



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, September 15, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
 - 6.A. Meeting Minutes 09/08/2025
7. Consent Items
 - 7.A. Adopt Resolution 2025-58 Calling for a Public Hearing for Proposed SSD 2026 Operating Plan, Budget, and Service Charges
 - 7.B. Adopt Resolution 2025-59 Calling for Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program
 - 7.C. Approve On-Sale Liquor License for Community Event Series-Downtown Business Alliance
 - 7.D. Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request
 - 7.E. School District 112 Contract for CPD School Resource Officers
 - 7.F. Accept Rehn LeSueur and Juhi Ghatti Resignations as Commissioners on the Human Rights Commission
8. Action Items
 - 8.A. Adopt Resolution No. 2025-56 and Ordinance No. 1071 Approving the Preliminary Site & Building Plan, Zoning Ordinance Amendment (ZOA) and Easement Vacation for Auto Pros/Rylaur, LLC/PC #2025-10
 - 8.A.i. Ordinance No. 1071

- 8.B. Public Hearing: Consideration of Modification of Redevelopment Plan Dist. No. 4, Establishing (TIF) Dis. No. 25, Adopting a TIF Plan, and Authorizing Execution of a TIF Agreement and Granting a Business Subsidy
- 8.C. Adopt Resolution No. 2025-57 approving the Concept Plan for the Municipal Services Building (MSB)/Oertel Architects on behalf of the City of Chaska/PC #2025-12
- 9. Bills
 - 9.A. Accounts Payable Claims Roster 9-15-2025
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly 09-15-2025
 - 10.B. Financial Reports as of 07/31/25
- 11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

**- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 8, 2025**

1. Call to Order

The meeting was called to order by Mayor Hubbard at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Hubbard and Councilmembers Benesh, Grau, and Sheveland.

Absent: Councilmember Hatfield.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Dr. Rathke ECCS Referendum

Dr. Rathke, Superintendent of Eastern Carver County Schools (ECCS), information on the upcoming referendum. Dr. Rathke explained that educational funding from the State has not kept up with inflation. Education careers have been more competitive, and the ECCS students deserve the best teachers and school staff.

Dr. Rathke stated the School Board has decided to move forward with a referendum. The 10-year levy is intended to increase the general education by \$742 per pupil, subject to an annual increase at the rate of inflation. She detailed the investments and strategic decisions ECCS has made to best support the students. If the referendum doesn't pass, there would be increased class sizes, a reduction of music offerings, a reduction of specialized programming, and a reduction in support staff.

Dr. Rathke showed a slide comparing ECCS funding to similar districts and explained that ECCS has received less funding on the whole. She explained the referendum voting process.

Mayor Hubbard noted that folks ask why administrative costs cannot be cut instead of seeking a referendum. Dr. Rathke stated that 80 percent of their funds go directly toward students. ECCS will always look for administrative efficiencies, but they are already a lean operation.

Councilmember Grau noted his appreciation of ECCS, highlighted the community benefits of a strong school district, and encouraged support of the referendum.

Councilmember Sheveland shared her appreciation of public education.

Councilmember Benesh expressed his support for the referendum.

Mayor Hubbard explained the impact of high school personnel on the trajectory of her life. Strong schools build strong communities and vice versa.

City Administrator Podhradsky stated that Staff can prepare a statement reflecting the Council's support of the referendum, along with details about early voting.

Councilmember Sheveland suggested ECCS communicate the potential cuts that would result from the referendum failing.

5. Visitor Presentation

Other Visitors

Two youth introduced themselves and explained they were in attendance to earn a Communications Badge.

6. Approve Previous Meeting Minutes

6.A. Approve the August 18, 2025 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Benesh to approve the minutes of the August 18, 2025, City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Benesh, second by Councilmember Sheveland to approve the Consent Agenda Items A through H:

A. Approval of Amendment to AMI System Master Agreement

Motion to approve the First Amendment to AMI System Master Agreement between City of Chaska and Eaton Corporation, and authorize the Mayor and City Administrator to execute the amendment.

