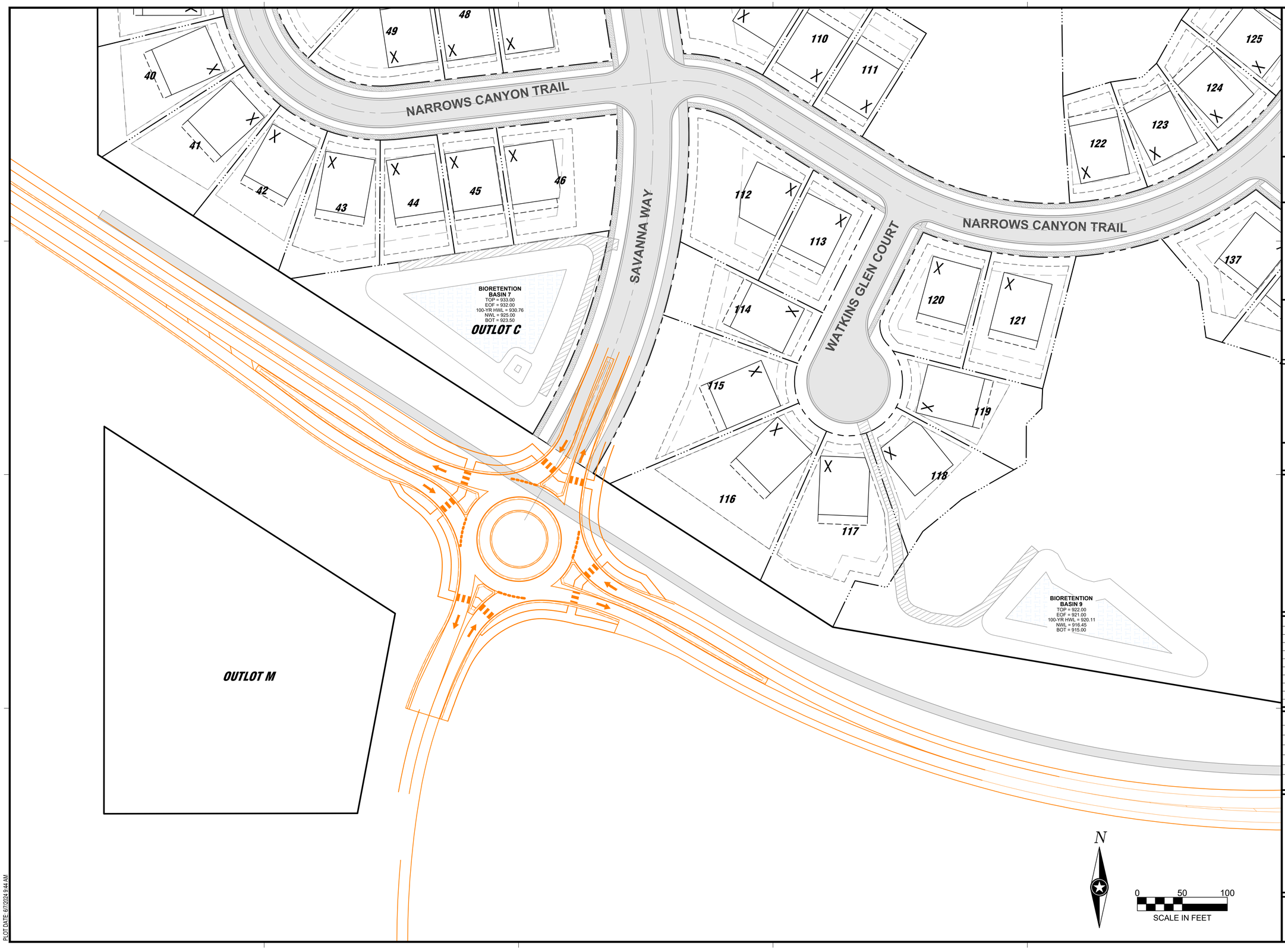

ISG

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	29676 - HIGHPOINT VISTAS - HWY 61 OVERLAY 2024-06-07
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	02/12/24
CLIENT PROJECT NO.	-

TITLE

HIGHWAY 61 & SAVANNAH WAY (ULTIMATE OVERLAY)

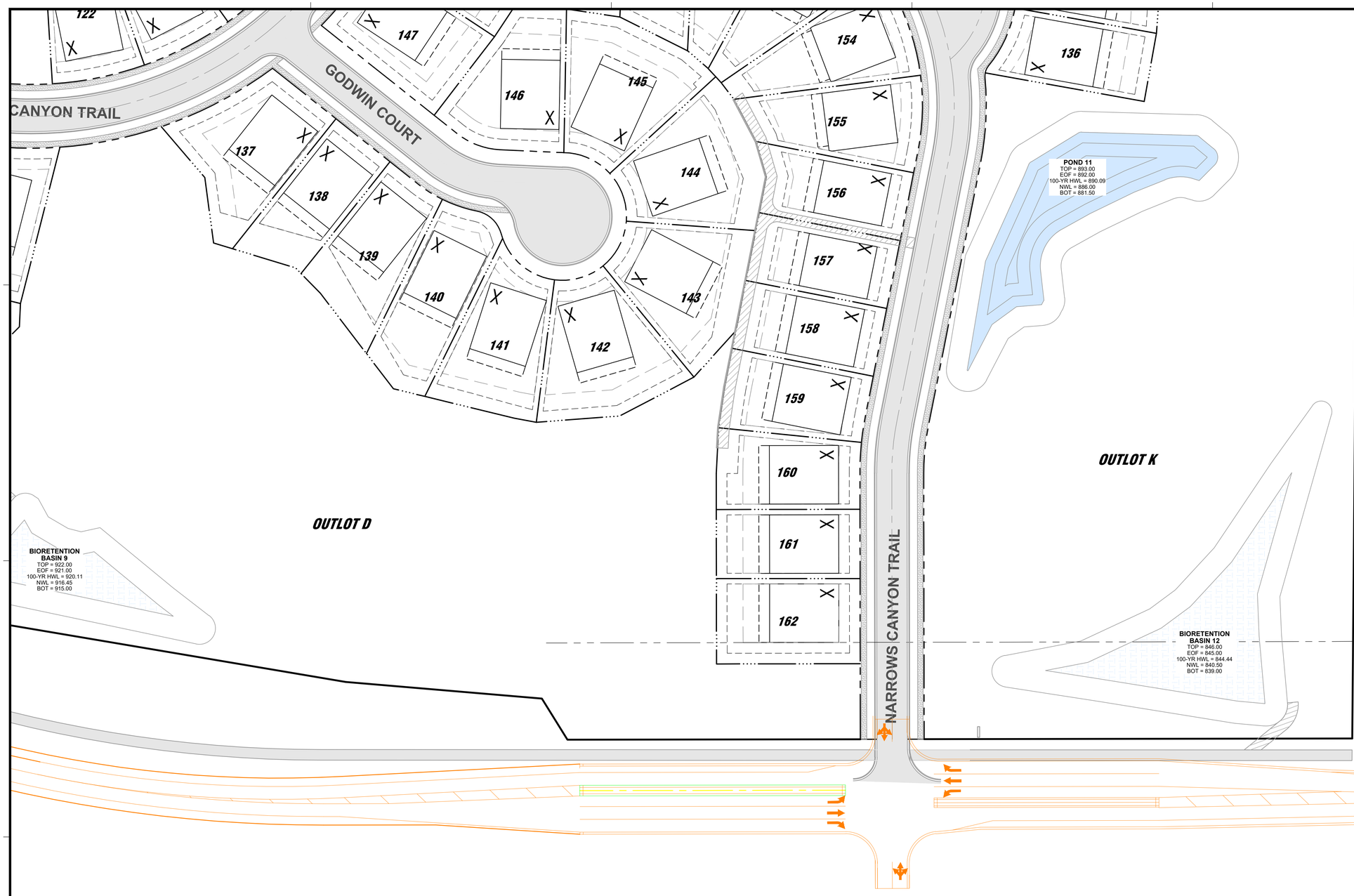
SHEET

1

OF 2

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 6/7/2024 9:44 AM



PRELIMINARY NOT FOR CONSTRUCTION

ISG

FORESTAR

NOTE:
THE CLARITY OF THESE PLANS DEPEND UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

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

DATE _____ LIC. NO. _____

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PROJECT

FORESTAR

HIGHPOINT VISTAS

CHASKA MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-27575
FILE NAME	29676 - HIGHPOINT VISTAS - HWY 61 OVERLAY 2024-06-07
DRAWN BY	AJR / LM
DESIGNED BY	AJR / LM
REVIEWED BY	RAG
ORIGINAL ISSUE DATE	02/12/24
CLIENT PROJECT NO.	-

TITLE

HIGHWAY 61 & NARROWS CANYON TR (ULTIMATE OVERLAY)

SHEET

2

OF 2

PLOT DATE: 6/7/2024 9:44 AM

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2024 RESOLUTION NO. 2024-056

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Preliminary Plat for Highpoint Vistas, a 162-lot subdivision, at 4250 Chaska Boulevard and at 4130 Chaska Boulevard /P.C. No. 2024-02

WHEREAS, the 162-single family lot proposal on approximately 103-acres of property is located south of County Road 44, north of County Road 61, east of Trunk Highway 212, and bisected by the planned southerly extension of the Savanna Way collector road; and

WHEREAS, of the approximately 103 acres proposed for development, approximately 81 acres are currently owned by the Frenz family and used primarily for farming and approximately 22 acres are owned by the Worm family and used primarily for farming; and

WHEREAS, approximately 42 acres of the site are Big Woods and wooded steep slopes; and

WHEREAS, the Frenz family intends to maintain ownership of approximately 24 acres, defined as Exception Parcel on the preliminary plat, in the northeast portion of the site within the Big Woods area mainly composed of wetlands and wooded steep slopes; and

WHEREAS, the Exception Parcel is not included in parkland dedication calculations as a part of the Highpoint Vistas plat; and

WHEREAS, should the Exception Parcel develop in the future parkland dedication will need to be applied to the property at that time; and

WHEREAS, the preliminary plat includes 162 single-family lots that are mainly 60 and 65 foot wide; and

WHEREAS, the preliminary plat identifies Outlot M as approximately 2 acres developable land located south of County Road 61 and west of Mt. Hope Road to be retained by the developer for future development and needs to be stubbed with utilities with access defined to support future development; and

WHEREAS, the primary access to the property will be from Savanna Way as it is extended northward from County Road 61; and

WHEREAS, a secondary access to County Road 61 east of the proposed Savanna Way connection is proposed; and

WHEREAS, access to the neighboring Lano property through the Highpoint Vistas development has been evaluated and determined to be a less desirable option at this time; and

WHEREAS, the owner of the Lano property agrees that other access options will be further evaluated at the time that property develops; and

WHEREAS, should the Lano property receive access through the Highpoint Vistas development, stormwater ponds will need to be relocated and accounted for as a part of the Lano property development process; and

WHEREAS, the Highpoint Vistas development includes sixteen wetlands and five watercourses in the subject area; and

WHEREAS, the layout proposes impacts tp least five of the wetland areas while incorporating the other wetlands into the overall development, or preserving the other wetlands in the Big Woods and wooded slope areas; and

WHEREAS, the applicant has submitted a wetland report with their preliminary submittal; and

WHEREAS, the applicant must complete a wetland impact review with the TEP and respond to any requirements resulting from that review prior to final plat; and

WHEREAS, the developer has completed a tree preservation survey to identify impacts to the trees along impacted areas of the Big Woods and throughout the development site; and

WHEREAS, the developer has delineated the wooded steep slope areas to ensure appropriate setbacks for proposed lots near these areas; and

WHEREAS, the lots that abut the Big Woods preservation area and wooded steep slope areas appear to meet rear setback requirements and provide adequate buffer where public trails will access this area; and

WHEREAS, the developer will continue to work with staff to maximize preservation of the approximate 42 acre Big Woods area for preservation purposes; and

WHEREAS, if land donation is pursued then 10% of the gross area is required for parkland dedication; for this site, it would be 10.35 acres; and

WHEREAS, it has been determined that the City desires to achieve a balance of parkland dedication through land donation and fees in order to preserve the big woods area while also supporting park amenities to serve the neighborhood; and

WHEREAS, wetland areas, waterways, and steep slope areas are not eligible for parkland credit; and

WHEREAS, the developer has worked with staff to define the useable areas within the Big Woods area; and

WHEREAS, parkland credit will be given for the 4.01 acres that are usable within Outlot G; and

WHEREAS, parkland dedication fees will be applied to achieve the balance of the parkland dedication obligation and will be determined at final plat approval; and

WHEREAS, the City intends is actively pursuing outside grants to obtain useable areas of the Big Woods preservation area that are outside of the area obtained through parkland credits including Outlot J; and

WHEREAS, if the City is not successful in securing outside grants to obtain Outlot J, the City acknowledges that the developer may pursue development of the usable areas; and

WHEREAS, if the developer pursues development of Outlot J, a full development review process will need to be followed along with a comprehensive plan amendment; and

WHEREAS, the development plans show adequate screening to the three major roadways (i.e. Savanna Way, County Road 61, and Highway 212); and

WHEREAS, the developer has completed a noise analysis with MNDOT for Trunk Highway 212 and did not see findings to support requiring noise mitigation measures; and

WHEREAS, the screening provided on Savanna Way has been found to be consistent with the same screening done on the areas of Savanna Way that exist to the north of County Road 40 (aka. Big Woods boulevard); and

WHEREAS, prior to final platting, the applicant will need to work with City staff to determine which of the development costs are applicable and what those fees will be; and

WHEREAS, sewer and water service is planned to extend as development proceeds from north to south through right-of-way purchased by the City in 2017 to extend Savanna Way south from the roundabout at County Road 40; and

WHEREAS, the developer is proposing to proceed with this development ahead of the City's planned natural progression of development; and

WHEREAS, the developer will be responsible to extend sewer and water service to the proposed development from its current location; and

WHEREAS, it has been determined that the most appropriate water access is currently at the west terminus of Founders Path; and

WHEREAS, it has been determined that the most appropriate sewer access is currently at the Metropolitan Council's interceptor line that is generally located east of County Road 61; and

WHEREAS, on June 12, 2024 the Planning Commission recommended approval to the City Council of the Frenz & Worm Properties Preliminary Plat by a 7-0 vote for a 162 single-family lot subdivision on approximately 103 acres of land in the SW Chaska Growth Area (PC#2024-02); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Frenz & Worm Properties Preliminary Plat for a 162 single-family lot subdivision on approximately 103 acres of land in the SW Chaska Growth Area (PC#2024-02) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
    a. Project Narrative (pgs 1-2), prepared by ISG, inc., dated May 31, 2024
    b. Title (pg 1), prepared by ISG inc, dated May 31, 2024
    c. Soils and Construction Notes (pg 2), prepared by ISG, inc., dated May 31, 2024
    d. Site Details (pgs 3-15), prepared by ISG, inc., dated May 31, 2024
    e. Preliminary Plat (pgs 16-20), prepared by ISG, inc., dated May 31, 2024
    f. SWPPP (pgs 21-25), prepared by ISG, inc., dated May 31, 2024
    g. Existing Site and Removal Plan (pg 26), prepared by ISG, inc., dated May 31, 2024
    h. Tree Preservation Plan (pgs 27-35), prepared by ISG, inc., dated May 31, 2024
    i. Site and Utility Plans (pgs 36-45), prepared by ISG, inc., dated May 31, 2024
    j. Plan & Profiles (pgs 46-57), prepared by ISG, inc., dated May 31, 2024
    k. Grading Plans (pgs 58-68), prepared by ISG, inc., dated May 31, 2024
    l. Landscape Plans (pgs 69-81), prepared by ISG, inc., dated May 31, 2024
    m. Signage Plan (pg 82), prepared by ISG, inc., dated May 31, 2024

n. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024
o. Traffic Study - Draft (pgs 1-39), prepared by Stantec, dated March 29, 2024
p. Highway 61 & Savannah Way (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024
q. Highway 61 & Narrows Canyon Tr (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024

2. Adherence with the City Engineer's Memo dated May 2, 2024.
3. Provision of a 60 feet Right of Way width for all local streets, and 80 feet Right of Way for Savanna Way.
4. Adherence to the City's Boulevard Tree Policy and local street section design.
5. Provision of boulevard trees every 50 feet between the curb and sidewalk for the full extent of Savanna Way, and to be shown on the final plans.
6. Provision of sidewalks on both sides of all local streets.
7. Adherence to the following building setbacks:
    a. Front: 20 feet
    b. Rear: 25 feet
    c. Side: 5 feet
    d. Side (corner): 20 feet
    e. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
8. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
9. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 15.28.290).
10. Preservation of the wooded steep slopes, including 30-foot buffer and a 50-foot setback from that wooded steep slope if present on site.
11. Provision of a wetland mitigation plan to be completed and approved prior to issuance of a grading permit and prior to final submittal.
12. Provision of a storm water management plan meeting City and Carver County WMO standards.
13. Provision that the CCWMO has reviewed and approved the stormwater plan prior to a grading permit being issued and prior to final submittal.
14. Provision that all storm sewer systems on private lots are encompassed by a drainage and utility easement as directed by the engineering department and to be shown on the final plans.
15. Provision that adequate maintenance accesses are provided for the stormwater ponds, be placed in outlots and not private properties, and to be shown on the plans at final submittal.
16. Provision to provide adequate landscaping, berming, and buffering along the development edges abutting Highway 212, County Road 61 and the Savanna Way collector extension.
17. Provision that utilities are available to serve Outlot M for future development.
18. Provision to show water and sewer connections to the Lano parcels at PIDs 300087200 and 300085300, and to be addressed at final submittal.
19. Provision that all accesses onto County Road 61 are approved by Carver County prior to final submittal.
20. Provision that applicable easements, as identified by the Engineering department, for the extension of City utilities are secured prior to final plat recording.
21. Provision to show proposed City trails on the east side of Savanna Way, north side of Chaska Boulevard, and to the Big Woods areas.
22. Provision that all trails are constructed as a part of the development.
23. Provision that the retaining wall between Lots 143-144 and Lots 155-160 is owned and maintained by the HOA.

24. Provision that the easement area between lots 31 and 32 be platted as an outlot, and to be shown on the final plat.
25. Provision that if development is pursued on Outlot J that applicable land use applications are applied for and approved as determined by the Planning department.
26. Provision that the developer designs public utilities from Highpoint Vistas to not preclude development on Outlot J should the City not be able to purchase it, and to be addressed at final submittal.
27. Provision that proposed retaining walls meet zoning section 15.28.100.F and to be addressed in the final submittal.
28. Provision of developer to remove any hazardous trees as determined by Public Works after site grading is completed and prior to issuance of a building permit.
29. Provision of meeting zoning section 15.36.090 park dedication by dedicating 4.01 acres of developable land in Outlot G and providing cash in lieu of land as determined at final approval and memorialized in the development agreement.
30. Provision that sufficient public right-of-way (ROW) is provided for the ultimate road conditions for the County Road 61 access points, and to be shown on the final plat at final submittal.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2024 RESOLUTION NO. 2024-57

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving a Variance for Highpoint Vistas, from Section 15.28.100.C of the City of Chaska Zoning Ordinance to encroach into the Wooded Steep Slopes and 30' no grade/no mow setback with the construction of the new collector road (Savanna Way)

WHEREAS, the 162-single family lot proposal on approximately 103-acres of property is located south of County Road 44, north of County Road 61, east of Trunk Highway 212, and bisected by the planned southerly extension of the Savanna Way collector road; and

WHEREAS, the applicant has requested a variance from Section 15.28.100.C of the City of Chaska Zoning Ordinance to encroach into the Wooded Steep Slopes and 30' no grade/no mow setback with the construction of the new collector road (Savanna Way); and

WHEREAS, this use is found to be reasonable because the applicant has sought to minimize the impact on the wooded steep slope and because there are not reasonable alternatives to locate the collector road; and

WHEREAS, there is a pinch point of land within the slope that the applicant is using to cross which appears to be the most reasonable location for the road. This pinch point was a previous cart path used by previous farmers; and

WHEREAS, the developer has worked with City Engineering to evaluate route alternatives through the collector road feasibility study, and the proposed route has been determined to be the least impactful while also meeting City design requirements for collector roads; and

WHEREAS, unique circumstances exist on the property due to the topography of the site, namely the presence of wooded steep slopes that split the north and south sides of the property; and

WHEREAS, the City's Comprehensive Plan and the Southwest Chaska Development Plan establishes a north-south collector road to serve southwest Chaska as necessary infrastructure to accommodate City growth; and

WHEREAS, a Feasibility Study was completed for this proposed segment of the collector road with the direction and oversight of City Engineering to ensure the geometry and pathway of the collector road meets City requirements for safety, traffic throughput, and to minimize adverse impacts; and

WHEREAS, in conformance with the Comprehensive Plan, the City has acquired right-of-way to the north that sets the general path for the road; and

WHEREAS, the variance is requested to support a use which would be permitted, under the proposed rezoning, and is in character with the type of roadway infrastructure which is typical of residential neighborhood developments and therefore the variance would not necessarily alter the essential character of the locality; and

WHEREAS, the application shows a location for the collector road that is generally consistent with existing ROW and in a spot that is the least invasive location through the wooded steep slopes; and

WHEREAS, the location of the roadway is consistent with the City's long-range plans for this area including the 2040 Comprehensive Plan and Southwest Chaska Plan; and

WHEREAS, the feasibility study completed for the collector road defined and recommended the location of the road where it's proposed; and

WHEREAS, on June 12, 2024 the Planning Commission held a public hearing in the City Council Chambers at 7:49 pm to 8:04 pm; and

WHEREAS, after consideration of the information presented to it and comments made at the public hearing, the Planning Commission by a 7-0 vote recommends approval of the variance from Section 15.28.100.C of the City of Chaska Zoning Ordinance to encroach into the Wooded Steep Slopes and 30' no grade/no mow setback with the construction of the new collector road (Savanna Way); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the variance from Section 15.28.100.C of the City of Chaska Zoning Ordinance to encroach into the Wooded Steep Slopes and 30' no grade/no mow setback with the construction of the new collector road (Savanna Way).