B. On-Sale Liquor at Community Event - La Hermosa Restaurant

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF25.01, for La Hermosa Restaurant, 222 N. Chestnut Street, Chaska, MN, for Latin Music & Food Festival effective September 12, 2025, from 6 p.m. to 10 p.m.

C. On-Sale Liquor at Community Event - Crooked Pint

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF25.02, for Crooked Pint, 3210 Chaska Blvd, Chaska, MN, for Latin Music & Food Festival effective September 12, 2025, from 6 p.m. to 10 p.m.

D. Adopt Resolution 2025-50, Approving Construction Plans, Bidding for Victoria Dr & Wells 11 & 12 Pumping Project

Motion to Adopt Resolution No. 2025-50, Approving Construction Plans and Authorizing the bidding for the Victoria Drive Utility Improvements and the Wells 11 & 12 Pumping Facilities projects.

- E. Adopt Resolution 2025-51, Authorizing Advertisement for Bid North Water Treatment Plant Sanitary Sewer Extension

Motion to Adopt Resolution No. 2025-50, Approving Construction Plans and Authorizing the bidding for the Victoria Drive Utility Improvements and the Wells 11 & 12 Pumping Facilities projects.

- F. Adopt Resolution 2025-52, Joint Resolution with Dahlgren Township for Orderly Annexation

Motion adopting Resolution 2025-52 Joint Resolution of the City of Chaska and the Township of Dahlgren pursuant to Minnesota Statutes §414.0325, designating an unincorporated area in need of orderly annexation, conferring jurisdiction of the area on the chief administrator law judge of the Minnesota State Office of Administrative Hearings.

- G. Adopt Resolution 2025-54 Final Plans & Specifications & Authorize Bid Advertisement Seminary Fen C2 Ravine Stabilization Project

Motion to Adopt Resolution 2025-54 final plans and specifications and authorize bid advertisement for the Seminary Fen C2 Ravine Stabilization Project.

- H. Adopt Resolution 2025-55, Ordering Securing Vacant property at 1 Oak Ridge Drive

Motion to adopt Resolution 2025-55, ordering the owners of Oak Ridge to secure the building against further trespassing, and authorizing the City to secure the property if the owner fails to do so in a timely manner.

Motion carried.

8. Action Items

8.A. Renewal of a Gas Utility Franchise and Franchise Fee with CenterPoint Energy

City Administrator Podhradsky introduced the item to the Council and Administrative Services Director Noel Graczyk provided a presentation on it.

8.A.i. Adopt Ordinance 2025-1069 CPE Gas Franchise

Motion by Councilmember Grau, second by Councilmember Benesh to adopt Ordinance No. 2025-1069 Granting CenterPoint Energy a Gas Utility Franchise.

Motion carried.

8.A.ii. Adopt Ordinance 2025-1070 CPE Gas Franchise Fee

Motion by Councilmember Benesh, second by Councilmember Sheveland to adopt Ordinance No. 2025-1070 Implementing a Gas Energy Franchise Fee on CenterPoint Energy.

Motion carried.

8.A.iii. Adopt Resolution 2025-48 Summary Publication

Motion by Councilmember Sheveland, second by Councilmember Grau to adopt Resolution No. 2025-48 To Approve Summary Publication of Ordinances 2025-1069, and 2025-1070.

Motion carried.

8.B. Public Hearing to Consider Certification of 2025 Delinquent Utilities and Adopt Resolution 2025-53 Approving Certification of Delinquent Utilities and Miscellaneous Unpaid Charges

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Administrative Services Director Graczyk explained that the varying payment schedule for some utilities, in particular stormwater, can cause folks to miss payments.

Mayor Hubbard opened and closed the public hearing at 7:41 as no one wished to address the Council.

Motion by Councilmember Benesh, second by Mayor Hubbard to approve a Resolution 2025-53 approving certification of delinquent utilities and miscellaneous unpaid charges to Carver County for collection with the payable 2026 property taxes.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 8-9-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 8-9-2025

10.B. Q2 – 2025 Investment Report

Councilmember Benesh:

- Encouraged folks to slow down and avoid texting and driving.

Councilmember Sheveland:

- Wished students well as they start a new school year.

Councilmember Grau:

- Pointed out that SouthWest Transit is likely to set records for busing to large events.
- Encouraged community members to verbally support SouthWest Transit to ensure continued funding.
- Acknowledged the tragic event at a crosswalk in Eden Prairie.
- Suggested that Chaska consider a more restrictive peddling policy.

Assistant City Administrator Elise Durbin:

- Stated EDCO, who is hoping to move their headquarters to Chaska, is in the running for the top coolest thing created in Minnesota.

Mayor Hubbard:

- Congratulated the Water Department for having the best water at the Minnesota State Fair.
- Stated the Hwy 41 construction project won Project of the Year at the national level.
- Noted the City Square Park renovation is looking great.

DRAFT

- Pointed out that the Fire Department Open House was occurring at the same time as the Council meeting.
- Stated Latin Fest is September 12, 2025.
- Added Chaska CAP is hosting a celebration on September 18, 2025.
- Stated Books, Beats, and Treats is September 13, 2025.
- Asked for an update on the Hwy 41 roundabout. City Administrator Podhradsky stated the roundabout should be opened by the end of the month.

11. Adjourn

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 8:01 p.m.

Motion carried.

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/2025

Subject: Adopt Resolution 2025-58 Calling for a Public Hearing to Consider Approval of the Proposed 2026 Operating Plan and Budget and Imposition of Service Charges for the Chaska Downtown Special Services District (SSD)

Prepared By: Julie Grove, Economic Development Coordinator

Background

In 2014, the Chaska Downtown Business Alliance worked with the City Council to create a Special Service District (SSD) in the downtown area. This SSD began operations in January 2015 and has provided services since that time. A SSD allows property owners in a commercial district to collectively impose service charges on themselves each year to create a pool of funds. All the funds are directed back to the District to support enhanced services and/or special amenities. These enhanced services and special amenities are over and above what the City ordinarily provides. Service charges are only imposed upon commercial properties, or the commercial portion of a property in the case of a mixed-use property, within the District. In the past, the funds have gone to marketing and promotion of businesses, promotional events, district operations and communications, administration and business recruitment and retention.

By agreement, the Chaska Downtown Business Alliance is responsible annually to:

- 1) prepare an annual Operating Plan;
- 2) provide and manage all services within the District in accordance with the Operating Plan;
- 3) prepare and submit an annual report; and
- 4) implement various operational and financial transparency measures.

The Operating Plan shall include:

- A description of the proposed services;
- A proposed annual budget;
- A proposed service charge methodology;
- A proposed map of service areas;
- The proposed methods of governance and management of services.

The standards and procedures set forth in Minnesota Statute 428A have been met to proceed with the public hearing. The City Council will be required to hold a public hearing and asked to review and approve the proposed SSD 2026 operating plan and impose the proposed 2026 service charges. Staff is asking the City Council to adopt the attached Resolution setting October 20, 2025 as the date of the public hearing on this matter.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-58 calling for a Public Hearing, to review and approve the proposed SSD 2026 operating plan, budget, and service charges and direct staff to give notice of the public hearing.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE: 09/15/2025 **RESOLUTION NO.** 2025-58

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

**Resolution Calling for a Public Hearing to Consider Approval of the Proposed 2026
Operating Plan and Budget and Imposition of Service Charges for the Chaska
Downtown Special Services District (SSD)**

WHEREAS, the City of Chaska (the "City") has established the Chaska Downtown Special Services District (the "District") pursuant to applicable state and local laws to provide enhanced services and improvements within its boundaries; and

WHEREAS, the Council is required to review and approve the annual operation plan, budget, and proposed service charges for the District; and

WHEREAS, the City is required to hold a public hearing to provide citizen notification and involvement prior to considering the proposed operation plan, budget, and service charges for the 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet at the time and place specified in the form of notice attached hereto as **Exhibit A**, or as soon thereafter as notice of the hearing can be published in accordance with the Act, for the purpose of holding a public hearing to consider the annual operation plan, budget, and proposed service charges for the Chaska Downtown Special Services District.