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 1047

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE) BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning District as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate is hereby removed from the O, Open Development zoning district and rezoned to PRD-86, Planned Residential District No. 86 for all of Blocks 1-14 of Highpoint Vistas, Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for the development of the Highpoint Vistas area:

i. Title (pg 1), prepared by ISG inc, dated May 31, 2024
ii. Soils and Construction Notes (pg 2), prepared by ISG, inc., dated May 31, 2024
iii. Site Details (pgs 3-15), prepared by ISG, inc., dated May 31, 2024
iv. Preliminary Plat (pgs 16-20), prepared by ISG, inc., dated May 31, 2024
v. SWPPP (pgs 21-25), prepared by ISG, inc., dated May 31, 2024
vi. Existing Site and Removal Plan (pg 26), prepared by ISG, inc., dated May 31, 2024
vii. Tree Preservation Plan (pgs 27-35), prepared by ISG, inc., dated May 31, 2024
viii. Site and Utility Plans (pgs 36-45), prepared by ISG, inc., dated May 31, 2024
ix. Plan & Profiles (pgs 46-57), prepared by ISG, inc., dated May 31, 2024
x. Grading Plans (pgs 58-68), prepared by ISG, inc., dated May 31, 2024
xi. Landscape Plans (pgs 69-81), prepared by ISG, inc., dated May 31, 2024
xii. Signage Plan (pg 82), prepared by ISG, inc., dated May 31, 2024
xiii. Noise Study (pgs 1-20), prepared by esi engineering, dated May 8, 2024
xiv. Traffic Study - Draft (pgs 1-39), prepared by Stantec, dated March 29, 2024

xv. Highway 61 & Savannah Way (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024
xvi. Highway 61 & Narrows Canyon Tr (Ultimate Overlay), prepared by ISG, inc., dated June 7, 2024

Section II. **PRD-86 District regulations.** Permitted uses and regulations applicable to the PRD-86 District to read as follows:

A. Intent

The intent of PRD - 86 is to create an area for Low Density Residential, which is reflective of the SW Chaska Growth and Development Plan:

- Housing is predominately single-family detached houses.
- A mix of single-family detached lot sizes, housing sizes, prices, and ownership styles provided.
- Large-lot, higher-priced housing opportunities are located proximate to downtown, at neighborhood edges, and adjacent to natural areas.
- Block sizes and curvilinear grid street network that support a walkable residential neighborhood environment; smaller blocks near the neighborhood center with larger blocks allowed on the neighborhood edges.
- Housing is oriented to streets to create an attractive and walkable residential neighborhood environment.
- Streets designed to balance walking, biking, and driving needs.

In addition to the above, the intent of this area is to protect natural amenities that are unique to the site such as the wooded ravines and areas known as the "Big Woods" as they are defined in the Comprehensive Plan and SW Chaska Growth and Development Plan.

B. Guiding Principles

The Guiding Principles for Neighborhoods within the SW Chaska Growth and Development Plan are as follows:

- Neighborhoods that have an identifiable center and edges.
- Neighborhoods where the most important and visible property is utilized by public gathering places (e.g. civic buildings, schools, parks, plazas).
- Neighborhoods whose size is limited by the distance from the edge to the center, generally a five to ten minute walk (1/4 to 1/2 mile radius).
- Neighborhoods that consist of an integrated network of walkable streets.
- Neighborhoods that have strong physical connections to the overall community, including the historic downtown, community facilities and parks, street network, open space and trails network.

- Neighborhoods that contain diversity in land uses, housing types, housing sizes, housing prices, and styles of ownership, thereby, providing good lifecycle and affordable housing options for residents.

C. <u>SW Chaska Growth Plan</u>

The document entitled "SW Chaska Growth and Development Plan" shall serve as the development guide for this development.

D. <u>Detached Single Family</u>

The following described real estate shall be limited in its use to Detached Single Family all of Blocks 1-14, all in the plat of Highpoint Vistas, Carver County, Minnesota.

1. Permitted Uses shall be those as found in the R-1, Low Density Residence, zoning ordinance Section 15.12.050, Special Uses shall be those found in the zoning ordinance Section 15.12.050c, and Accessory Uses shall be as found in the zoning ordinance Section 15.12.050D.
2. Minimum principal structure setbacks shall be:
    a. Front: 20 feet
    b. Rear: 25 feet (15 feet for unenclosed decks)
    c. Side: 5 feet
    d. Side, corner: 20 feet
    e. Wooded Steep Slopes: 50 feet building setback (40 feet for unenclosed decks) and 30 feet no grade/no mow setback
    f. Wetlands: Varies based on wetland type
    g. Savanna Way: 100 feet from centerline
    h. County Road 61: 150 feet from centerline
    i. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
3. Minimum accessory structure setbacks shall be:
    a. Front: 20 feet
    b. Rear: 5 feet
    c. Side, corner: 20 feet
    d. Side, interior: 5 feet
    e. In addition, no swimming pools or other recreational courts or appurtenant equipment shall be located in a front or side yard. Setbacks shall be measured from the impervious surfaces of such uses.
4. Preservation of wooded steep slopes, including 30-foot no grade/ no mow from the wooded steep slope edge, and a 50-foot building setback from the wooded steep slope edge.
5. The retaining wall between Lots 143-144 and Lots 155-160 per the preliminary plat drawing is to be owned and maintained by the HOA.

6. 360-degree architecture shall be provided for corner lots and lots where the rear or side of the building would be visible from public rights-of-way or open spaces, specifically these lots as defined in the preliminary plat:
    a. Lot 1
    b. Lots 6-7
    c. Lots 10-11
    d. Lots 41-46
    e. Lot 47
    f. Lot 54
    g. Lots 59-60
    h. Lot 65
    i. Lot 72
    j. Lots 77-78
    k. Lot 83
    l. Lot 90
    m. Lots 97-108
    n. Lot 109
    o. Lots 112-117
    p. Lot 120
    q. Lot 137
    r. Lot 147
    s. Lot 162

E. <u>Outlots</u>

The following described real estate shall be limited in its use to the following:

1. **Outlot A:** stormwater and wetland to be owned by the City of Chaska
2. **Outlot B:** wooded steep slopes to be owned by the City of Chaska
3. **Outlot C:** stormwater to be owned by the City of Chaska
4. **Outlot D:** stormwater and wooded steep slopes to be owned by the City of Chaska
5. **Outlot F:** Big Woods, stormwater and wooded steep slopes to be owned by the City of Chaska
6. **Outlot G:** Big Woods, wooded steep slopes, and wetland and proposed park dedication area to be owned by the City of Chaska
7. **Outlot H:** stormwater to be owned by the City of Chaska
8. **Outlot J:** Big Woods, wooded steep slope and wetland to be owned by the developer
9. **Outlot K:** stormwater and wooded steep slopes to be owned by the City of Chaska
10. **Outlot M:** future development to be owned by the developer
11. **Outlot N:** wooded steep slopes and open space to be owned by the City of Chaska

all in the preliminary plat of Highpoint Vistas, Carver County, Minnesota.

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 17th day of June, 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Deputy Clerk

REQUEST FOR ACTION
CHASKA CITY COUNCIL
6/17/2024

Subject: **Hazeltine National Golf Course (Performance Center) – Concept Plan**

Applicant: Hazeltine National Golf Course

Location: Southeast corner of Hazeltine Boulevard and Hundertmark Road

Case No.: 2024-09

Synopsis: Applicant seeks to obtain approval of a concept plan for a new performance center building on the site of Hazeltine National Golf Course

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution No. 2024-55

Introduction

Hazeltine National Golf Club has been in discussions with the City as it relates to the future of the northwestern portion of the golf course holdings (adjacent to Hundertmark Road and Hazeltine Boulevard). The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Neighborhood Meeting – May 14, 2024

A neighborhood meeting was held by the applicant on Tuesday, May 14, 2024 at 6:00pm at Hazeltine National Golf Course. The questions that arose from this meeting pertained to location of the performance center and construction timing.

Previous Approvals

In March 2013, a concept plan was approved for the west side of the golf course. The concept plan was approved for "neighborhood mixed use". The plan's land uses consisted of a mix of residential, commercial and permanent open space. The southwest area of the golf course was approved for commercial and the northwest area was approved for residential.

In March 2024, the Concept Plan was approved for the northwest area, which included 8 villas, a new short course, a new putting course, a new parking lot layout, and realignment of the main vehicle entrance on Hazeltine Boulevard (refer to Figure 2 below).

In May 2024, the Preliminary Site & Building Plan and Rezoning were approved for the project noted above. The property was rezoned to Planned Multi-Use District (PMD-23).

Concept Plan – Performance Center

The applicant is requesting approval of a concept plan for their performance center building. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The Hazeltine National Golf Course spans across approximately 335 acres. The northwest portion of the site where the preliminary plan is proposed is approximately 13 acres and is only used for large event parking. The existing terrain features rolling hills, native grasses, and trees primarily along Hazeltine Boulevard. Two service roads currently connect to Hazeltine Boulevard and Hundertmark Road to provide access for maintaining the golf course. The site is lowest along Hundertmark Road and generally rises towards the clubhouse on the east.

- **Concept Plan.** The concept plan contemplates adding a performance center building totaling approximately 9,000 square feet and 23 feet tall. The golf performance center will be for members only and provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component. The performance center will be situated to the south and east of the proposed villas and just west of the driving range (see orange box in figure 2). This concept plan only



Figure 2: Proposed Concept Plan

contemplates the addition of the performance center building and does not include the former site plan elements preliminarily approved in May 2024. In July the performance center's preliminary site plan application will be coupled with the final application for the villas-short course-putting course-parking layout-main entrance drive.

Goals: The applicant has identified the following goals for the project: (1) enhancement of the property by adding a new golf performance center; (2) improve the ability of the property to attract and cater to large-scale golf events such as the Ryder Cup and Women's PGA Championship while attracting significant interest for corporate investments; (3) further promote Hazeltine National and the City of Chaska as a highly desired golf destination; (4) focus on sustainable site initiatives in designing the new golf performance center; and (5) create a complementary design for the new golf performance center that naturally blends in with the existing architectural vernacular of Hazeltine.

Parking: 355 parking spaces will be provided for Hazeltine Golf Course in the form of existing and proposed parking. 128 parking spaces exist in the main parking lot adjacent to the clubhouse. 227 parking spaces are proposed in the new parking lot north of the proposed performance center.

Utilities and Stormwater: Utility connections are available and can be extended through the site.

Underground stormwater tanks are contemplated on the north side of the site and under the new parking lot.

Wetlands: There are three known wetlands that exist on site; one that is directly south of Hazeltine Boulevard and two south of the existing service road off Hundertmark Road.

- **Land Use.** The property is currently zoned Planned Multi-Use District (PMD-23). The request to add a golf performance center is consistent with the zoning.

Staff Analysis

- **Comprehensive Plan.** The 2040 Comprehensive Plan guides Hazeltine National Golf Course as Golf Course (denoted as dark green in Figure 5), and the approximately 500 feet wide strip adjacent to Hundertmark Road as Mixed Residential (denoted as pink in Figure 5) and the portion of land between those two as Open Space (denoted as light green in Figure 5).

Mixed Residential, per the Comprehensive Plan, is defined as "*Areas guided for the integration of more than one land use either vertically (e.g. multi-story buildings with residential and/or office uses above and commercial uses at street level) or horizontally as a planned development (e.g. planned mixed developments designed to integrate complementary land uses). Land uses allowed are residential, commercial, office, park, civic, and open space. Low, Medium, and High Density Residential uses are allowed. Density range allowed is three (3) to 40 dwelling units per net residential acre including local access streets. Residential uses should generally represent a minimum of 75 percent of the overall mixed use area rather than each property or development site. A lower residential percentage, in terms of acres, may be allowed where medium and high density residential is part of the development. The important natural resource systems and open spaces within the area must be identified, prioritized, and protected, using the Environmental Features Map (FIGURE 3.7) as the basis for open space preservation. Protected wildlife corridors should have a general width of 150 feet. Public access to these natural resource systems and open spaces is required.*"

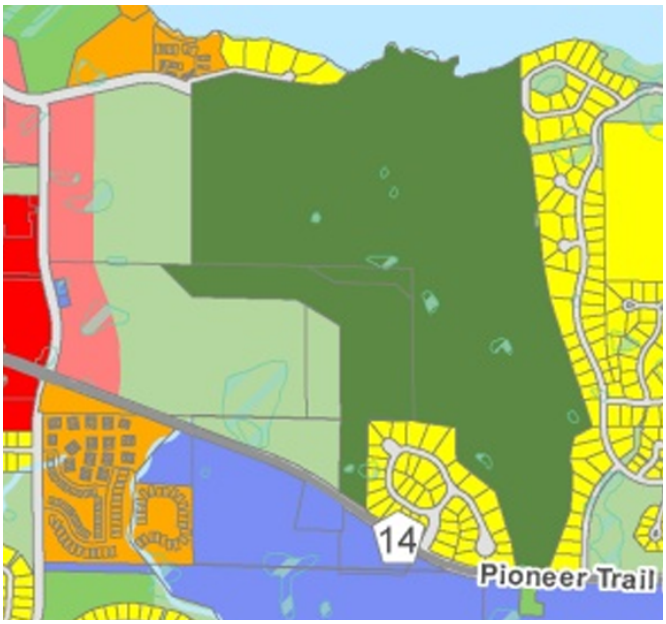


Figure 3: 2040 Comprehensive Guide Plan

The proposal to add a golf performance center on Hazeltine National Golf Course is appropriate and consistent with the Comprehensive Plan.

- **Setbacks**
  The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	**Setback**
From Centerline of Hundertmark Rd	100 feet
Hazeltine Blvd	30 feet
Interior Property Lines adjacent to residential	30 feet

PARKING SETBACKS	
Direction	**Setback**
North & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet

- **Parking**
  The site will incorporate 355 parking spaces from proposed parking and existing parking (37 of which are proof of parking). The following chart summarizes the overall parking demand on site, based on the City's parking code.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Golf Course/ Clubhouse	50,000 sf	20 spaces + 1ps/300 sf	187
Villas (8)	8 villas	2ps/villa	16
Performance Center	8,785 sf	20 spaces + 1ps/300 sf	49
		REQUIRED	**252 parking spaces**
		PROVIDED	**355 parking spaces**

According to the table above the applicant is sufficient in meeting parking for the site based on the existing and proposed uses.

- **Access & Circulation**
  Access to the proposed performance center will come from the new main vehicle entrance proposed at the east end of Hazeltine Boulevard. Users can park in the new parking lot north of the performance center to gain access to the building.

  The performance center is situated just south of the proposed vehicle turnaround south of the new parking lot. The performance center will be fire sprinkled.

- **Tree Preservation & Landscaping**
  The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	Villas: 79 caliper inches (28 trees) + Performance Center: 27.5 caliper inches (11 trees) TOTAL: 39 trees	173 trees
Understory Trees	10	70
Shrubs	84	770

- **Building Design & Materials**
  The proposed performance center will be one-story and constructed with stone, composite siding, and aluminum windows. The look of this building will match the clubhouse building and other buildings proposed on site. The building will be just under 9,000 square feet and a total of 23 feet in height. The building will provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component.

- **Utilities**
  Utilities are able to serve the new performance center. There is an existing trunk sewer and water line that runs north-south on the site. City staff typically have to maintain this utility corridor at least 3 times a year, which the applicant/property owner have acknowledged in previous response.

- **Stormwater**
  Stormwater will need to meet City and County requirements.

- **Wetlands**
  Because there are known wetlands on site, the applicant will have to conduct a wetland delineation report for their preliminary submittal. Any wetland impacts need to be reviewed and approved by the TEP.

Deadline for Agency Decisions

Complete Application Received	60-day review *	**120 – day ****
May 31, 2024	July 30, 2024	September 28, 2024
* Pursuant to MN State Statutes the City must act on the request within 60-days. ** The city can provide the applicant with a written letter requesting an additional 60-day review period if further review is needed. *** The City may *with the petitioner's consent* extend the review period beyond September 28, 2024		

Planning Commission Action Taken on June 12, 2024:

The planning commission considered the concept plan on June 12, 2024. Staff recommended approval. At the meeting, a public hearing was opened, but no one appeared to speak.

The applicant suggested that the Hazeltine plans are driven by, and align, with what is happening with the Ryder Cup in other cities.

After the public hearing and applicant presentation, the planning commission generally:

- Inquired about the intended users of the center. The applicant indicated the intent is for a permanent hospitality area and for use by their membership for things like lessons.

On a 7-0 vote, the Planning Commission recommended the City Council approve the Hazeltine National Golf Course (Performance Center) Concept Plan, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
    a. Project Narrative (pgs 1-3), submitted by Hazeltine National
    b. Response to Incomplete & Additional Items Needed Letter (pgs 1-2), submitted by Sambatek, dated May 31, 2024
    c. Existing Conditions (pg C2.01), submitted by Sambatek, dated March 28, 2024
    d. Site Plan (pgs C3.01), submitted by Sambatek, dated May 24, 2024
    e. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated May 24, 2024
    f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated May 24, 2024
    g. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated May 24, 2024
    h. Utility Plan (pg C6.01), submitted by Sambatek, dated May 24, 2024
    i. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision of a wetland delineation report to be submitted at preliminary submittal.
5. Provision that any wetland impacts are reviewed and approved by the TEP.
6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
8. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
9. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.

City Council Action Requested

Motion to adopt Resolution No. 2024-55 approving the Concept Plan for a new performance center building on the site of Hazeltine National Golf Course. (PC #2024-09).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE 06/17/2024 RESOLUTION NO. 2024-55

MOTION BY COUNCILMEMBER SECOND BY COUNCILMEMBER

Resolution approving the Concept Plan for Hazeltine National Golf Course – Performance Center PC #2024-09

WHEREAS, in December 2013, a Concept Plan was approved for the west side of Hazeltine National Golf Course; and

WHEREAS, the plan's land uses consisted of a mix of residential, commercial and permanent open space, and the southwest area of the golf course was approved for commercial and the northwest area was approved for residential; and

WHEREAS, in March 2024, the Concept Plan was approved for the northwest area, which included 8 villas, a new short course, a new putting course, a new parking lot layout, and realignment of the main vehicle entrance on Hazeltine Boulevard; and

WHEREAS, in May 2024, the Preliminary Site & Building Plan and Rezoning were approved for the project noted above. The property was rezoned to Planned Multi-Use District (PMD-23).