2. Notice of Hearing. City staff are hereby authorized to cause a notice of the hearing, in substantially the form attached hereto as **Exhibit A**, to be published as required per State Statute.

ADOPTED by the City Council of the City of Chaska, Minnesota this 15th day of September 2025.

Taylor Hubbard, Mayor

Attest _____
Chaska Deputy Clerk

**CITY OF CHASKA
CHASKA, MINNESOTA
BEFORE CHASKA CITY COUNCIL
NOTICE OF PUBLIC HEARING
TO CONSIDER 2025 SPECIAL SERVICES AND SERVICE CHARGES FOR THE CHASKA
DOWNTOWN SPECIAL SERVICE DISTRICT**

NOTICE IS HEREBY GIVEN, that the City Council of the City of Chaska, Minnesota, will meet on Monday, the 20th day of October, 2025, at **7:00 P.M. in the Council Chambers of the City Hall, One City Hall Plaza, Chaska, Minnesota, 55318-1962**, to conduct a public hearing pursuant to the authority and procedures set out at Minnesota Statutes, Chapter 428A and Chaska Code of Ordinances, to consider the special services to be provided in 2025 in the Chaska Downtown Special Service District and to consider the amount of service charges to be levied against properties in the District. The petition requirements set out in Minnesota Statutes, Section 428A.08 have been previously met. Pursuant to Minnesota Statute 428A, only property that is classified and used for commercial, industrial, or public utility purposes, or is vacant land zoned or designated on a land-use plan for commercial or industrial use and is located in the Special Service District, may be subject to the charges imposed by the City on the Special Service District. The Chaska Downtown Special Service District is legally described as follows:

Beginning at the intersection of the center line of First Street and the center line of Cedar Street; thence northwesterly along the center line of Cedar Street to the center line of Chaska Boulevard (C.S.A.H. No. 61); thence northeasterly, along said center line of Chaska Boulevard, to the southeasterly extension of the east line of Lot 2, Block 1, FIREMENS PARK ADDITION, Carver County, Minnesota. . . thence southwesterly to a point on the southerly extension of the center line of Cedar Street, which point is 540 feet southerly of the center line of First Street, measured along said center line of Cedar Street and its extension; thence northerly to the point of beginning and there terminating.

(Full legal description is on file with the City Clerk, City of Chaska, Chaska City Hall.)

Proposed special services include: Marketing and Promotions of Businesses \$15,000; Promotional Events \$15,000; Business Recruitment and Retention, \$19,000; District Operations and Communications \$2,550; and Administration \$6,550.

The total estimated annual cost of providing the above special services for 2026 is \$58,100. If approved, the proposed special services budget of \$58,100, less any outside revenue, will be charged to the affected properties. The proposed list of service charges for each property is on file in the Chaska City Clerk's Office and is open to public inspection during normal business hours.

At the time of the public hearing, the City Council will provide an opportunity for all persons owning property in the proposed district together with any other interested persons to be heard regarding the proposed services and the proposed service charges and the City Council will consider all written and oral objections and statements. Should a person be unable to attend and wishes to object or comment, please send a written objection or statement in sufficient time for it to arrive prior to the time of the public hearing to: City of Chaska, Attn: Julie Grove, One City Hall Plaza, Chaska, MN 55318. The City Council may approve, amend or reject the proposed services and proposed service charges. The City Council may continue the public hearing to a later date.