WHEREAS, the applicant held a neighborhood meeting on May 14, 2024 at 6:00 pm at Hazeltine National Golf Course to explain the proposed addition of a performance center project to surrounding neighbors and answer questions; and

WHEREAS, the proposed performance center was not part of the approved March 2024 Concept Plan or the approved May 2024 Preliminary Plan;

WHEREAS, the Hazeltine National Golf Course desires to add a members only performance center building totaling approximately 9,000 square feet and 23 feet tall to provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component; and

WHEREAS, the performance center will be situated to the south and east of the proposed villas approved in the May 2024 Preliminary Plan and just west of the existing driving range; and

WHEREAS, 355 parking spaces will be provided for Hazeltine Golf Course in the form of existing and proposed parking where 128 parking spaces currently exist in the main parking lot adjacent to the clubhouse and 227 parking spaces are proposed in the new parking lot north of the proposed performance center approved in the May 2024 Preliminary Plan (PC #2024-07); and

WHEREAS, City sewer and water trunk lines are present on the site in proximity to the proposed project; and

WHEREAS, the existing easements for the City sewer and water trunk lines will need to be incorporated into the site plan in addition to adequate access for City maintenance operations; and

WHEREAS, stormwater will need to meet City and County requirements, and the applicant will be required to provide a stormwater management plan in their preliminary submittal; and

WHEREAS, because there are known wetlands on site, the applicant will have to conduct a wetland delineation report for their preliminary submittal, and any wetland impacts need to be reviewed and approved by the TEP; and

WHEREAS, currently the property is in the PMD-23 zoning district, and will need to comply with all applicable zoning requirements; and

WHEREAS, the 2040 Comprehensive Plan guides Hazeltine National Golf Course as Golf Course, and the approximately 500 feet wide strip adjacent to Hundertmark Road as Mixed Residential and the portion of land between those two as Open Space; and

WHEREAS, the proposal to add a golf performance center on Hazeltine National Golf Course is appropriate and consistent with the Comprehensive Plan; and

WHEREAS, on May 20, 2024, the City Council approved the preliminary site and building plan for Hazelting National Golf Course – Northwest/Hazeltine National Golf Course/PC #2024-07 which includes 8 one-story on-site lodging villas, a 10-hole short course, vehicle entrance improvements, and parking expansion; and

WHEREAS, the parking lot expansion and vehicle entrance improvements approved in the aforementioned preliminary plan would also serve the addition of the performance center being considered in this concept PC#2024-09; and

WHEREAS, to ensure continuity of all planned improvements, the applicant has agreed to pair the final approval of PC #2024-07 with the preliminary approval of PC #2024-09; and

WHEREAS, on June 12, 2024 the Planning Commission recommended approval to the City Council of the Concept Plan for Hazeltine National Golf Course – Performance Center (PC #2024-09); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Hazeltine National Golf Course – Performance Center (PC #2024-09), subject to the aforementioned stipulations and following conditions:

1. Approvals shall be based on the following exhibits:
    a. Project Narrative (pgs 1-3), submitted by Hazeltine National
    b. Response to Incomplete & Additional Items Needed Letter (pgs 1-2), submitted by Sambatek, dated May 31, 2024
    c. Existing Conditions (pg C2.01), submitted by Sambatek, dated March 28, 2024
    d. Site Plan (pgs C3.01), submitted by Sambatek, dated May 24, 2024
    e. Short Course Site Plan (pg C3.02), submitted by Sambatek, dated May 24, 2024
    f. Site Plan Aerial Overlay (pg C3.03), submitted by Sambatek, dated May 24, 2024
    g. Grading Plan (pg C4.01 and C4.02), submitted by Sambatek, dated May 24, 2024
    h. Utility Plan (pg C6.01), submitted by Sambatek, dated May 24, 2024

   i. Storm Sewer Plan (pgs C7.01 and C7.02), submitted by Sambatek, dated May 24, 2024
2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision of a wetland delineation report to be submitted at preliminary submittal.
5. Provision that any wetland impacts are reviewed and approved by the TEP.
6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
8. Provision that exterior lighting meets the City's zoning ordinance Section 15.28.250.
9. Provision that maintenance access to the City's trunk water-sewer lines remain unobstructed.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 17th day of June, 2024.

_____
Mark Windschitl, Mayor

Attest:_____
Chaska Deputy Clerk

CONCEPT SITE PLAN SUBMITTAL
HAZELTINE NATIONAL
GOLF PERFORMANCE CENTER

Project Narrative

The name "Hazeltine" is synonymous with championship golf. The immaculate course spans rolling hills, mature woods, picturesque lakes, and vast prairies to provide an unparalleled golfing challenge and destination like no other.

In addition to the new villas, gate house, putting course & short course currently being reviewed for site plan approval, we are proposing to add an additional amenity to the site with a new golf performance center. The golf performance center will be for members only and provide multiple indoor-outdoor simulator/hitting bays, an indoor putting and chipping area as well as a small dining and lounge component. The golf performance center will be the starting point for members & guests looking to use the new putting and short course being proposed on the NW corner of the site.

The project will contribute to and reinforce the Chaska Mission Statement and its stated Core Strategies by the following:

1. Hazeltine National is one of a few golf clubs in the country to have hosted every premier golf championship offered by the USGA and PGA of America. In addition, Hazeltine National is the only club in the country selected to host the Ryder Cup for a second time. The proposed golf performance center will help the club continue to attract these high-profile events and further elevate Hazeltine National as well as the City of Chaska. A high-quality, corporate community is aggressively promoted by the City, which results in a strong employment and tax base.
2. The new golf performance center will provide an enhanced golf experience for club members and guests by offering an indoor golf amenity that can be used year-round.
3. Chaska's high quality of life standard will be supported by Hazeltine National providing:
    a. Improved and diverse leisure and volunteer opportunities through world renowned events.
    b. New employment opportunities to support the golf performance center.
    c. Promoting natural resources and preserving open space with landscape & building integration.

4. Chaska's strong sense of community values will be supported by the Hazeltine National improvements:
    a. Residents have another reason to be proud of Chaska. An enhanced premier golf experience will further reinforce the club as an unparalleled golf experience and help to generate interest for non-residents to come visit and experience the City's other amenities.
    b. Chaska's history with Hazeltine National is preserved and further strengthened. Since 1962, Hazeltine National has been intertwined with Chaska's development and identity. The proposed golf performance center is a testament to the success of that relationship as reinforces Hazeltine's reputation as a world class golf destination.

5. Project goals and guiding principles:
    a. Enhancement of the overall property by adding a new golf performance center.
    b. Improve the ability of the property to attract and cater to large-scale golf events such as the Ryder Cup and Women's PGA Championship while attracting significant interest for corporate investments.
    c. Further promote Hazeltine National and the City of Chaska as a highly desired golf destination.
    d. Focus on sustainable building & site initiatives in designing the new golf performance center.
    e. Create a complimentary design for the new golf performance center that naturally blends in with the existing architectural vernacular of Hazeltine.

<u>Contextualism and the Understanding of Place</u>

The new golf performance center is being proposed just west of the existing driving range and in a location currently used as a chipping area. The building will be strategically citied where direct access to the adjacent driving range and proposed putting and short courses can be provided. The building will be situated so all indoor/outdoor hitting bays align with the center of the existing driving range while the dining and lounge portions are aligned with views directly towards the proposed putting and short courses.

The golf performance center will be centralized between the existing clubhouse and new site amenities on the NW corner - villas, putting course and short course. The building will be approx. 665' south of Hazeltine Blvd & 950' east of Hundertmark Road so visibility to the golf performance center and any sound coming from the building will not affect the adjacent neighbors.

Since the overall golf course site is much larger than the scope of this improvement, our focus will be on the portion of the site closest to the existing driving range and any adjacent neighboring conditions along the North and West property lines. Adjacent property ownership along these lot lines is a mix of undeveloped City-owned parcels along with a mix of multi-family residential. The adjacent property building construction to the north is primarily one and two-story residential. The adjacent property building construction to the west is currently under construction and is assumed to be a four-story apartment building.

From a grading and drainage perspective, the proposed golf performance center is a natural extension of the villa, short course, and parking improvements. Runoff from the new impervious will be captured and treated within the Hazeltine property to City of Chaska and Carver County Watershed Management Organization standards.

Programming and Project Opportunity Development

Refer to the attached supporting documents.

May 31, 2024

Elizabeth Hanson
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318-1962

Dear Ms. Hanson:

Please see below and attached for responses to the Incomplete and Additional Items Needed Letter, dated May 17, 2024.

1. **Site Forces Exhibit**, showing:
   - The diagrammatic study of the site. The surrounding area should demonstrate an understanding and analysis of topography, hydrology, vertical relationships and the public views. (please provide a concept plan packet similar to the one supplied for the villas in March)
     Response: Please see the overall site, grading and utility plans included with the resubmittal documents showing how the GPC fits within the site.

2. **Narrative**, with these additives:
   - Explain additional traffic patterns and parking anticipation that will happen with the new performance center (i.e. how many more cars are expected to travel to the site for the performance center)
     Response: Please see updated trip generation memo included with the resubmittal documents.

   - Square footage, height and capacity of the performance center?
     Response: Currently, the footprint of the proposed GPC is 8,785 SF and it is 23' tall above FFE. If fully occupied, the capacity is 66 occupants inside and 48 on the patio.

   - Load information and electric needs for performance center?
     Response: 1,200 amps, 3 phase. This information has been provided to Chaska Electric separately.

   - Will the building planned to be fire sprinkled?
     Response: Yes.

   - Explain the overall long-term vision for the golf course (10 years out). Should we expect any other additions or proposals to the site?
     Response: HNGC's planned improvements within this timeframe are limited to improvements to the existing main course. These improvements will not change the use or area of the main course.

- Concept or example pictures of the type of amenities proposed within the building.
  Response: Please see the updated Architectural Design Elements document included with the resubmittal documents.

3. **Concept Site Plan**, showing:
   - Location of north-south utility corridor in relation to performance center
     Response: Please see existing utility locations in the overall plan sheets noted in the response to item #1 above.

Sincerely,



Brady Busselman, P.E.

SUBJECT PROPERTY

Property Description:

Outlot 1, Hazeltine Acres, according to the recorded plat thereof.

and

All that part of Lot 6, Hazeltine Acres, according to the recorded plat thereof, which lies easterly of the northerly extension of the east line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 116 North, Range 23 West of the 5th Principal Meridian.

Except those parts of said Outlot 1 and Lot 6 embraced within Chaska Commons.

Carver County, Minnesota.

Being Registered land as is evidenced by Certificate of Title No. 37446.0.

SURVEY NOTES

1. The bearing system is based on the Carver County coordinate system, NAD83 (1986 Adjust), with an assumed bearing of N 89°22'54"W for the North line of the Northwest Quarter, Section 28 , Township 116 , Range 23.
2. The vertical datum is based on NAVD88. The originating bench marks are HAZE MNDT and 1008 M, both referenced from the MnDOT Geodetic Database.

   BENCHMARK #1
   TNH. Elev.=976.24

   BENCHMARK #2
   TNH. Elev.=949.30
3. Evidence of underground utilities existing on or serving the surveyed property is shown per a Gopher State One Call (GSOC) request was placed on 01/03/2024 and assigned GSOC Ticket No. 240031123

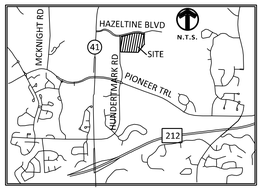
   Utility information shown hereon is a compilation of provided map information and those visible utilities and marked utilities which were located during the survey field work. Utility suppliers often do not respond to locate requests in the field but may provide maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.

LEGEND

- FOUND MONUMENT
- FOUND CAST IRON MONUMENT
- SET MONUMENT MARKED LS 53642
- GATE VALVE / HYDRANT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- TRANSFORMER
- LIGHT
- MAILBOX
- SIGN
- GAS VALVE
- COMMUNICATION PEDESTAL
- VAULT/HANDHOLE
- SPOT ELEVATIONS
- DECIDUOUS TREE
- CONIFEROUS TREE

- (100.00) PLAT DIMENSION
- BITUMINOUS CURB
- CONCRETE CURB
- CHAIN LINK FENCE
- CONTOUR
- RETAINING WALL
- POND / WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- DRAIN PIPE
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- (##) REGULAR PARKING STALL COUNT

VICINITY MAP



NORTH

0 60 120

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

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

Print Name: Jared Averbeck

Date 3/28/2024 License # 53642

PRELIMINARY	DRAWN BY JJA
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY JJA
CONSTRUCTION DOCUMENTS	PROJECT NO. 52736

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EXISTING CONDITIONS

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C2.01

24.15 (LMS TECH) | JARED AVERBECK | 2/7/2024 9:56:47 AM
L:\PROJECTS\52736\DATA\SURVEY\SHEETS\52736 ALTA DWG\EX COND 22X40



LEGEND

PROPOSED / EXISTING

- BOUNDARY LINE
- CONCRETE CURB
- EASEMENT LINE
- BUILDING LINE
- RETAINING WALL
- WETLAND
- TREE LINE
- SAW CUT LINE
- SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY
- SIGN
- BOLLARD
- (##) PARKING STALL COUNT
- (1) KEY NOTE
- LIGHT POLE (BY OTHERS)

- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- MILL & OVERLAY

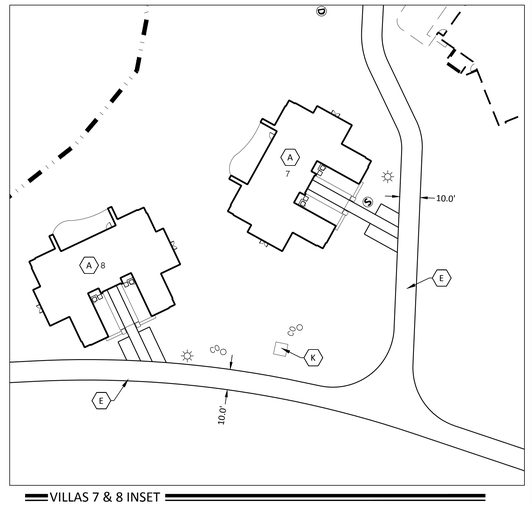
DEVELOPMENT SUMMARY

AREA		
NET SITE AREA	1,436,265 SF	32.97 AC
PARKING SUMMARY		
STANDARD PROVIDED		310 STALLS
ADA PROVIDED		8 STALLS
PROOF OF PARKING		37 STALLS

SETBACKS	
BUILDING SETBACK (NORTH)	30 FT
BUILDING SETBACK (SOUTH)	100 FT
PARKING SETBACK	10 FT
ZONING	
EXISTING ZONING	OPEN (O)
PROPOSED ZONING	PDD
PLANTING ISLAND AREA CALCULATIONS	
REQUIRED PLANTING ISLAND AREA	10%
TOTAL PARKING AREA	95,547 SF
TOTAL PLANTING ISLAND AREA	15,112 SF
PROVIDED PLATING ISLAND AREA	15.82%

KEY NOTES

A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B. B-612 CONCRETE CURB AND GUTTER
C. BITUMINOUS TRAIL
D. MONUMENT SIGN - RELOCATE EXISTING (NO FOOTINGS)
E. SERVICE ROAD
F. ACCESSIBLE RAMP
G. ACCESSIBLE STALL STRIPING
H. ACCESSIBLE PARKING SIGN
I. AUTOMATIC GATE
J. FIRE ACCESS DRIVE
K. TRANSFORMER



NORTH
SCALE 0 30 60 IN FEET

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

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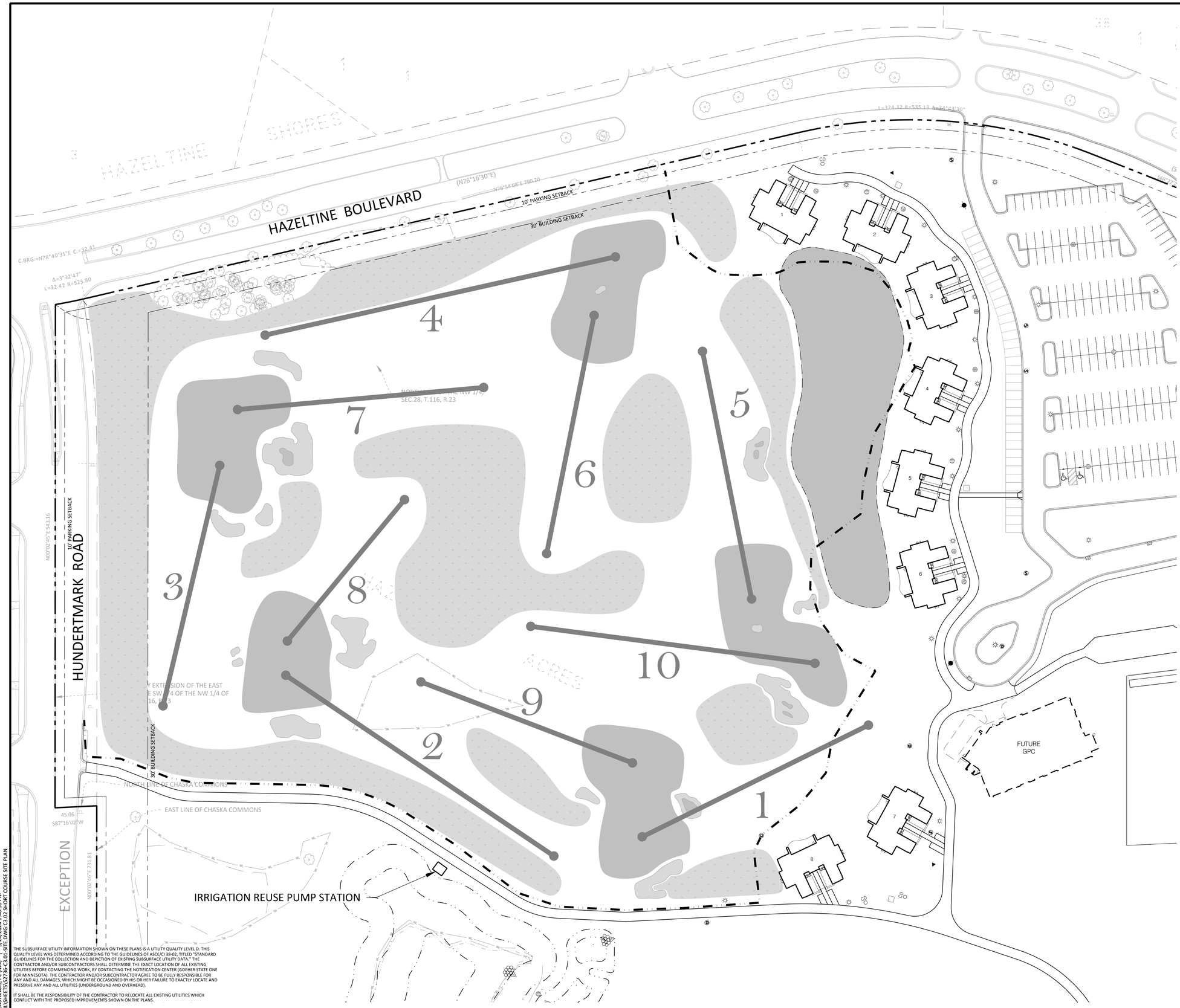
SITE PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET C3.01
3 OF 24
REV. #

24-15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 5/24/2024 1:48:58 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.01_SITE.DWG C3.01 SITE PLAN



LEGEND

PROPOSED	EXISTING		
		BOUNDARY LINE	GREENS
		CONCRETE CURB	NATIVE
		EASEMENT LINE	BUNKERS
		BUILDING LINE	FAIRWAY
		RETAINING WALL	
		WETLAND	
		TREE LINE	
		SAW CUT LINE	
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY	
		SIGN	
		BOLLARD	
		LIGHT POLE (BY OTHERS)	

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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NORTH
0 40 80
SCALE IN FEET

24-15 LIMS TECH | EMILY CASTANIAS, PE (MN) | 5/24/2024 1:48:58 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C3.02-SITE.DWG C3.02 SHORT COURSE SITE PLAN

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1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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DL3 LOVE GOLF DESIGN

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Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

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PERMIT SUBMITTAL
GRADING - 5/24/2024
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
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PROJECT NO. 52736

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SHORT COURSE SITE PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET C3.02
4 OF 24
REV.



LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
		WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
(##)		PARKING STALL COUNT
☼		LIGHT POLE (BY OTHERS)

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NORTH

0 80 160
SCALE IN FEET

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1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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SITE PLAN AERIAL OVERLAY

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SHEET C3.03
5 OF 24
REV.

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L:\PROJECTS\2752\CAD\CIVIL\SHEETS\52736-C3.03-SITE DWG C3.03 SITE PLAN AERIAL OVERLAY

BIRDIE LANE

PHASE 1 GRADING LIMIT

FFE=959.25

FFE=964.00

FFE=970.10

FFE= 973.50

FFE= 973.00

FFE= 972.50

FFE= 969.50

FUTURE GPC
FFE= 965.15

EARLY GRADING SCOPE FOR VILLAS IS LIMITED TO THE FOLLOWING ACTIVITIES:
PAD PREP, INCLUDING INSTALLATION OF EROSION CONTROL, TOPSOIL STRIP AND STOCKPILE, SOIL CORRECTIONS, AND CUT/FILL TO ESTABLISH VILLA SUBGRADE AT APPROXIMATELY 1' BELOW FFE

VILLA/SITE IMPROVEMENTS PROJECT LIMITS

SHORT COURSE PROJECT LIMITS

SEE INSET THIS SHEET

RE:987.54
IE:966.04 SW
IE:970.64 SE

RE:977.68
IE:966.98

LEGEND

PROPOSED	EXISTING	
		BOUNDARY LINE
		CONCRETE CURB
		STORM SEWER
		DRAINTILE
		BUILDING LINE
		RETAINING WALL
902	902	CONTOUR
	WL	WETLAND
		TREE LINE
902.50	902.50	SPOT ELEVATIONS
		RIPRAP
EOF 902.50		OVERFLOW ELEV.
	ST_ IE 999.9	SOIL BORING
		LIMITS OF DISTURBANCE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

CONCRETE PAVING
CONCRETE SIDEWALK
PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

VILLAS 7 & 8 INSET

NORTH
0 30 60
SCALE IN FEET

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Date _____ License # _____

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GRADING PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET C4.01 OF 24 REV.

HAZELTINE BOULEVARD

HUNDERTMARK ROAD

EXCEPTION

EARLY GRADING SCOPE FOR VILLAS IS LIMITED TO THE FOLLOWING ACTIVITIES:
PAD PREP, INCLUDING INSTALLATION OF EROSION CONTROL, TOPSOIL STRIP AND STOCKPILE, SOIL CORRECTIONS, AND CUT/FILL TO ESTABLISH VILLA SUBGRADE AT APPROXIMATELY 1' BELOW FFE

SHORT COURSE GRADING DESIGN BUILD BY OTHERS

SHORT COURSE CONTRACTOR SHALL ADJUST GRADES TO PROVIDE FILL OR ACCEPT SPOIL FROM VILLA/SITE IMPROVEMENTS AS NECESSARY

CONTRACTOR TO PROTECT WETLAND AT ALL TIMES CURING CONSTRUCTION

20' WETLAND BUFFER

SHORT COURSE PROJECT LIMITS

VILLA/SITE IMPROVEMENTS PROJECT LIMITS

PHASE 1 GRADING LIMIT

PROPOSED NURP POND
NWL = 943.74
100-YR HWL = 950.15

PROPOSED FILTRATION BASIN
BOTTOM = 947
100-YR HWL = 950.15

LOT 6

LEGEND

PROPOSED	EXISTING
	BOUNDARY LINE
	CONCRETE CURB
	STORM SEWER
	DRAINTILE
	BUILDING LINE
	RETAINING WALL
902	CONTOUR
	WETLAND
	TREE LINE
902.50	SPOT ELEVATIONS
	RIPRAP
EOF 902.50	OVERFLOW ELEV.
	SOIL BORING
	LIMITS OF DISTURBANCE
	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

CONCRETE PAVING
CONCRETE SIDEWALK
SHORT COURSE (BY OTHERS)

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NORTH
0 40 80
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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Date _____ License # _____

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GRADING PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C4.02
7 OF 24
REV.

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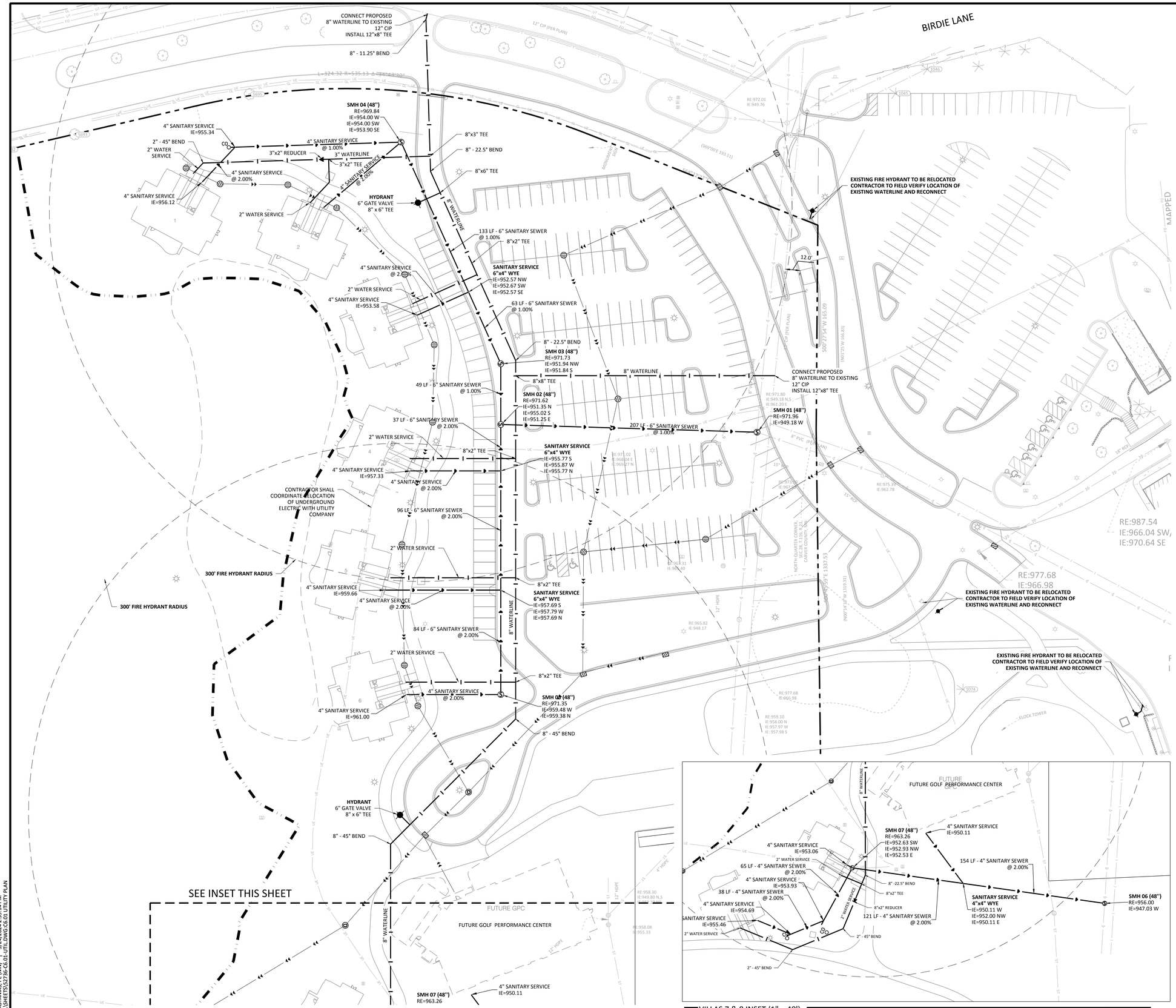

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

UTILITY CONSTRUCTION NOTES

1. THE UTILITY IMPROVEMENTS FOR THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD UTILITIES SPECIFICATIONS" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), EXCEPT AS MODIFIED HEREIN. CONTRACTOR SHALL OBTAIN A COPY OF THESE SPECIFICATIONS.
   a. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIRMENTS, INCLUDING BUT NOT LIMITED TO CITY, DEPARTMENT OF LABOR AND INDUSTRY AND MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
   b. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP WATERMAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE THE LIABILITY OF CONTRACTOR.
   c. A MINIMUM VERTICAL SEPARATION OF 18 INCHES, AND HORIZONTAL SEPARATION OF 10-FEET, BETWEEN OUTSIDE PIPE AND/OR STRUCTURE WALLS, IS REQUIRED AT ALL WATERMAIN AND SEWER CROSSINGS.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HEREIN.
   a. ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
   b. ALL SANITARY SEWER TO BE PVC SDR-35, UNLESS NOTED OTHERWISE.
   i. ALL SANITARY SEWER SERVICES TO BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   ii. ALL SANITARY SEWER WITHIN 10 FEET OF, CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   c. ALL WATERMAIN TO BE DUCTILE IRON - CLASS 52, OR PVC C-900, UNLESS NOTED OTHERWISE.
   i. ALL WATERMAIN TO HAVE 7.5-FEET OF COVER OVER TOP OF WATERMAIN.
   ii. PROVIDE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS ON ALL WATERMAIN JOINTS PER CITY STANDARDS.
   iii. WHERE A SEWER LINE CROSSES A WATER SERVICE, THE WATER SERVICE SHALL NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
   d. ALL STORM SEWER PIPE TO BE SMOOTH INTERIOR DUAL WALL HDPE PIPE WITH WATERTIGHT GASKETS, UNLESS NOTED OTHERWISE.
   i. ALL STORM SEWER CROSSING ABOVE, OR WITHIN 12-INCHES BELOW, A POTABLE WATER LINE SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   ii. ALL STORM SEWER PIPE FOR ROOF DRAIN SERVICES TO THE BUILDING, OR WITHIN 10' OF A BUILDING, SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING (SEE TABLE 701.2 OF 2020 MN PLUMBING CODE).
   e. RIP RAP SHALL BE MN/DOT CLASS 3.
3. COORDINATE ALL BUILDING SERVICE CONNECTION LOCATIONS AND INVERT ELEVATIONS WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL BUILDING STORM SEWER CONNECTIONS (WITH FIVE FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 5-FEET OF COVER IS ACHIEVED.
5. ALL BUILDING SANITARY AND WATER SERVICE CONNECTIONS WITH 7.5 FEET OR LESS COVER ARE TO BE INSULATED FROM BUILDING TO POINT WHERE 7.5 FEET OF COVER IS ACHIEVED.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
7. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
8. ALL AREAS OUTSIDE THE PROPERTY BOUNDARIES THAT ARE DISTURBED BY UTILITY CONSTRUCTION SHALL BE RESTORED IN KIND. SODDED AREAS SHALL BE RESTORED WITH 6 INCHES OF TOPSOIL PLACED BENEATH THE SOD.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
10. ALL SOILS TESTING SHALL BE COMPLETED BY AN INDEPENDENT SOILS ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. THE UTILITY BACKFILL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND SOIL INSPECTIONS WITH THE SOILS ENGINEER. A GEOTECHNICAL ENGINEERING REPORT HAS BEEN COMPLETED BY:COMPANY:
    ADDRESS:
    PHONE:
    DATED:
    CONTRACTOR SHALL OBTAIN A COPY OF THIS SOILS REPORT.
11. CONTRACTOR SHALL SUBMIT 2 COPIES OF SHOP DRAWINGS FOR MANHOLE AND CATCH BASIN STRUCTURES TO SAMBATEK. CONTRACTOR SHALL ALLOW 5 WORKING DAYS FOR SHOP DRAWING REVIEW.
12. CONTRACTOR AND MATERIAL SUPPLIER SHALL DETERMINE THE MINIMUM DIAMETER REQUIRED FOR EACH STORM SEWER STRUCTURE.
13. THE UNDERGROUND STORMWATER SYSTEM SHOWN ON THE UTILITY PLAN AND THE DETAIL SHEETS IS FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE MINIMUM STORAGE REQUIREMENTS AND THE SYSTEM ELEVATIONS. THE CONTRACTOR (WITH THEIR SUPPLIER OR DESIGNER) SHALL SUBMIT DESIGN DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE DESIGN DRAWINGS SHALL DEPICT THE FINAL LAYOUT AND DETAILS FOR CONSTRUCTION. THE DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER FOR THE STATE IN WHICH THE PROJECT IS CONSTRUCTED. THE SUBMITTAL SHALL INCLUDE ALL NECESSARY PRODUCT INFORMATION, DESIGN CALCULATIONS AND BEDDING REQUIREMENTS FOR THE PROPOSED STORMWATER SYSTEM. FOLLOWING CONSTRUCTION, THE CERTIFYING ENGINEER SHALL SUBMIT A LETTER TO THE OWNER AND ENGINEER INDICATING THEY OBSERVED THE INSTALLATION AND THE INSTALLATION OF THE STORMWATER SYSTEM WAS IN CONFORMANCE WITH THE CERTIFIED DRAWINGS.
14. THE UTILITY DESIGN DOES NOT INCLUDE WATERMAIN ELEVATIONS. THE CONTRACTOR SHALL INSTALL WATERMAIN AT DEPTHS REQUIRED BY APPLICABLE AGENCIES AND SHALL DETERMINE LOCATIONS OF CONFLICTS WITH OTHER UTILITIES AND INCLUDE THE REQUIRED EFFORTS TO AVOID CONFLICTS (BENDS, MATERIAL CHANGES, ETC.) IN THEIR BIDS.
15. CONTRACTOR SHALL PROVIDE RECORD PLANS AS REQUIRED BY PERMITTING AGENCIES.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VILLAS 7 & 8 INSET (1" = 40')

NORTH

0 30 60

SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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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.

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY	
DESIGN REVIEW	
PERMIT SUBMITTAL GRADING - 5/24/2024	
CONSTRUCTION DOCUMENTS	
DRAWN BY	EC/JHB
DESIGNED BY	EC/JHB
CHECKED BY	BB
PROJECT NO.	52736

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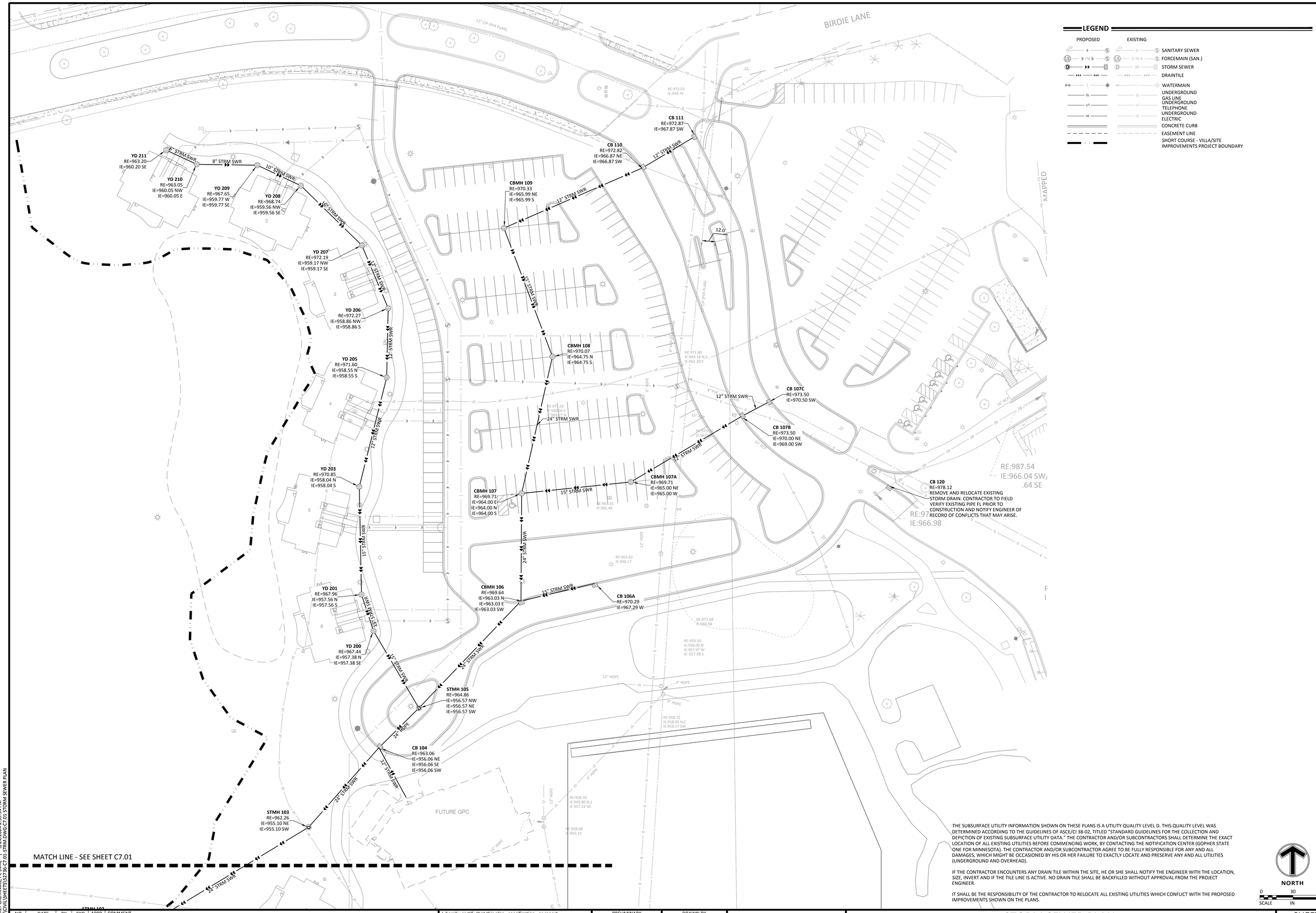
UTILITY PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C6.01
14 OF 24
REV. #

24.15 (LMS TECH) | EMILY CASTANAS, PE (MN) | 5/24/2024 2:39:14 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C6.01-UTILDWG-C6.01 UTILITY PLAN



LEGEND

PROPOSED	EXISTING
	SANITARY SEWER
	FORCEMAIN (SAN.)
	STORM SEWER
	DRAINTILE
	WATERMAIN
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	CONCRETE CURB
	EASEMENT LINE
	SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

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IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NORTH

SCALE 0 30 60 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
1	4/25/2024	JHB	EJC	BDB	CITY REVIEW COMMENTS
2	05/24/2024	EJC	BDB	BDB	GRADING PERMIT SUBMITTAL

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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.

Print Name: BRADY BUSSELMAN, P.E.

Date _____ License # _____

PRELIMINARY
DESIGN REVIEW
PERMIT SUBMITTAL
GRADING - 5/24/2024
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB
DESIGNED BY EC/JHB
CHECKED BY BB
PROJECT NO. 52736

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STORM SEWER PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET C7.01
15 OF 24
REV. #

24-15 (LMS TECH) | EMILY CASTANIAS, PE (MN) | 5/24/2024 2:39:34 PM
J:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C7.01 STORM SEWER PLAN.DWG

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER
LS FM S	LS FM S	FORCEMAIN (SAN.)
D	D	STORM SEWER
		DRAINTILE
		WATERMAIN
GL	GL	UNDERGROUND GAS LINE
UT	UT	UNDERGROUND TELEPHONE
UE	UE	UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE
		SHORT COURSE - VILLA/SITE IMPROVEMENTS PROJECT BOUNDARY

HAZELTINE NATIONAL GOLF CLUB

HUNDE

8" DIP (PER PLAN)

18" RCP

15" RCP

21" RCP

24" RCP

24" RCP

RE:947.81
IE:943.49

RE:948.01
IE:935.02 N.S
IE:943.25 SW

RE:948.50
IE:934.80

RE:949.24
IE:934.35 SW
IE:935.50 E
IE:935.64 NW

RE:940.71
IE:934.58 W
IE:934.69 N

RE:950.83
IE:940.27 E
IE:934.43 W

RE:950.79
IE:940.48 E
IE:940.44 W

24" RCP

28" RCP

18" HDPE

IE:941.44

IE:942.66

IE:943.74

IE:943.45

24" HDPE

MATCH LINE - SEE SHEET C7.01

STMH 105
RE=964.86
IE=956.57 NW
IE=956.57 NE
IE=956.57 SW

24" HDPE

CB 104
RE=963.06
IE=956.06 NE
IE=956.06 SE
IE=956.06 SW

24" STRM SWR

24" STRM SWR

STMH 103
RE=962.26
IE=955.10 NE
IE=955.10 SW

24" STRM SWR

STMH 102
RE=955.68
IE=951.68 NE
IE=951.68 SW

24" STRM SWR

FES 100
RE=950.71
IE=949.00 E

30" STRM SWR

STMH 101
RE=953.83
IE=949.83 NE
IE=949.33 W

FES 300
IE=943.75 SE

12" STRM SWR

OCS 305
RE=949.00
IE=943.74 E
IE=943.63 W

FES 306
IE=943.74 W

18" STRM SWR

OCS 301
RE=951.00
IE=947.50 SE
IE=944.47 NE
IE=944.00 NW

18" STRM SWR

FES 302
IE=947.00 NW

FES 304
IE=947.00 SE

15" STRM SWR

FES 303
IE=947.50 NW

FUTURE GPC

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NORTH

SCALE 0 30 60 IN FEET

NO	DATE	BY	CKD	APPR	COMMENT
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Date _____ License # _____

PRELIMINARY

DESIGN REVIEW

PERMIT SUBMITTAL
GRADING - 5/24/2024
CONSTRUCTION DOCUMENTS

DRAWN BY EC/JHB

DESIGNED BY EC/JHB

CHECKED BY BB

PROJECT NO. 52736

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STORM SEWER PLAN

HAZELTINE NATIONAL GOLF CLUB
SHORT COURSE, VILLA & PARKING IMPROVEMENTS
PRELIMINARY
CHASKA, MINNESOTA

SHEET
C7.02
16 OF 24
REV. #

24-15 (LMS TECH) | EMILY CASTINIAS, PE (MN) | 5/24/2024 2:39:34 PM
L:\PROJECTS\52736\CAD\CIVIL\SHEETS\52736-C7.01-STRM.DWG C7.02 STORM SEWER PLAN



Hazeltine National Golf Club

GOLF PERFORMANCE CENTER

Concept Site Plan Review

shea

MAY 7, 2024

8961.02

CONTEXT | SITE IMAGES









CONTEXT | SITE IMAGES







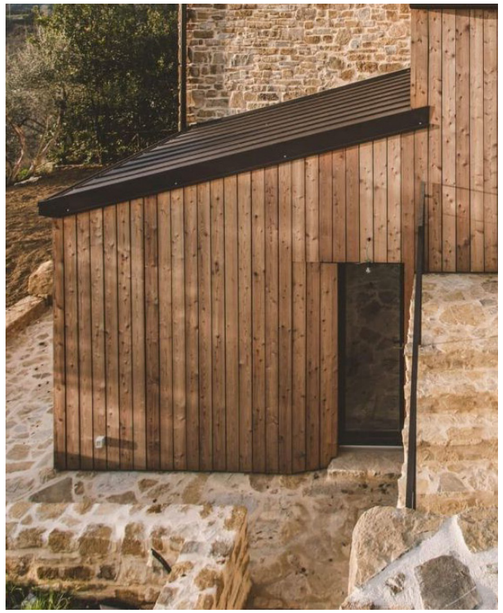


CONCEPTUAL SENSING | OVERALL

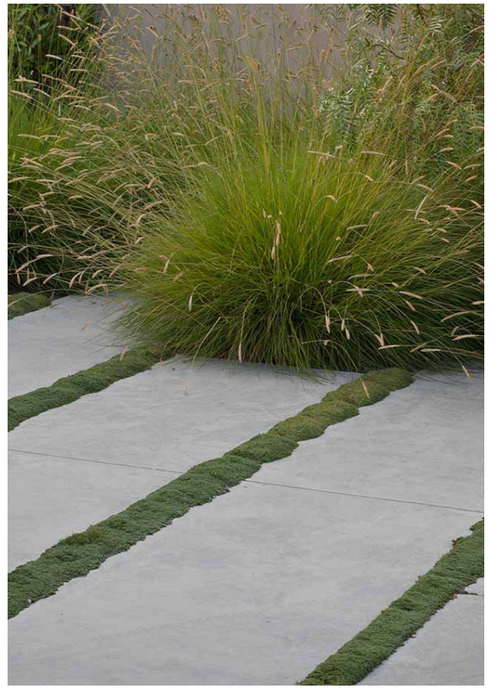












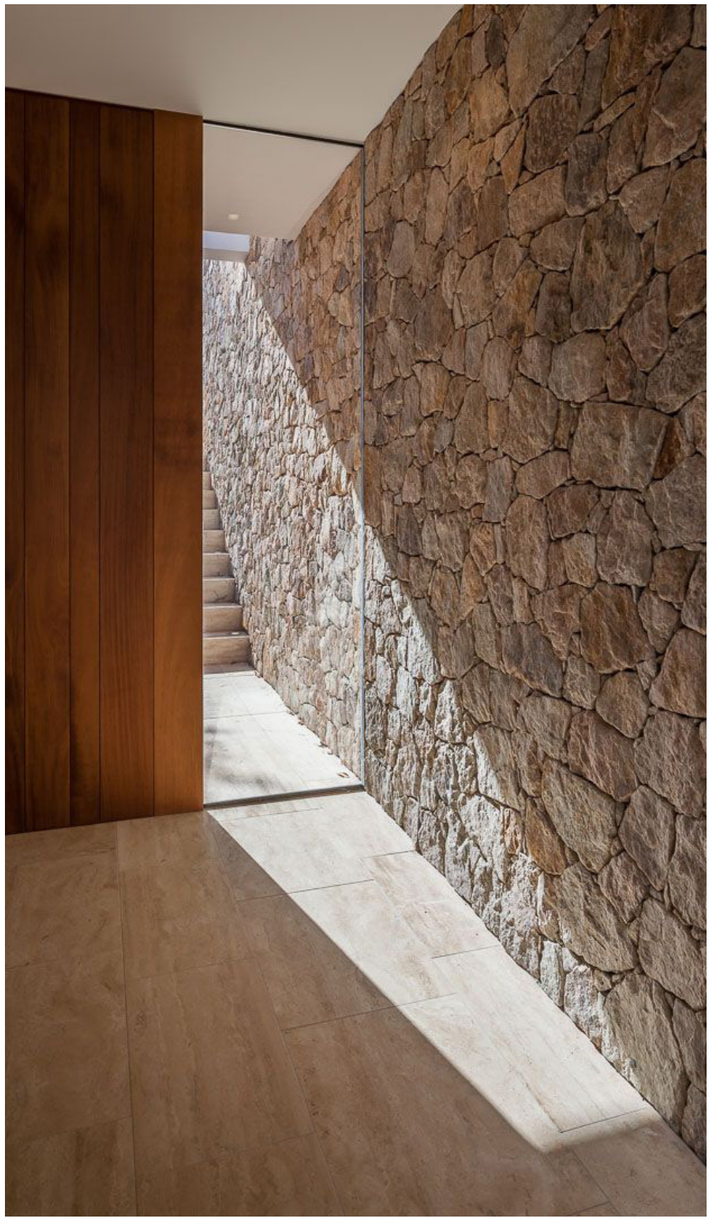


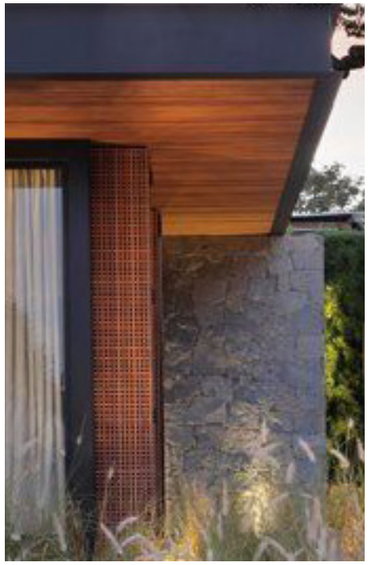
CONCEPTUAL DESIGN | MATERIALS













CONCEPTUAL DESIGN | INTERIOR AMENITIES















Thank you

shea

sheadesign.com

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **June 17, 2024**

Paid and Unpaid Invoices:
Check #'s 351694-351914 **$2,289,948.02**

Paid Electronic Invoices:
Wire #'s 4188-4197 **$439,375.14**

Amount for Approval-Council Meeting:
June 17, 2024 **$2,729,323.16**

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
100006 SCOTT A HUTNICK										
127821		05/31/2024	061124	351701	450.00	450.00	06/15/2024	INV	PD	May Animal Control
CHECK DATE: 06/11/2024										
109767 A&J OUTDOOR POWER LLC										
13819		05/16/2024	061824	351714	201.08	201.08	06/16/2024	INV	PD	PARTS FOR X-MARK MOWER
CHECK DATE: 06/18/2024										
106208 ATHLACTION HOLDINGS LLC										
CB202405_00027		05/31/2024	061824	351715	359.58	359.58	06/10/2024	INV	PD	May ActiveNet Chargeba
CHECK DATE: 06/18/2024										
103825 ACUSHNET COMPANY										
0100114437		05/30/2024	061824	351716	93.89	93.89	06/29/2024	INV	PD	LATE FEES 2021-2023
CHECK DATE: 06/18/2024										
100036 ADAM'S PEST CONTROL INC (NEED UPDATED W-9)										
3913170		05/21/2024	061824	351717	188.33	188.33	06/20/2024	INV	PD	PEST CONTROL
CHECK DATE: 06/18/2024										
3913389		05/21/2024	061824	351717	43.35	43.35	06/20/2024	INV	PD	PEST CONTROL FOR FLIES
CHECK DATE: 06/18/2024										
3913454		05/21/2024	061824	351717	70.17	70.17	06/20/2024	INV	PD	BUG LIGHT LEASE
CHECK DATE: 06/18/2024										
					301.85					
106669 ADIDAS AMERICA INC										
6161388710		05/29/2024	061824	351718	336.00	336.00	07/28/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC										
8555665		05/31/2024	061824	351719	225.13	225.13	07/05/2024	INV	PD	May Collection Commiss
CHECK DATE: 06/18/2024										
100843 AH HERMEL CANDY & TOBACCO CO										
1022696		05/30/2024	061824	351720	140.47	140.47	06/30/2024	INV	PD	WATER FOR FD
CHECK DATE: 06/18/2024										

Report generated: 06/14/2024 07:18
User: 8482mrob
Program ID: apinvlst

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1022992		06/05/2024	061824	351720	2,396.47	2,396.47	07/05/2024	INV	PD	Concession Resale
CHECK DATE: 06/18/2024										
100102 ANCOM COMMUNICATIONS INC					2,536.94					
121666		05/22/2024	061824	351721	255.00	255.00	06/21/2024	INV	PD	E11 HEADSET REPAIR
CHECK DATE: 06/18/2024										
121745		05/29/2024	061824	351721	4,782.42	4,782.42	06/28/2024	INV	PD	SPEAKERS FOR TEMP FD F
CHECK DATE: 06/18/2024										
121945		06/03/2024	061824	351721	4,798.35	4,798.35	07/03/2024	INV	PD	ANNUAL MAINTENANCE CON
CHECK DATE: 06/18/2024										
100119 SHAKOPEE VALLEY FORD					9,835.77					
380972FOW		06/03/2024	061824	351722	33.64	33.64	07/03/2024	INV	PD	#709 WINDSHIELD WASHER
CHECK DATE: 06/18/2024										
106918 ARTHUR CLESEN INC										
14692-00		05/13/2024	061824	351723	6,208.96	6,208.96	06/12/2024	INV	PD	IRRIGATION CONTROLLER
CHECK DATE: 06/18/2024										
15225-00		05/29/2024	061824	351723	6,200.93	6,200.93	06/29/2024	INV	PD	IRRIGATION CONTROLLER
CHECK DATE: 06/18/2024										
111842 ASKE PROPERTIES LLC					12,409.89					
127983		06/11/2024	061824	351724	57,150.00	57,150.00	07/11/2024	INV	PD	Final 50% Fire Suppres
CHECK DATE: 06/18/2024										
100146 ASPEN MILLS INC										
334000		06/05/2024	061824	351725	113.90	113.90	07/05/2024	INV	PD	DUTY UNIFORM-SIMMONS
CHECK DATE: 06/18/2024										
334001		06/05/2024	061824	351725	55.25	55.25	07/05/2024	INV	PD	DUTY UNIFORM-CLARKSEAN
CHECK DATE: 06/18/2024										
334002		06/05/2024	061824	351725	14.85	14.85	07/05/2024	INV	PD	DUTY UNIFORM-JOHNSON
CHECK DATE: 06/18/2024										
334003		06/05/2024	061824	351725	254.59	254.59	07/05/2024	INV	PD	DUTY UNIFORM-FILREIS
CHECK DATE: 06/18/2024										

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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109997 GARY ALLEN BARNES										
127877		05/26/2024	061824	351726	145.00	145.00	06/17/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
100174 BAUER BUILT TIRE AND BATTERY										
180302215		05/31/2024	061824	351727	589.92	589.92	07/15/2024	INV	PD	#45 CCC TIRES
CHECK DATE: 06/18/2024										
180302334		06/06/2024	061824	351727	615.00	615.00	07/15/2024	INV	PD	#1222 SQUAD TIRES
CHECK DATE: 06/18/2024										
					1,204.92					
100180 BEAR COMMUNICATIONS INC										
5732586		05/23/2024	061824	351728	226.21	226.21	06/22/2024	INV	PD	COURSE RADIO
CHECK DATE: 06/18/2024										
105387 BENJAMIN BUS INC										
128036		06/06/2024	061824	351729	525.00	525.00	06/12/2024	INV	PD	Treks & Trails May Fie
CHECK DATE: 06/18/2024										
100188 BERRY COFFEE COMPANY										
1008770		05/29/2024	061824	351730	115.88	115.88	06/29/2024	INV	PD	CCC coffee
CHECK DATE: 06/18/2024										
100196 BIFFS INC										
INV19668		06/01/2024	061824	351731	400.00	400.00	06/29/2024	INV	PD	EMPTY FD BATHROOM TRAI
CHECK DATE: 06/18/2024										
INV19933		06/06/2024	061824	351731	400.00	400.00	07/04/2024	INV	PD	EMPTY FD BATHROOM TRAI
CHECK DATE: 06/18/2024										
					800.00					
100201 BCBSM INC										
240531332217		05/31/2024	061124	351702	201,216.26	201,216.26	06/20/2024	INV	PD	JUL EMP INS PREM-MEDIC
CHECK DATE: 06/11/2024										
102279 BOLTON & MENK INC										
0336289		05/21/2024	061824	351732	296.00	296.00	06/30/2024	INV	PD	FUNDING SUPPORT-BIG WO

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: 06/18/2024										
0336321		05/21/2024	061824	351732	52,313.63	52,313.63	06/30/2024	INV	PD	TH41 & CSAH 61 IMPROVE
CHECK DATE: 06/18/2024										
0336322		05/21/2024	061824	351732	35,518.00	35,518.00	06/30/2024	INV	PD	2024 DT ST PROJECT
CHECK DATE: 06/18/2024										
					88,127.63					
100214 BORDER STATES INDUSTRIES INC										
928433152	240129	05/28/2024	061824	351733	5,638.92	5,638.92	06/25/2024	INV	PD	96-ELBW LOAD BRK 1/0 A
CHECK DATE: 06/18/2024										
928433170	240129	05/28/2024	061824	351733	153.79	153.79	06/25/2024	INV	PD	96-ELBW LOAD BRK 1/0 A
CHECK DATE: 06/18/2024										
928507409	240145	06/10/2024	061824	351733	996.27	996.27	07/25/2024	INV	PD	9 -SPLICE KITS 3M 3/0
CHECK DATE: 06/18/2024										
928515204	240147	06/11/2024	061824	351733	2,065.26	2,065.26	07/25/2024	INV	PD	6 - SWITCH OH 900 AMP
CHECK DATE: 06/18/2024										
					8,854.24					
100226 BRAUN INTERTEC CORPORATION										
B386890		05/30/2024	061824	351734	7,550.00	7,550.00	06/30/2024	INV	PD	PUBLIC SAFETY CAMPUS
CHECK DATE: 06/18/2024										
B386952		05/30/2024	061824	351734	4,005.50	4,005.50	06/30/2024	INV	PD	CREEK RD UTILITY & ST/
CHECK DATE: 06/18/2024										
B386962		05/30/2024	061824	351734	1,682.00	1,682.00	06/30/2024	INV	PD	CREEK RD UTILITY, ST I
CHECK DATE: 06/18/2024										
					13,237.50					
112025 BROWN, ELAINE T										
10006525		06/04/2024	061824	351735	105.14	105.14	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
112026 BUTTRAM, TIMOTHY										
10009021		06/04/2024	061824	351736	85.15	85.15	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
100275 CALLAWAY GOLF										
938334368		05/28/2024	061824	351737	117.48	117.48	09/25/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
938340008		05/28/2024	061824	351737	777.60	777.60	09/25/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938340009		05/28/2024	061824	351737	117.48	117.48	09/25/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938350016		05/29/2024	061824	351737	135.00	135.00	07/28/2024	INV	PD	LOOP RESALE
CHECK DATE: 06/18/2024										
938353570		05/30/2024	061824	351737	117.48	117.48	09/27/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938362843		05/30/2024	061824	351737	6,500.00	6,500.00	08/28/2024	INV	PD	RANGE BALLS
CHECK DATE: 06/18/2024										
938362844		05/30/2024	061824	351737	117.48	117.48	09/27/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938362845		05/30/2024	061824	351737	330.00	330.00	09/27/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938366792		05/31/2024	061824	351737	117.48	117.48	09/28/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938385097		06/03/2024	061824	351737	235.00	235.00	10/01/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
938400992		06/05/2024	061824	351737	135.00	135.00	08/04/2024	INV	PD	LOOP RESALE
CHECK DATE: 06/18/2024										
938418292		06/07/2024	061824	351737	370.00	370.00	08/06/2024	INV	PD	LOOP RESALE
CHECK DATE: 06/18/2024										
					9,070.00					
100285 CARVER COUNTY										
127997		06/12/2024	061824	351738	150.00	150.00	07/01/2024	INV	PD	Forfeiture - Seizure C
CHECK DATE: 06/18/2024										
100314 CARVER COUNTY IS/GIS DEPT										
INTINV-519		05/24/2024	061824	351739	6,586.01	6,586.01	06/24/2024	INV	PD	GIS SHARED POSITION ~
CHECK DATE: 06/18/2024										
100323 CDW GOVERNMENT INC										
RN54414		05/30/2024	061824	351740	69.99	69.99	06/29/2024	INV	PD	HEADSETS FOR ELECTRIC
CHECK DATE: 06/18/2024										
RN60373		05/30/2024	061824	351740	1,484.28	1,484.28	06/29/2024	INV	PD	MONITORS FOR BLDG INSP
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100332 CENTERPOINT ENERGY RESOURCES CORP					1,554.27					
105010300/MAY24 CHECK DATE: 06/13/2024		06/04/2024	061324	351709	1,959.37	1,959.37	07/02/2024	INV	PD	MAY 3210 CHASKA BLVD G
109045922/MAY24 CHECK DATE: 06/13/2024		06/05/2024	061324	351709	8,269.72	8,269.72	07/03/2024	INV	PD	MAY 1661 PARK RIDGE DR
109052076/MAY24 CHECK DATE: 06/13/2024		06/05/2024	061324	351709	3,136.64	3,136.64	07/03/2024	INV	PD	MAY 1661 PARK RIDGE DR
64030791582/MAY24 CHECK DATE: 06/13/2024		06/04/2024	061324	351709	17.16	17.16	07/02/2024	INV	PD	MAY 216 W 4TH ST GAS S
100337 QWEST CORPORATION					13,382.89					
692020753 CHECK DATE: 06/11/2024		06/01/2024	061124	351703	350.67	350.67	07/01/2024	INV	PD	JUN SIP PHONE BILL
692232695 CHECK DATE: 06/11/2024		06/01/2024	061124	351703	849.06	849.06	07/01/2024	INV	PD	JUN INTERNET SERVICE
100379 CITY OF CHANHASSEN					1,199.73					
127851 CHECK DATE: 06/18/2024		05/29/2024	061824	351741	821.10	821.10	07/03/2024	INV	PD	transportation - Lion
127852 CHECK DATE: 06/18/2024		05/29/2024	061824	351741	715.30	715.30	07/03/2024	INV	PD	lunch, museum admissio
100368 CHASKA LAUNDRY CENTER					1,536.40					
5649 CHECK DATE: 06/11/2024		05/31/2024	061124	351704	162.34	162.34	06/20/2024	INV	PD	MAY TOWELS-TC
110240 CINTAS CORPORATION NO 2										
5213245563 CHECK DATE: 06/18/2024		05/24/2024	061824	351742	140.24	140.24	06/24/2024	INV	PD	MEDICAL SUPPLIES-FD
100418 CLEARSOFT INC										
6230 CHECK DATE: 06/18/2024		06/07/2024	061824	351743	1,174.53	1,174.53	07/07/2024	INV	PD	Water softener salt-CC

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104831 PACIFIC RIM VENTURES INC										
1631895-00		05/28/2024	061824	351744	210.00	210.00	06/27/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
100419 CLOVER CONDOMINIUM ASSOCIATION										
498838-31	240006	06/15/2024	061824	351745	1,208.55	1,208.55	06/30/2024	INV	PD	JUL COMMUNITY ROOM DUE
CHECK DATE: 06/18/2024										
111572 CLUB PROPHET SOFTWARE LLC										
INV2292432		06/01/2024	061824	351746	809.88	809.88	06/11/2024	INV	PD	JUN TC/LOOP POS SOFTWA
CHECK DATE: 06/18/2024										
111222 CNH ARCHITECTS LTD										
3195		05/31/2024	061824	351747	37,652.77	37,652.77	06/30/2024	INV	PD	Public Safety Facility
CHECK DATE: 06/18/2024										
100436 COMCAST CORPORATION										
0036243/MAY24-TC		05/07/2024	061124	351705	254.71	254.71	06/01/2024	INV	PD	MAY CLUBHOUSE CABLE
CHECK DATE: 06/11/2024										
0055482/MAY24-FD		05/12/2024	060424-2	351694	6.81	6.81	06/06/2024	INV	PD	MAY FD CABLE
CHECK DATE: 06/04/2024										
0429414/JUN24-FD		06/04/2024	061324	351710	13.62	13.62	06/29/2024	INV	PD	FD CABLE-VICTORIA DR
CHECK DATE: 06/13/2024										
					275.14					
107686 CONCENTRA HEALTH SERVICES INC										
17074864		12/20/2023	061324	351711	462.00	462.00	05/17/2024	INV	PD	Random Drug Testing, P
CHECK DATE: 06/13/2024										
106301 CORE AND MAIN LP										
U907322	240140	05/30/2024	061824	351748	4,484.98	4,484.98	06/30/2024	INV	PD	INVENTORY-REPAIR SLEEV
CHECK DATE: 06/18/2024										
U943737		05/31/2024	061824	351748	739.38	739.38	06/30/2024	INV	PD	T-BOLTS
CHECK DATE: 06/18/2024										
U965880	240137	05/29/2024	061824	351748	6,156.74	6,156.74	06/29/2024	INV	PD	INVENTORY-EXT/VALVES/G
CHECK DATE: 06/18/2024										

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
U972473		05/29/2024	061824	351748	480.28	480.28	06/29/2024	INV	PD	6" TEE FOR WM BREAK
CHECK DATE: 06/18/2024										
U983341		06/03/2024	061824	351748	1,342.40	1,342.40	07/03/2024	INV	PD	DIP & GASKETS
CHECK DATE: 06/18/2024										
V005084		06/05/2024	061824	351748	830.68	830.68	07/05/2024	INV	PD	6" TEE AND T-BOLTS
CHECK DATE: 06/18/2024										
V005106		06/04/2024	061824	351748	501.93	501.93	07/04/2024	INV	PD	6" REPAIR SLEEVE
CHECK DATE: 06/18/2024										
V015672		06/06/2024	061824	351748	107.82	107.82	07/06/2024	INV	PD	FITTINGS FOR SPLASH PA
CHECK DATE: 06/18/2024										
					14,644.21					
100484 CUTTER & BUCK INC										
97742903		05/23/2024	061824	351749	494.84	494.84	06/22/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
112044 DONALD MEKELAND										
1049		06/10/2024	061824	351750	1,100.00	1,100.00	07/11/2024	INV	PD	FD BOAT COVER
CHECK DATE: 06/18/2024										
100490 DAKOTA SUPPLY GROUP										
S103773891.001	240142	06/03/2024	061824	351751	2,109.72	2,109.72	07/25/2024	INV	PD	INVENTORY-KAMSTRUP MET
CHECK DATE: 06/18/2024										
100508 DDK CONSTRUCTION INC										
4332 DEERE TRL		06/11/2024	061824	351752	2,500.00	2,500.00	07/11/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
102187 LANEE J WILLEY										
127882		02/06/2024	061824	351753	550.00	550.00	06/26/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
103870 DIVERSIFIED PLUMBING AND HEATING INC										
39519		05/29/2024	061824	351754	330.00	330.00	06/29/2024	INV	PD	TC/LOOP RPZ TESTING
CHECK DATE: 06/18/2024										
112045 DOCUSIGN INC										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111100269572		01/31/2024	061824	351755	2,063.88	2,063.88	07/11/2024	INV	PD	DOCUSIGN
CHECK DATE: 06/18/2024										
104329 DONLIE UNDERGROUND INC										
9565		05/31/2024	061824	351757	1,138.75	1,138.75	06/30/2024	INV	PD	Fiber project for publ
CHECK DATE: 06/18/2024										
9566		05/31/2024	061824	351756	16,375.70	16,375.70	06/30/2024	INV	PD	WO#15453 41/ENGLER ~ S
CHECK DATE: 06/18/2024										
					17,514.45					
100549 DORSEY AND WHITNEY LLP										
3978418		05/24/2024	061824	351758	1,683.00	1,683.00	06/24/2024	INV	PD	BAVARIA RD ABATEMENT,
CHECK DATE: 06/18/2024										
111166 MICHAEL DAVID DORSHAK										
127880		05/26/2024	061824-2	351913	120.00	120.00	06/17/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
100577 EASY PICKER GOLF PRODUCTS INC										
0205895-IN		05/22/2024	061824	351760	234.00	234.00	06/21/2024	INV	PD	FAIRWAY SAND BOTTLES-L
CHECK DATE: 06/18/2024										
0205901-IN		05/22/2024	061824	351760	655.13	655.13	06/21/2024	INV	PD	PIN REFLECTORS
CHECK DATE: 06/18/2024										
0206433-CM		06/03/2024	061824	351760	-213.82	-213.82	07/03/2024	CRM	PD	RETURNED SCORECARD HOL
CHECK DATE: 06/18/2024										
					675.31					
100602 EMERGENCY APPARATUS MAINTENANCE INC										
132084		05/21/2024	061824	351761	666.63	666.63	06/21/2024	INV	PD	E-311 PUMP TEST
CHECK DATE: 06/18/2024										
132085		05/21/2024	061824	351761	678.38	678.38	06/21/2024	INV	PD	E-312 PUMP TEST
CHECK DATE: 06/18/2024										
132086 .		05/21/2024	061824	351761	726.63	726.63	06/21/2024	INV	PD	L-328 PUMP TEST
CHECK DATE: 06/18/2024										
132087		05/21/2024	061824	351761	586.37	586.37	06/21/2024	INV	PD	T-327 PUMP TEST
CHECK DATE: 06/18/2024										

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					2,658.01					
110104 RAINY FALLS VENTURES LLC										
1332		05/31/2024	061824	351762	1,150.00	1,150.00	06/30/2024	INV	PD	FF GEAR DECON
CHECK DATE: 06/18/2024										
102657 ENERGY MANAGEMENT SOLUTIONS INC										
10833		06/01/2024	061824	351763	8,946.20	8,946.20	07/06/2024	INV	PD	JUNE MONTHLY RETAINER
CHECK DATE: 06/18/2024										
112037 ENGBRECHT, ERIC										
38618		06/04/2024	061824	351764	59.64	59.64	07/04/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/18/2024										
110595 ALLEN O ARNESON										
05312024		05/30/2024	061824	351765	265.00	265.00	06/08/2024	INV	PD	2nd payment for Entert
CHECK DATE: 06/18/2024										
109044 EQUIPMENT MANAGEMENT COMPANY										
63756		04/19/2024	061824	351766	497.50	497.50	05/19/2024	INV	PD	EXTRICATION TOOL REPAI
CHECK DATE: 06/18/2024										
100624 EULL'S MANUFACTURING CO INC										
063737		05/21/2024	061824	351767	314.00	314.00	06/21/2024	INV	PD	BLOCKING FOR WM BREAKS
CHECK DATE: 06/18/2024										
100625 EUREKA CONSTRUCTION INC										
53290150-16		06/07/2024	061824	351768	71,671.10	71,671.10	07/07/2024	INV	PD	CREEK RD UTILITY & ST
CHECK DATE: 06/18/2024										
112023 FELD, EUGENIA										
10004292		06/04/2024	061824	351769	61.68	61.68	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
110169 FELHABER LARSON FENLON AND VOGT PA										
850143		05/19/2024	061824	351770	156.00	156.00	06/19/2024	INV	PD	CHASKA RETAIL CONDEMNA
CHECK DATE: 06/18/2024										

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
850144		05/19/2024	061824	351770	63,996.50	63,996.50	06/19/2024	INV	PD	MEADOW SPRING CHURCH C
CHECK DATE: 06/18/2024										
					64,152.50					
100653 FERGUSON ENTERPRISES INC										
0263310		05/29/2024	061824	351771	1,028.90	1,028.90	06/30/2024	INV	PD	VALVE NUTS-SOCKET SET
CHECK DATE: 06/18/2024										
100655 FERRELLGAS 7780961										
1126919486		05/22/2024	061824	351772	133.09	133.09	06/22/2024	INV	PD	PROPANE
CHECK DATE: 06/18/2024										
RN10400333		05/24/2024	061824	351772	12.00	12.00	06/24/2024	INV	PD	MSB-PROPANE RENTAL 5/1
CHECK DATE: 06/18/2024										
RN10400334		05/24/2024	061824	351772	48.00	48.00	06/24/2024	INV	PD	SAVANNAH WAY RENTAL 5/
CHECK DATE: 06/18/2024										
RN10400335		05/24/2024	061824	351772	12.00	12.00	06/24/2024	INV	PD	MSB CYLINDER RACK 5/1/
CHECK DATE: 06/18/2024										
RN10400336		05/24/2024	061824	351772	12.00	12.00	07/06/2024	INV	PD	FIRE STATION RENTAL 5/
CHECK DATE: 06/18/2024										
					217.09					
106319 CHAD JEREMY FIGG										
May 2024		06/04/2024	061824	351773	849.00	849.00	07/04/2024	INV	PD	May Tae Kwon Do
CHECK DATE: 06/18/2024										
111488 AT AND T MOBILITY NATIONAL ACCOUNTS LLC										
287333620278X0603202		05/25/2024	061124	351706	631.50	631.50	06/20/2024	INV	PD	MAY FIRSTNET MOBILE
CHECK DATE: 06/11/2024										
106150 SAWTOOTH HOLDINGS										
F22772		06/05/2024	061824	351774	5,682.00	5,682.00	07/05/2024	INV	PD	MCKNIGHT PK TUNNEL SLI
CHECK DATE: 06/18/2024										
100693 FS3 INC										
89031	240143	06/05/2024	061824	351775	1,747.06	1,747.06	07/05/2024	INV	PD	46 - CONDUIT COUPLR SH
CHECK DATE: 06/18/2024										
89102	240144	06/06/2024	061824	351775	18,000.00	18,000.00	07/06/2024	INV	PD	8,000 COND 3" CONT, 3,
CHECK DATE: 06/18/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112020 GALLERY OF CHASKA LLC					19,747.06					
127713		05/31/2024	061824	351776	50,000.00	50,000.00	06/30/2024	INV	PD	Refund Grading Escrow-
CHECK DATE: 06/18/2024										
110270 GARTNER REFRIGERATION INC										
12451124		04/25/2024	061824	351777	2,788.71	2,788.71	07/11/2024	INV	PD	New seal for a compres
CHECK DATE: 06/18/2024										
12451125		04/25/2024	061824	351777	1,416.69	1,416.69	07/11/2024	INV	PD	Replaced copper tubing
CHECK DATE: 06/18/2024										
101463 GOPHER STATE ONE CALL					4,205.40					
4050284		05/31/2024	061824	351778	801.90	801.90	06/30/2024	INV	PD	MAY LOCATES
CHECK DATE: 06/18/2024										
100753 GPS INDUSTRIES LLC										
LEASE0128963		06/15/2024	061824	351779	5,504.00	5,504.00	07/15/2024	INV	PD	GPS LEASE
CHECK DATE: 06/18/2024										
100759 WW GRAINGER INC										
9122493548		05/17/2024	061824	351780	1,011.86	1,011.86	06/16/2024	INV	PD	TC BOOSTER RPZ REPLACE
CHECK DATE: 06/18/2024										
9128704906		05/23/2024	061824	351780	6.67	6.67	06/22/2024	INV	PD	O-RINGS FOR SPLASH PAD
CHECK DATE: 06/18/2024										
9136202760		05/31/2024	061824	351780	6.84	6.84	06/30/2024	INV	PD	O-RINGS FOR SPLASH PAD
CHECK DATE: 06/18/2024										
106216 ROSHE 2 INCORPORATED					1,025.37					
2692		06/01/2024	061824	351781	536.90	536.90	07/01/2024	INV	PD	MAY EVENT CLEANING
CHECK DATE: 06/18/2024										
2693		06/01/2024	061824	351781	3,311.00	3,311.00	07/01/2024	INV	PD	JUN CURL/EVENT CTR CLE
CHECK DATE: 06/18/2024										
100807 HARTMAN COMPANIES INC					3,847.90					

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13549		05/29/2024	061824	351782	5,901.35	5,901.35	06/28/2024	INV	PD	DT TREE PLANTING 2023
CHECK DATE: 06/18/2024										
13550		05/29/2024	061824	351782	8,823.65	8,823.65	06/28/2024	INV	PD	DT BLVD TREE/REPLACEME
CHECK DATE: 06/18/2024										
					14,725.00					
100810 HAWKINS INC										
6775720		06/05/2024	061824	351783	9,152.20	9,152.20	07/20/2024	INV	PD	WTP CHEMICALS
CHECK DATE: 06/18/2024										
111995 HAWLEY, PATRICIA										
36425		05/14/2024	060424-2	351695	422.44	422.44	06/14/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/04/2024										
100827 HEGERS DAIRY LLC										
1348		06/04/2024	061824	351784	853.66	853.66	07/04/2024	INV	PD	Concession Resale
CHECK DATE: 06/18/2024										
100830 HELSTROM, DEREK										
127898		05/27/2024	061824	351785	140.70	140.70	06/27/2024	INV	PD	MILEAGE 4/15-5/27
CHECK DATE: 06/18/2024										
100841 HERMANS LANDSCAPE SUPPLIES										
487452/1		05/14/2024	061824	351786	367.00	367.00	06/14/2024	INV	PD	DIRT FOR CART PATH RES
CHECK DATE: 06/18/2024										
490920/1		06/06/2024	061824	351786	367.00	367.00	07/06/2024	INV	PD	1 LOAD BLACK DIRT-TC
CHECK DATE: 06/18/2024										
					734.00					
112047 HERNANDEZ, JOSEPH										
ACHNOC053124		06/12/2024	061824	351787	100.00	100.00	07/12/2024	INV	PD	Partial paycheck due t
CHECK DATE: 06/18/2024										
100848 HIGH TECH CLEANING INC										
19878		04/01/2024	061824	351788	3,294.00	3,294.00	06/05/2024	INV	PD	CITY HALL-CLEANING
CHECK DATE: 06/18/2024										
20077		06/01/2024	061824	351788	3,392.82	3,392.82	07/01/2024	INV	PD	CITY HALL-CLEANING

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: 06/18/2024										
20078		06/01/2024	061824	351788	535.60	535.60	07/01/2024	INV	PD	COMMUNITY ROOM-CLOVER
CHECK DATE: 06/18/2024										
20079		06/01/2024	061824	351788	1,251.45	1,251.45	07/01/2024	INV	PD	HISTORY CENTER-CLEANIN
CHECK DATE: 06/18/2024										
20081		06/01/2024	061824	351788	388.56	388.56	07/01/2024	INV	PD	IT DEPARTMENT-CLEANING
CHECK DATE: 06/18/2024										
20082		06/01/2024	061824	351788	2,588.96	2,588.96	07/01/2024	INV	PD	MSB-CLEANING
CHECK DATE: 06/18/2024										
20083		06/01/2024	061824	351788	190.55	190.55	07/01/2024	INV	PD	STANTEC BUILDING-CLEAN
CHECK DATE: 06/18/2024										
20084		06/01/2024	061824	351788	684.95	684.95	07/01/2024	INV	PD	WTP-CLEANING
CHECK DATE: 06/18/2024										
20085		06/01/2024	061824	351788	535.50	535.50	07/01/2024	INV	PD	THE LOOP-CLEANING
CHECK DATE: 06/18/2024										
					12,862.39					
112031 HP MINNESOTA 1 LLC										
37308		06/04/2024	061824	351789	57.26	57.26	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
100878 HUEBSCH										
84176/MAY2024		05/31/2024	061824	351790	2,237.53	2,237.53	06/10/2024	INV	PD	MAY RUG/MAT SVC
CHECK DATE: 06/18/2024										
100879 PRAIRIE TECHNOLOGIES INC OF MN										
240570		05/31/2024	061824	351791	513.00	513.00	06/30/2024	INV	PD	AHU2-CITY HALL
240583		05/31/2024	061824	351791	659.00	659.00	06/29/2024	INV	PD	Reprogram CO sensors R
CHECK DATE: 06/18/2024										
					1,172.00					
108162 HYDRO-DESIGNS INC										
CI-00692		05/31/2024	061824	351792	856.00	856.00	06/30/2024	INV	PD	RPZ MANANGEMENT PROGRA
CHECK DATE: 06/18/2024										
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2024/0531-ICMA		05/31/2024	060424-2	351696	5,215.96	5,215.96	05/31/2024	INV	PD	053124 Payroll - 457 &
CHECK DATE: 06/04/2024										
104751 IMPACT MAILING OF MINNESOTA INC										
211156		06/05/2024	061824	351793	8,488.58	8,488.58	07/05/2024	INV	PD	May Bills
CHECK DATE: 06/18/2024										
110528 INVOICE CLOUD INC										
3052-2024_5		05/31/2024	061824	351794	11,423.44	11,423.44	07/05/2024	INV	PD	May UB Payment Process
CHECK DATE: 06/18/2024										
111168 JM TEST SYSTEMS LLC										
S871632-IN		05/28/2024	061824	351795	928.78	928.78	06/28/2024	INV	PD	LINE GUARD/RUBBER GLOV
CHECK DATE: 06/18/2024										
112030 JOHNSON, JENNA										
33875		06/04/2024	061824	351796	126.16	126.16	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
112040 JOHNSON, KEITH										
39119		06/04/2024	061824	351797	90.10	90.10	07/04/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/18/2024										
100992 KEYS WELL DRILLING COMPANY										
60291200-2		06/06/2024	061824	351798	47,768.38	47,768.38	07/06/2024	INV	PD	WELL 10 PROJECT
CHECK DATE: 06/18/2024										
WELL 11 & 12-2		06/06/2024	061824	351798	30,836.01	30,836.01	07/06/2024	INV	PD	WELLS 11 & 12 PROJECT
CHECK DATE: 06/18/2024										
					78,604.39					
112038 KNOTT, EMMA										
38675		06/04/2024	061824	351799	74.34	74.34	07/04/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/18/2024										
112035 KNUTSON, KARL										
38534		06/04/2024	061824	351800	102.65	102.65	07/04/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101018 KRISS PREMIUM PRODUCTS INC										
188868 CHECK DATE: 06/18/2024		05/29/2024	061824	351801	1,521.00	1,521.00	06/29/2024	INV	PD	Bio-Chemicals Condensi
103247 RACHAEL KROOG										
06.05.24 CHECK DATE: 06/18/2024		06/04/2024	061824	351802	400.00	400.00	06/30/2024	INV	PD	Pickleball Lessons - I
101103 L & S ELECTRIC INC										
722208 CHECK DATE: 06/18/2024		05/31/2024	061824	351803	36,720.00	36,720.00	07/01/2024	INV	PD	WO#12916 MRS RTU RPLCM
101043 LANO EQUIPMENT INC										
01-1078469 CHECK DATE: 06/18/2024		05/31/2024	061824	351804	88.28	88.28	06/30/2024	INV	PD	#147 ALARM PRESSURE SW
01-1080864 CHECK DATE: 06/18/2024		06/11/2024	061824	351804	343.68	343.68	07/11/2024	INV	PD	#129 CUTTING EDGE FOR
					431.96					
112036 LARGENT, ASHLEY										
38550 CHECK DATE: 06/18/2024		06/04/2024	061824	351805	27.39	27.39	07/04/2024	INV	PD	METER DEPOSIT REFUND-2
101056 LEAGUE OF MINNESOTA CITIES										
40007906-5/29/24 CHECK DATE: 06/18/2024		05/29/2024	061824	351806	107,782.00	107,782.00	07/01/2024	INV	PD	Installment #2 insuran
101057 LEAGUE OF MINNESOTA CITIES										
10002436-6/4/24 CHECK DATE: 06/18/2024		06/04/2024	061824	351807	163,961.00	163,961.00	07/01/2024	INV	PD	WC Ins Prem-3rd Instal
105326 LENNAR										
2942 IRONWOOD BLVD CHECK DATE: 06/18/2024		06/07/2024	061824	351808	2,500.00	2,500.00	07/07/2024	INV	PD	BUILDER DEPOSIT REFUND
2948 IRONWOOD BLVD CHECK DATE: 06/18/2024		06/07/2024	061824	351808	2,500.00	2,500.00	07/07/2024	INV	PD	BUILDER DEPOSIT REFUND

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2966 IRONWOOD BLVD		06/07/2024	061824	351808	2,500.00	2,500.00	07/07/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
2978 IRONWOOD BLVD		06/07/2024	061824	351808	2,500.00	2,500.00	07/07/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
3008 IRONWOOD BLVD		06/07/2024	061824	351808	2,500.00	2,500.00	07/07/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
					12,500.00					
101071 LENZEN CHEVROLET BUICK INC										
89089		05/29/2024	061824	351809	9.88	9.88	06/29/2024	INV	PD	#207 SPARK PLUG
CHECK DATE: 06/18/2024										
89119		06/03/2024	061824	351809	275.23	275.23	07/03/2024	INV	PD	#104 LAMP & CORE DEPOS
CHECK DATE: 06/18/2024										
89120		06/03/2024	061824	351809	-50.00	-50.00	07/03/2024	CRM	PD	#104BCORE RETURN
CHECK DATE: 06/18/2024										
					235.11					
109995 WAYNE D LIEBHARD										
127876		05/26/2024	061824	351810	145.00	145.00	06/17/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
103873 ANNE LUMBY										
2324		05/31/2024	061824	351811	545.17	545.17	06/30/2024	INV	PD	DEFIBRILLATOR PADS
CHECK DATE: 06/18/2024										
105139 LUBE TECH AND PARTNERS LLC										
3516563		06/04/2024	061824	351812	65.00	65.00	07/04/2024	INV	PD	USED OIL FILTERS
CHECK DATE: 06/18/2024										
112032 LUND, ROBERT										
38018		06/04/2024	061824	351813	10.94	10.94	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
112043 CHAD C KINGBAY										
1005		05/07/2024	061824	351814	1,000.00	1,000.00	06/06/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
101117 LYNCH CAMPS										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
05-2024		05/31/2024	061824	351815	1,008.00	1,008.00	06/24/2024	INV	PD	Pickleball Lessons - I
CHECK DATE: 06/18/2024										
101124 MACQUEEN EQUIPMENT										
P58162		06/04/2024	061824	351816	808.24	808.24	07/04/2024	INV	PD	#142 MAIN BROOM LIFT A
CHECK DATE: 06/18/2024										
103449 MADDEN GALANTER HANSEN LLP										
127853		06/06/2024	061824	351817	1,663.90	1,663.90	07/06/2024	INV	PD	MAY LEGAL-LABOR RELATI
CHECK DATE: 06/18/2024										
104521 MANGOLD GROUP LLC										
15251		05/31/2024	061824	351818	2,339.07	2,339.07	06/30/2024	INV	PD	MAY MT. PLEASANT UPKEE
CHECK DATE: 06/18/2024										
103176 MANSFIELD OIL COMPANY										
25410309		06/04/2024	061824	351819	3,001.39	3,001.39	07/04/2024	INV	PD	WTP GENERATOR FUEL
CHECK DATE: 06/18/2024										
25435989		06/11/2024	061824	351819	5,781.80	5,781.80	07/11/2024	INV	PD	DYED DIESEL
CHECK DATE: 06/18/2024										
					8,783.19					
101183 METROPOLITAN COUNCIL										
0001174467		06/06/2024	061824	351821	440.30	440.30	07/06/2024	INV	PD	SAC Deferral Program-R
CHECK DATE: 06/18/2024										
MAY 2024 SAC		05/31/2024	061824	351820	49,203.00	49,203.00	06/30/2024	INV	PD	MAY SAC CHARGES
CHECK DATE: 06/18/2024										
					49,643.30					
101182 METROPOLITAN COUNCIL										
0001173630		06/03/2024	061824	351822	327,505.84	327,505.84	07/01/2024	INV	PD	JUL SEWER SERVICES FOR
CHECK DATE: 06/18/2024										
101187 METRO SALES INC										
INV2538972		06/05/2024	061824	351823	163.00	163.00	07/05/2024	INV	PD	Contract Invoice
CHECK DATE: 06/18/2024										
INV2539024		06/05/2024	061824	351823	392.34	392.34	07/05/2024	INV	PD	Contract Invoice

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/18/2024										
INV2539762		06/06/2024	061824	351823	2,379.77	2,379.77	07/06/2024	INV	PD	QTRLY RICOH CONTRACT
CHECK DATE: 06/18/2024										
INV2542768		06/11/2024	061824	351823	172.48	172.48	07/11/2024	INV	PD	RICOH COPIER-CURLING/E
CHECK DATE: 06/18/2024										
INV2542769		06/11/2024	061824	351823	147.88	147.88	07/11/2024	INV	PD	FD COLOR COPIER
CHECK DATE: 06/18/2024										
					3,255.47					
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES										
54411		06/12/2024	061824	351824	370.00	370.00	07/12/2024	INV	PD	instruction drivers sa
CHECK DATE: 06/18/2024										
101194 MIDWEST AQUA CARE INC										
3389		05/30/2024	061824	351825	5,300.00	5,300.00	06/30/2024	INV	PD	CLAYHOLE FOUNTAIN INST
CHECK DATE: 06/18/2024										
112039 MILLER, DOROTHY										
37909		06/04/2024	061824	351826	30.87	30.87	07/04/2024	INV	PD	METER DEPOSIT REFUND-3
CHECK DATE: 06/18/2024										
101217 MINNESOTA CHILD SUPPORT PMT CTR										
PR0531240015806598		05/31/2024	060424-2	351697	461.46	461.46	05/31/2024	INV	PD	053124 Payroll - Child
CHECK DATE: 06/04/2024										
101337 MINNESOTA DEPARTMENT OF HEALTH										
127699		05/31/2024	061824	351827	23.00	23.00	06/30/2024	INV	PD	M. HAEFNER CLASS A REN
CHECK DATE: 06/18/2024										
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD										
12603		05/14/2024	061824	351828	152.25	152.25	06/14/2024	INV	PD	FAO-PUMPER CERT EXAM-M
CHECK DATE: 06/18/2024										
101236 MINNESOTA GOLF ASSOCIATION LLC										
240548		05/28/2024	061824	351829	29,475.00	29,475.00	06/30/2024	INV	PD	USGA HANDICAPS ACCT 19
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE										
107050711/MAY24		05/28/2024	061124	351707	1,245.69	1,245.69	06/22/2024	INV	PD	MAY ST LITES-TOWN COUR
CHECK DATE: 06/11/2024										
105308 MINNESOTA VALLEY UTILITY SERVICES LLC										
1363		05/31/2024	061824	351830	2,080.40	2,080.40	06/30/2024	INV	PD	MONTHLY SUB MAINTENANC
CHECK DATE: 06/18/2024										
101281 KRISTIE MITCHELL										
126696-REISSUE		05/07/2024	061324-2	351912	6,723.20	6,723.20	06/07/2024	INV	PD	Reissue-Spring 2024 Sk
CHECK DATE: 06/13/2024										
101192 STATE OF MINNESOTA										
1000051671		06/03/2024	061824	351831	9,261.70	9,261.70	07/04/2024	INV	PD	1ST QTR 2025 INDIRECT
CHECK DATE: 06/18/2024										
101341 MINNESOTA DEPT OF LABOR & INDUSTRY										
MAY0190352024		05/31/2024	061824	351832	4,364.57	4,364.57	06/30/2024	INV	PD	MAY PERMIT SURCHARGES
CHECK DATE: 06/18/2024										
105853 MOR GOLF AND UTILITY INC										
47004		06/06/2024	061824	351833	148.98	148.98	07/06/2024	INV	PD	CART PARTS
CHECK DATE: 06/18/2024										
106740 MORRIS LEATHERMAN COMPANY										
061024.2		06/10/2024	061824	351834	17,000.00	17,000.00	07/10/2024	INV	PD	COMMUNITY SURVEY
CHECK DATE: 06/18/2024										
101356 MTI DISTRIBUTING INC #31380										
1431100-00		05/29/2024	061824	351835	1,578.70	1,578.70	06/29/2024	INV	PD	LAWN MOWER BLADES
CHECK DATE: 06/18/2024										
1431100-01		05/30/2024	061824	351835	124.47	124.47	06/30/2024	INV	PD	#255 LAWNMOWER BLADES
CHECK DATE: 06/18/2024										
1431555-00		05/30/2024	061824	351835	144.29	144.29	06/30/2024	INV	PD	#255 BLADE, WHEELS AND
CHECK DATE: 06/18/2024										
1431772-00		05/30/2024	061824	351835	249.19	249.19	06/30/2024	INV	PD	#243 SHAFT BEARINGS &
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1431772-01		06/03/2024	061824	351835	252.19	252.19	07/03/2024	INV	PD	#234 BEARING & FLANGE
CHECK DATE: 06/18/2024										
					2,348.84					
101354 MTI DISTRIBUTING INC #700767										
1431074-00		05/30/2024	061824	351836	215.61	215.61	06/30/2024	INV	PD	LEAF SPRING FOR SPAYER
CHECK DATE: 06/18/2024										
1432379-00		06/04/2024	061824	351836	143.19	143.19	07/04/2024	INV	PD	BELTS FOR 3500 MOWER
CHECK DATE: 06/18/2024										
1432510-00		06/05/2024	061824	351836	56.53	56.53	07/05/2024	INV	PD	CABLE FOR 3500 MOWER
CHECK DATE: 06/18/2024										
1433119-00		06/07/2024	061824	351836	439.98	439.98	07/07/2024	INV	PD	HYD MOTOR FWY MOWER
CHECK DATE: 06/18/2024										
					855.31					
112042 MURPHY GRANITE CARVING INC										
09262315		06/04/2024	061824	351837	8,108.10	8,108.10	07/04/2024	INV	PD	LIONS PARK MONUMENT
CHECK DATE: 06/18/2024										
109998 PAUL MUSIKOV										
127873		05/26/2024	061824	351838	145.00	145.00	06/17/2024	INV	PD	Concert in the park 6/
CHECK DATE: 06/18/2024										
101364 SHELLY NAHAN										
127829		06/04/2024	061824	351839	180.00	180.00	06/05/2024	INV	PD	Safe Kids 101 5/22
CHECK DATE: 06/18/2024										
101365 STAR GROUP LLC										
4472/MAY2024		05/31/2024	061324	351712	4,316.32	4,316.32	06/20/2024	INV	PD	MAY PARTS & SUPPLIES
CHECK DATE: 06/13/2024										
110995 TRES INC										
CHASKA24-103		05/29/2024	061824	351840	51,289.80	51,289.80	06/29/2024	INV	PD	#303 2024 CHEVY TAHOE
CHECK DATE: 06/18/2024										
CHASKA24-104		06/06/2024	061824	351840	38,837.80	38,837.80	07/06/2024	INV	PD	#404 FACILITY SERVICES
CHECK DATE: 06/18/2024										

Report generated: 06/14/2024 07:18
User: 8482mrob
Program ID: apinvlst

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					90,127.60					
101425 NORTHERN SAFETY TECHNOLOGY INC										
57792		05/29/2024	061824	351841	697.50	697.50	06/28/2024	INV	PD	#102 EMERGENCY LIGHTIN
CHECK DATE: 06/18/2024										
109996 TERRY L PARTINGTON										
127879		05/26/2024	061824	351842	145.00	145.00	06/17/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
105181 BOTTLING GROUP LLC										
27761058		06/05/2024	061824	351843	1,385.24	1,385.24	07/05/2024	INV	PD	Concession Resale
CHECK DATE: 06/18/2024										
112034 PEREA CLAVIJO, ANDREA										
35834		06/04/2024	061824	351844	67.13	67.13	07/04/2024	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 06/18/2024										
110639 PERKINS + WILL INC										
0208650		05/24/2024	061824	351845	28,890.42	28,890.42	06/24/2024	INV	PD	CCC Master Plan
CHECK DATE: 06/18/2024										
101530 PING INC										
17600305		05/28/2024	061824	351846	1,210.64	1,210.64	07/28/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
17621554		06/05/2024	061824	351846	98.32	98.32	08/04/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
					1,308.96					
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC										
3106696533		06/10/2024	061824	351847	487.35	487.35	07/29/2024	INV	PD	Mail Machine Lease 4/3
CHECK DATE: 06/18/2024										
101525 THE PITNEY BOWES BANK INC										
8000909011411548-524		05/20/2024	061324	351713	43.09	43.09	06/16/2024	INV	PD	Late Charge on Shippin
CHECK DATE: 06/13/2024										
101539 PLAISTED COMPANIES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
71125		05/31/2024	061824	351848	1,081.51	1,081.51	06/30/2024	INV	PD	TOPDRESSING SAND
CHECK DATE: 06/18/2024										
106085 N&M ENTERPRISES INC										
INV872095		05/29/2024	061824	351849	2,440.06	2,440.06	06/28/2024	INV	PD	GARBAGE BAGS FOR PARKS
CHECK DATE: 06/18/2024										
101557 POWER SYSTEM ENGINEERING INC										
9053221		06/05/2024	061824	351850	1,798.00	1,798.00	07/05/2024	INV	PD	ARC FLASH STUDY - MAY
CHECK DATE: 06/18/2024										
9053575		06/10/2024	061824	351850	17,905.00	17,905.00	07/10/2024	INV	PD	WO# 12916 MRS RTU REPL
CHECK DATE: 06/18/2024										
9053576		06/10/2024	061824	351850	2,860.00	2,860.00	07/10/2024	INV	PD	MRS 115 BRKR ADD'N - W
CHECK DATE: 06/18/2024										
9053611		06/12/2024	061824	351850	2,372.50	2,372.50	07/12/2024	INV	PD	AMI CONTRACT NEGOTIATI
CHECK DATE: 06/18/2024										
9053646		06/12/2024	061824	351850	5,161.21	5,161.21	07/12/2024	INV	PD	MISC PLANNING, ENGINEE
CHECK DATE: 06/18/2024										
					30,096.71					
112018 PRECISE IRRIGATION INC										
8557		05/28/2024	061824	351851	2,273.11	2,273.11	06/27/2024	INV	PD	CLUBHOUSE IRRIGATION R
CHECK DATE: 06/18/2024										
101571 PREMIUM WATERS INC										
310130421		05/31/2024	061824	351853	62.00	62.00	06/30/2024	INV	PD	Water cooler-PD
CHECK DATE: 06/18/2024										
417080-05-24		05/31/2024	061824	351852	164.27	164.27	06/30/2024	INV	PD	CLUBHOUSE WATER
CHECK DATE: 06/18/2024										
					226.27					
101576 FORNER ENTERPRISES INC										
20246840		05/28/2024	061824	351854	1,150.00	1,150.00	06/28/2024	INV	PD	#306 GRAPHICS
CHECK DATE: 06/18/2024										
107855 STAPLES INC										
38848034		05/28/2024	061824	351856	24.78	24.78	06/27/2024	INV	PD	OFFICE SUPPLIES-PENS

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: 06/18/2024										
38849240		05/28/2024	061824	351856	36.48	36.48	06/27/2024	INV	PD	TAPE-REBATES
CHECK DATE: 06/18/2024										
38933666		06/03/2024	061824	351855	63.98	63.98	07/03/2024	INV	PD	Coffee and cups for th
CHECK DATE: 06/18/2024										
39066839		06/11/2024	061824	351855	115.31	115.31	07/11/2024	INV	PD	Phone Log Book and pen
CHECK DATE: 06/18/2024										
					240.55					
112046 RACHIO INC										
459313		05/31/2024	061824	351857	500.00	500.00	06/30/2024	INV	PD	IRRIGATION CONTROLLER
CHECK DATE: 06/18/2024										
111983 REC-TECH SALES & SERVICE COMPANY										
2413		06/05/2024	061824	351858	235.26	235.26	07/05/2024	INV	PD	CHAIN SAW PARTS
CHECK DATE: 06/18/2024										
101631 REINDERS INC										
3191065-01		05/29/2024	061824	351859	10,557.12	10,557.12	06/28/2024	INV	PD	FERTILIZER & CHEMICALS
CHECK DATE: 06/18/2024										
3192590-00		05/29/2024	061824	351859	4,298.16	4,298.16	06/28/2024	INV	PD	FERTILIZER & CHEMICALS
CHECK DATE: 06/18/2024										
					14,855.28					
112027 RELANDER, HEATHER										
10012389		06/04/2024	061824	351860	67.69	67.69	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
101638 RURAL ELECTRIC SUPPLY COOPERATIVE										
3028744	240139	04/08/2024	061824	351861	3,546.30	3,546.30	05/08/2024	INV	PD	20-STNDOFF DEADEND REC
CHECK DATE: 06/18/2024										
103251 ROBERT THOMAS HOMES INC										
5055 BOULDER LN		05/29/2024	061824	351862	2,500.00	2,500.00	06/29/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
6389 HARVEST TRL		05/29/2024	061824	351862	2,500.00	2,500.00	06/29/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6609 HARVEST TRL		05/29/2024	061824	351862	2,500.00	2,500.00	06/29/2024	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 06/18/2024										
					7,500.00					
101673 ROCHESTER MIDLAND CORP										
INV00446997		05/25/2024	061824	351863	64.92	64.92	06/25/2024	INV	PD	FIREMANS PARK SERVICES
CHECK DATE: 06/18/2024										
INV00448752		06/05/2024	061824	351863	1,135.76	1,135.76	07/05/2024	INV	PD	ATHLETIC PARK 6/1/24-5
CHECK DATE: 06/18/2024										
					1,200.68					
112029 RODEN, SAMUEL										
33548		06/04/2024	061824	351864	395.05	395.05	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
112033 RUNGE, STEPHANIE										
37885		06/04/2024	061824	351865	211.53	211.53	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
101699 SAFETY-KLEEN SYSTEMS INC										
94552352		06/04/2024	061824	351866	427.07	427.07	07/04/2024	INV	PD	PARTS WASHER SOLUTION
CHECK DATE: 06/18/2024										
112021 SALENTINE, AMANDA										
34989		06/04/2024	061824	351867	3.54	3.54	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
34989-2		06/04/2024	061824	351867	78.63	78.63	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
					82.17					
112022 SALENTINE, DARLENE										
10006192		06/04/2024	061824	351868	149.76	149.76	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
101703 SALVATION ARMY										
MAY/24 HS		05/31/2024	061824	351869	95.40	95.40	07/05/2024	INV	PD	MAY HEAT SHARE CONTRIB
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
112041 SANJINES HERRERA, GISSELA CATHERINE										
39193		06/04/2024	061824	351870	106.78	106.78	07/04/2024	INV	PD	METER DEPOSIT REFUND-1
CHECK DATE: 06/18/2024										
109772 DAVE FLOM										
SD20240619		06/17/2024	061824	351871	550.00	550.00	06/19/2024	INV	PD	Concert in the Park 6/
CHECK DATE: 06/18/2024										
112028 SCHERFENBERG, CAROL										
10014073		06/04/2024	061824	351872	112.55	112.55	07/04/2024	INV	PD	CREDIT BALANCE REFUND-
CHECK DATE: 06/18/2024										
101738 SCHILLING SUPPLY COMPANY										
964765-00		06/03/2024	061824	351873	2,148.20	2,148.20	07/03/2024	INV	PD	Cleaning Supplies-CCC
CHECK DATE: 06/18/2024										
112049 SCIENCE EXPLORERS INC										
5027		06/06/2024	061824	351874	180.00	180.00	06/13/2024	INV	PD	Wonders of Nature June
CHECK DATE: 06/18/2024										
101744 SCOTT COUNTY TREASURER										
IN30854		05/22/2024	061824	351875	1,400.00	1,400.00	06/18/2024	INV	PD	Department Range Train
CHECK DATE: 06/18/2024										
107602 SHAKOPEE MDEWAKANTON SIOUX COMMUNITY (SMSC)										
2250		05/31/2024	061824	351876	4,736.00	4,736.00	06/30/2024	INV	PD	2024 SPRING CLEANUP
CHECK DATE: 06/18/2024										
109947 SHELTERTECH CORPORATION										
14136-1		05/31/2024	061824	351877	1,000.00	1,000.00	06/30/2024	INV	PD	CITY HALL MOLD TEST
CHECK DATE: 06/18/2024										
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC										
141869655-001		05/22/2024	061824	351878	685.38	685.38	06/22/2024	INV	PD	HERBICIDE
CHECK DATE: 06/18/2024										
107072 SONIC WINDOW WASHING LLC										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
32731-2		06/04/2024	061824-2	351914	805.35	805.35	07/04/2024	INV	PD	HYDRANT PERMIT REFUND-
CHECK DATE: 06/18/2024										
101857 ST ANDREWS PRODUCT COMPANY										
65110-66461		05/29/2024	061824	351880	488.88	488.88	06/29/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
101850 STANTEC CONSULTING SERVICES INC										
2241546		06/06/2024	061824	351881	10,880.00	10,880.00	07/06/2024	INV	PD	RECORD PLAN/BASE MAP U
CHECK DATE: 06/18/2024										
2241547		06/06/2024	061824	351881	30,809.50	30,809.50	07/06/2024	INV	PD	SE COLLECTOR
CHECK DATE: 06/18/2024										
2241548		06/06/2024	061824	351881	43,830.82	43,830.82	07/06/2024	INV	PD	CREEK RD TRUNK SEWER P
CHECK DATE: 06/18/2024										
2241549		06/06/2024	061824	351881	3,917.40	3,917.40	07/06/2024	INV	PD	NE COLLECTOR IN SW ARE
CHECK DATE: 06/18/2024										
2241550		06/06/2024	061824	351881	11,579.37	11,579.37	07/06/2024	INV	PD	BAVARIA RD TURN LANES
CHECK DATE: 06/18/2024										
2241551		06/06/2024	061824	351881	107.50	107.50	07/06/2024	INV	PD	HILL TOWER REVISIONS
CHECK DATE: 06/18/2024										
2241552		06/06/2024	061824	351881	3,729.66	3,729.66	07/06/2024	INV	PD	PAR 30 (THE LOOP) GOLF
CHECK DATE: 06/18/2024										
2241553		06/06/2024	061824	351881	1,435.00	1,435.00	07/06/2024	INV	PD	STORMWATER REVIEW-OAK
CHECK DATE: 06/18/2024										
2241554		06/06/2024	061824	351881	645.00	645.00	07/06/2024	INV	PD	STORMWATER REVIEW-CHES
CHECK DATE: 06/18/2024										
2241555		06/06/2024	061824	351881	6,051.25	6,051.25	07/06/2024	INV	PD	STORMWATER REVIEW-HIGH
CHECK DATE: 06/18/2024										
2241556		06/06/2024	061824	351881	2,257.50	2,257.50	07/06/2024	INV	PD	STORMWATER REVIEW-HAZE
CHECK DATE: 06/18/2024										
2241557		06/06/2024	061824	351881	741.50	741.50	07/06/2024	INV	PD	STORMWATER REVIEW-CARL
CHECK DATE: 06/18/2024										
2241558		06/06/2024	061824	351881	3,465.75	3,465.75	07/06/2024	INV	PD	WELL 7 WTP
CHECK DATE: 06/18/2024										
2241559		06/06/2024	061824	351881	2,471.58	2,471.58	07/06/2024	INV	PD	MCKNIGHT WETLAND BANK
CHECK DATE: 06/18/2024										

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2241560		06/06/2024	061824	351881	4,705.00	4,705.00	07/06/2024	INV	PD	WELLS 11 & 12
CHECK DATE: 06/18/2024										
2241561		06/06/2024	061824	351881	380.00	380.00	07/06/2024	INV	PD	2023 ROUTINE BRIDGE SA
CHECK DATE: 06/18/2024										
2241562		06/06/2024	061824	351881	7,403.63	7,403.63	07/06/2024	INV	PD	REPLACEMENT EXISTING C
CHECK DATE: 06/18/2024										
2241563		06/06/2024	061824	351881	18,546.50	18,546.50	07/06/2024	INV	PD	ENGLER WATERMAIN IMPRO
CHECK DATE: 06/18/2024										
2241564		06/06/2024	061824	351881	15,322.75	15,322.75	07/06/2024	INV	PD	GENERAL ENGINEERING
CHECK DATE: 06/18/2024										
					168,279.71					
101864 STAR TRIBUNE										
3609527-24		05/26/2024	061824	351882	317.10	317.10	06/13/2024	INV	PD	ANNUAL SUBSCRIPTION CI
CHECK DATE: 06/18/2024										
102984 STEVE'S CURLING SUPPLIES LLC										
5412		05/24/2024	061824	351883	539.35	539.35	06/23/2024	INV	PD	Curling supplies and r
CHECK DATE: 06/18/2024										
101888 STREICHERS										
I1702859		06/05/2024	061824	351884	232.95	232.95	07/05/2024	INV	PD	Uniforms - Cadet progr
CHECK DATE: 06/18/2024										
101892 STUART C IRBY CO										
S013882054.004	240131	05/28/2024	061824	351885	4,875.00	4,875.00	06/27/2024	INV	PD	25 FUSE S&C SMU 20E AM
CHECK DATE: 06/18/2024										
S013961578.001	240136	05/28/2024	061824	351885	7,240.00	7,240.00	06/27/2024	INV	PD	4 - 3PHS ELBW CAB 4 -
CHECK DATE: 06/18/2024										
S013961578.002	240130	05/28/2024	061824	351885	3,660.00	3,660.00	06/27/2024	INV	PD	12 - ELBW 4 WAY FEED T
CHECK DATE: 06/18/2024										
					15,775.00					
101907 SCHWAB VOLLHABER LUBRATT SERVICE CORP										
PS-INV105558		05/23/2024	061824	351886	96.44	96.44	06/22/2024	INV	PD	Switch for HVAC unit t
CHECK DATE: 06/18/2024										
106847 SWANNIES GOLF APPAREL CO										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
64091		05/29/2024	061824	351887	3,193.98	3,193.98	06/28/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
101932 TAYLOR MADE GOLF CO INC										
37478583		05/30/2024	061824	351888	437.33	437.33	07/29/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
37489016		05/31/2024	061824	351888	314.99	314.99	06/30/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
37505194		06/05/2024	061824	351888	977.11	977.11	07/20/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
37505316		06/05/2024	061824	351888	1,350.17	1,350.17	07/20/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
37505519		06/05/2024	061824	351888	449.29	449.29	07/20/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
37508159		06/06/2024	061824	351888	450.99	450.99	07/21/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
					3,979.88					
106325 TWIN CITIES CURLING ASSOCIATION										
127822		05/31/2024	061824	351889	250.00	250.00	06/29/2024	INV	PD	Skills Clinic Instruct
CHECK DATE: 06/18/2024										
100757 THE GRAPHIC EDGE LLC										
10263407		06/12/2024	061824	351890	78.50	78.50	07/12/2024	INV	PD	Extreme Kids Backorder
CHECK DATE: 06/18/2024										
110392 THE SUPERLATIVE GROUP INC										
15065		06/01/2024	061824	351891	3,000.00	3,000.00	07/01/2024	INV	PD	Curl Sponsorship
CHECK DATE: 06/18/2024										
104165 THINK SMALL										
2013947.002		06/11/2024	061824	351892	140.00	140.00	07/11/2024	INV	PD	RFD PERMIT CHARGES
CHECK DATE: 06/18/2024										
101968 SHAFIIS INC										
183655		06/06/2024	061824	351893	3,895.00	3,895.00	07/06/2024	INV	PD	TC SCORECARDS
CHECK DATE: 06/18/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104908 TIMESAVER OFF SITE SECRETARIAL INC										
M29203		05/31/2024	061824	351894	1,285.50	1,285.50	07/06/2024	INV	PD	Planning, P&R, Council
CHECK DATE: 06/18/2024										
110934 THE TORO COMPANY										
410666548		06/01/2024	061824	351895	166.00	166.00	07/01/2024	INV	PD	JUN LOOP IRRIGATION SU
CHECK DATE: 06/18/2024										
101994 TRAVISMATHEW LLC										
91813070		05/03/2024	061824	351896	3,639.50	3,639.50	06/02/2024	INV	PD	RESALE, INTEREST
CHECK DATE: 06/18/2024										
91909250		06/06/2024	061824	351896	368.40	368.40	07/06/2024	INV	PD	RESALE
CHECK DATE: 06/18/2024										
					4,007.90					
106577 TWIN CITY HARDWARE COMPANY INC										
PSI2267492		05/29/2024	061824	351897	416.70	416.70	06/30/2024	INV	PD	OAK 19 PATIO DOOR REPA
CHECK DATE: 06/18/2024										
110053 TX CHILD SUPPORT SDU										
PR0531240012725283		05/31/2024	060424-2	351698	115.38	115.38	05/31/2024	INV	PD	053124 Payroll - Child
CHECK DATE: 06/04/2024										
102038 ULTIMATE SAFETY CONCEPTS INC										
211391		05/14/2024	061824	351898	565.24	565.24	06/14/2024	INV	PD	AIR COMPRESSOR TEST &
CHECK DATE: 06/18/2024										
104522 US FOODS INC										
5303115		06/04/2024	061824	351899	345.04	345.04	07/04/2024	INV	PD	TP, SOAP, TOWELS
CHECK DATE: 06/18/2024										
107687 UNIVERSAL PROTECTION SERVICE LP										
15721824		05/23/2024	061824	351900	375.00	375.00	06/24/2024	INV	PD	Event Ctr Security 5/1
CHECK DATE: 06/18/2024										
111158 HD SUPPLY INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV00376797		05/28/2024	061824	351901	157.08	157.08	06/28/2024	INV	PD	LOCKS FOR IRRIGATION B
CHECK DATE: 06/18/2024										
110799 VERIZON CONNECT FLEET USA LLC										
380000058890		06/03/2024	061824	351902	279.20	279.20	07/03/2024	INV	PD	Data Processing - GPS
CHECK DATE: 06/18/2024										
102102 VERIZON WIRELESS										
9964887713		05/23/2024	060424-2	351699	589.61	589.61	06/15/2024	INV	PD	MAY CRADLEPOINTS
CHECK DATE: 06/04/2024										
102227 ONVOY LLC										
383007009486240601		06/01/2024	061124	351708	812.00	812.00	06/25/2024	INV	PD	JUN CITY HALL ETHERNET
CHECK DATE: 06/11/2024										
105146 ECM PUBLISHERS INC										
1001126		05/30/2024	061824	351903	455.24	455.24	06/30/2024	INV	PD	2024 DT STREETSCAPING
CHECK DATE: 06/18/2024										
1001127		05/30/2024	061824	351903	233.59	233.59	06/30/2024	INV	PD	ZONING ORD HAZELTINE A
CHECK DATE: 06/18/2024										
1001128		05/30/2024	061824	351903	205.38	205.38	06/30/2024	INV	PD	ZONING ORD CARLSON BLU
CHECK DATE: 06/18/2024										
					894.21					
102141 WM OF MINNESOTA INC										
0000163-4651-2		06/03/2024	061824	351904	170.00	170.00	07/03/2024	INV	PD	COMPOST COMM PARK
CHECK DATE: 06/18/2024										
102166 WESCO DISTRIBUTION INC										
401897	240141	05/31/2024	061824	351905	118,740.00	118,740.00	06/30/2024	INV	PD	4 - SW CAB ELASTIMOLD
CHECK DATE: 06/18/2024										
110788 WEX HEALTH INC										
0001931129-IN		03/31/2024	060424-2	351700	226.00	226.00	04/30/2024	INV	PD	MAR VEBA PARTICIPANT F
CHECK DATE: 06/04/2024										
0001948820-IN		04/30/2024	060424-2	351700	212.00	212.00	05/30/2024	INV	PD	APR VEBA PARTICIPANT F
CHECK DATE: 06/04/2024										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102174 WHEELER HARDWARE COMPANY					438.00					
SPI150493 CHECK DATE: 06/18/2024		05/29/2024	061824	351906	116.43	116.43	06/28/2024	INV	PD	KEYS FOR CITY HALL
102175 WHEELER LUMBER LLC										
1210-036334 CHECK DATE: 06/18/2024		05/24/2024	061824	351907	12,267.00	12,267.00	06/24/2024	INV	PD	Loop Clubhouse Gambion
102189 WM MUELLER & SONS										
299614 CHECK DATE: 06/18/2024		05/29/2024	061824	351908	1,479.64	1,479.64	06/25/2024	INV	PD	WM PATCHES 82ND/CREST/
299706 CHECK DATE: 06/18/2024		05/30/2024	061824	351908	148.93	148.93	06/25/2024	INV	PD	WO# 15453 ENGLER BLVD/
299707 CHECK DATE: 06/18/2024		05/30/2024	061824	351908	668.99	668.99	06/25/2024	INV	PD	W/S EITEL VALVE DIG PA
299781 CHECK DATE: 06/18/2024		05/31/2024	061824	351908	652.49	652.49	06/25/2024	INV	PD	W/S PATCHING
299892 CHECK DATE: 06/18/2024		06/04/2024	061824	351908	158.71	158.71	07/25/2024	INV	PD	BEACH SAND
299893 CHECK DATE: 06/18/2024		06/04/2024	061824	351908	1,897.34	1,897.34	07/25/2024	INV	PD	POTHOLE PATCHING/HYDRA
299949 CHECK DATE: 06/18/2024		06/05/2024	061824	351908	137.24	137.24	07/25/2024	INV	PD	BEACH SAND
299950 CHECK DATE: 06/18/2024		06/05/2024	061824	351908	234.40	234.40	07/25/2024	INV	PD	POTHOLE PATCHING
300012 CHECK DATE: 06/18/2024		06/07/2024	061824	351908	790.00	790.00	07/25/2024	INV	PD	WELL #10 VAC DUMP
300013 CHECK DATE: 06/18/2024		06/07/2024	061824	351908	239.20	239.20	07/25/2024	INV	PD	POTHOLE PATCHING
112024 WOODWORTH, RAY					6,406.94					
10006328 CHECK DATE: 06/18/2024		06/04/2024	061824	351909	143.56	143.56	07/04/2024	INV	PD	CREDIT BALANCE REFUND-

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102220 XIGENT SOLUTIONS LLC										
14163		06/01/2024	061824	351910	1,778.44	1,778.44	07/01/2024	INV	PD	JUN VULNERABILITY SVC
CHECK DATE: 06/18/2024										
14164		06/01/2024	061824	351910	13,914.69	13,914.69	07/01/2024	INV	PD	JUN SUPPORT SVC
CHECK DATE: 06/18/2024										
					15,693.13					
102231 ZIEGLER INC										
IN001494250		05/24/2024	061824	351911	687.16	687.16	06/24/2024	INV	PD	#140 DIFFERENTIAL LOCK
CHECK DATE: 06/18/2024										
IN001506265		06/05/2024	061824	351911	358.15	358.15	07/05/2024	INV	PD	AIR FILTERS FOR GENERA
CHECK DATE: 06/18/2024										
					1,045.31					
360 INVOICES					2,289,948.02					

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

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VENDOR INVOICE LIST

Electronic Payments

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107490 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
127636		05/31/2024	060324	4195	8,017.79	8,017.79	05/31/2024	DIR	PD	053124 Payroll - HCSP
CHECK DATE: 06/03/2024										
107744 GREAT-WEST LIFE & ANNUITY INSURANCE COMPANY										
127637		05/31/2024	053124	4193	3,208.44	3,208.44	05/31/2024	DIR	PD	053124 Payroll - MNDCP
CHECK DATE: 05/31/2024										
101756 MII LIFE INCORPORATED										
41018734		06/04/2024	060524	4196	772.98	772.98	06/05/2024	DIR	PD	6/5/24 FSA REIMB-HEALT
CHECK DATE: 06/05/2024										
41023967		06/11/2024	061224	4197	20.14	20.14	06/12/2024	DIR	PD	6/12/24 FSA REIMB-HEAL
CHECK DATE: 06/12/2024										
					793.12					
100927 INTERNAL REVENUE SERVICE										
127631		05/31/2024	053124	4188	176,705.67	176,705.67	05/31/2024	DIR	PD	053124 Payroll - SS, M
CHECK DATE: 05/31/2024										
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES										
127632		05/31/2024	053124	4189	36,078.87	36,078.87	05/31/2024	DIR	PD	053124 Payroll - MN St
CHECK DATE: 05/31/2024										
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
127633		05/31/2024	053124	4190	16,865.08	16,865.08	05/31/2024	DIR	PD	053124 Payroll - 457 C
CHECK DATE: 05/31/2024										
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)										
127635		05/31/2024	053124	4192	7,748.58	7,748.58	05/31/2024	DIR	PD	053124 Payroll - Roth
CHECK DATE: 05/31/2024										
111003 NICOLET NATIONAL BANK										
2024/06/01 DS		05/31/2024	053124-2	4194	57,237.65	57,237.65	05/31/2024	DIR	PD	6/1 DS PMT-2021 BOND I
CHECK DATE: 05/31/2024										
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION										

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User: 8482mrob
Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
127634		05/31/2024	053124	4191	132,719.94	132,719.94	05/31/2024	DIR	PD	053124 Payroll - PERA
CHECK DATE: 05/31/2024										
10 INVOICES					439,375.14					

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

Biweekly Report

June 17, 2024

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

June 17th: We will be having a Work Session prior to the Council meeting. The purpose of this Work Session will be to have our Auditors present the findings of their latest financial audit of the City. This Work Session will start at 5:30 pm and will be followed by the Council meeting at 7 pm.

July 1: We will be having a regular meeting of the Council on this night. Currently, we are not planning on having a work session prior to the meeting. I will let you know if that changes.

July 15: We will be having a Work Session prior to the Council meeting. The purpose of this Work Session will be to share with the Council the final drafts of the material that will be put on the Historic Columns through downtown Chaska. This will be a joint session with the HPC so that we make sure we get everyone's final input into the signage before we move forward. We will have a regular Council meeting to follow.

July 29th: At this time, we are not planning on having a Council meeting on this night as it is the 5th Monday of the month and we do not anticipate needing it. If this changes, we will let you know.

If you are unable to attend any of these meetings, just let me know so we can plan around it.

PUBLIC SAFETY FACILITY UPDATES

As an update to the progress on the new Public Safety Facility, below are a few highlights of activities that have occurred over the past two weeks:

- Progress on the project has been slowed because of the wet conditions. We know that we have lost about 2 weeks of work due to the large amount of precipitation we have seen. Because of this, we now do not expect footings and foundations in the first section of the building to start until after the 4th of July.
- There have been bad soils deeper in the area underneath the first portion of the building than had been anticipated. Because we have had to dig further down in this area, we have had to use some of our contingency to cover the increased costs of soils correction, but this is the only part of the building we expect this as the rest of the building will have to excavate for a basement anyway.

Every bi-weekly throughout the course of this project I will provide you with the highlights of the items that the contractor is currently working on, and any other notable items that may be coming up. We will also be providing periodic updates to the public as well, so they are able to know what is occurring and when.

If there are any questions about the information I provided, or anything else, please don't hesitate to contact me.

IMPROVEMENTS TO HIGHWAY 41 IN SCOTT COUNTY-UPDATE

I wanted to provide an update on this item from the last bi-weekly report. Since our last Council meeting, Staff has continued to meet with both MnDOT and the Shakopee Mdewakanton Tribe to express our concerns about a prolonged closure of Highway 41 due to the project they are planning for this summer both for creating turn lanes into the new Environmental Center and for fixing issues on the railroad crossing close to this site. As I shared previously, the original estimate we received last year for the closure of Highway 41 for the work was 2 weeks, and when we were updated a few weeks ago it had gone to 5-6 weeks.

While our hope was to get this closure back down to the original 2-week estimate, we were informed by MnDOT that they will not be able to reduce it to anything less than 3 weeks. This has to do with the timing of the railroad improvements that need to be made and their inability to open the road until all safety improvements are reinstalled on the new railroad crossing.

Clearly this was not the outcome that we were hoping for as we do understand the impact this will have on our downtown businesses. MnDOT and the Shakopee Mdewakanton Tribe were at the last Downtown Business Alliance to share this message and will be sending out an email to all businesses in the downtown area. At this point, the closure is supposed to start on July 8th, with their goal to have it opened July 26th. Besides MnDOT reaching out to share the message with the businesses, Staff is going to be working with the Downtown Business Alliance like we did last summer to look at different ways we can help the businesses and look at whether scheduling some type of event might be of interest with the business community during this shutdown time. We will let you know more as we understand more what the businesses would like to do.

If you have any questions about this, please let Elise or me know.

BOND RATING RE-AFFIRMED

As part of the process of preparing for the sale of debt for our Public Safety Facility, one of the activities we complete is having our bond rating re-examined. The bond rating signals to potential purchasers of our debt the type of credit risk they are taking with any investment. The higher the credit risk, the higher the rates you typically would see on the debt that is sold.

I am very pleased to say that S and P (our rating agency) recently reaffirmed our AA Stable rating for G.O. debt and AA- Stable rating for EDA Lease Revenue Debt. In reaffirming this rating, they had many positive comments including increasing cash reserves and budget performance. With this rating now in place and published, we are now ready for our debt sale

date of June 24th. We hope with reaffirmation that this will lead to good rates for the debt which ultimately keeps our overall costs down.

A big thank you to our Finance Department for preparing for this rating call and for all the work they are doing behind the scenes in preparing for the sale of our debt. If you have any questions on this, please do not hesitate to ask.

Congressionally Designated Funding for 2025 Federal Budget

As Council has seen, over the past couple of years we have been successful in being able receive funding from the Congressionally Dedicated Funding requests that are put out by Congresspeople and Senators each year. The last two funding requests we have received included the dollars for extending the Trunk Sewer up Creek Road that is necessary to serve our new industrial park, and dollars last year to go towards the EOC Center within our new Public Safety Facility.

With Staff working to try to move forward with the development of the Southwest Chaska Community Park in 2025, we thought this year would be a good year to request dollars for that project. Specifically, we requested approximately $2.5 million to help support the Miracle League Baseball field, the Universal Playground and the adjacent shelter building. We submitted this to our Congressman and to both of our Senators.

I am happy to say that our project was chosen to be included in the final request by Senator Tina Smith. While being selected to move on in the process does not guarantee we will receive funding, we cannot move any further in the process unless our representatives are willing to champion our project. We have had good success in the past that when we make this first step that we have done well in the final process. We hope that continues here.

These projects will not be chosen until a Federal Budget gets approved for the 2025 year. Fiscal year 2024 ends on September 30th, however, we have not typically seen a budget ready at the beginning of the fiscal year. It has been more typical to see continuing resolutions with a final budget several months later.

As we learn more about the status of the budget and this project, we will let you know. If you have any questions just let me know.

Juneteenth Holiday:

Just a reminder that this upcoming Wednesday, June 19th is now an officially recognized Holiday and because of this all offices at the City will be closed. We will continue to have our Community Center, Curling Center and both golf courses open for the public to use on this day. If you have any questions about this, please let me know.

UPCOMING EVENTS:

- Chaska Farmer's Markets: Every Wednesday night down at Fireman's Park
- Chaska Pride Festival: June 22nd 3-6 pm at Veteran's Park
- Chaska Fire and Ice Celebration: July 12-13
- River City Days: July 26-28
- U.S Amateur Tournament: August 12-18-More to come on this event