The charges are to be collected in their entirety on the 2026 real estate tax statements. There is no interest added to the service charges. Persons who wish to prepay the entire amount may do so. Full prepayment is made to the City of Chaska, One City Hall Plaza, Chaska MN 55318. Full prepayments may be accepted only through November 15, 2025. Partial prepayments are not provided for. No further notice of prepayment will be published.

Should someone require an accommodation to fully participate, or require this document in a different format, please call 952-448-9200. For information, please call Julie Grove, 952-227-7518.

September 15, 2025

**Chaska City Council
By Order of the City Clerk
Matt Podhradsky**

(To be published in the Chaska Herald Thursday, October 2 and October 16 2025.)

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/2025

SUBJECT: Calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Prepared By: Julie Grove, Economic Development Coordinator

History

In March 2024, the City of Chaska received a request from Marotta Controls, Inc, to sponsor assistance in the form of a forgivable loan funded by the MN Department of Employment and Economic Development (DEED) through its Minnesota Investment Fund (MIF) program. A public hearing was held at that time to support the application. However, the application was delayed due to activities involved with opening of their Chaska location. Marotta is now seeking to pursue the MIF program again to support their expansion plans. Since a significant amount of time has passed since the initial submission, DEED requires that a new application be submitted and another public hearing be held.

Analysis

Founded in 1943, Marotta Controls is a family-owned business that designs, develops, qualifies and manufactures innovative systems and sub-systems for the aerospace and defense sectors. The company is headquartered in New Jersey and in 2024 opened its satellite location in Chaska at 3650 N Chestnut St, just north of Costco. At this location they manufacture small high-performance motors which are used in Marotta Controls products and higher-level assemblies.

In addition to manufacturing small motors, Marotta is looking to expand their Chaska facility to include Rapid Prototyping capabilities and increase production capabilities to allow them to build 100% of their motor needs in-house including adding motor and wind design, analysis and building capabilities, and expanding their space to accommodate additional employees. They have been working with DEED on financial assistance for this expansion and are requesting the city apply for a MIF forgivable loan on their behalf. The amount of MIF assistance will be determined based upon capital investment and job creation. Marotta anticipates a capital investment of nearly \$4.5 million and the creation of approximately 29 new full-time jobs within three years.

Staff is asking Council to set October 6, 2025, as the date of the public hearing on a proposed application.

COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-59 calling for a Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE: 09/15/2025 **RESOLUTION NO.** 2025-59

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

**Resolution Calling for a Public Hearing to Consider a Grant Application to the
Minnesota Investment Fund (MIF) Program**

WHEREAS, the City of Chaska (the "City") has received a request from Marotta Controls, Inc to sponsor assistance in the form of a forgivable loan using dollars sourced from the MN Department of Employment and Economic Development (DEED) through its Minnesota Investment Fund (MIF) program.

WHEREAS, the City is required by the DEED MIF program to hold a public hearing to provide citizen notification and involvement prior to submitting the application.

WHEREAS, the City is requesting up to the maximum amount of MIF assistance available based on final job growth projections to assist with establishing Marotta Controls in the City of Chaska.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota (the "City"), as follows:

1. Public Hearing. This Council shall meet at the time and place specified in the form of notice attached hereto as **Exhibit A**, or as soon thereafter as notice of the hearing can be published in accordance with the Act, for the purpose of holding a public hearing on the proposed application for a MIF loan from the MN Department of Employment and Economic Development, sponsored by the City, and to be received by Marotta Controls to support job growth.

2. Notice of Hearing. City staff are hereby authorized to cause a notice of the hearing, in substantially the form attached hereto as **Exhibit A**, to be published as required by the MN Department of Employment and Economic Development.

ADOPTED by the City Council of the City of Chaska, Minnesota this 15th day of September 2025.

Taylor Hubbard, Mayor

Attest _____
Chaska Deputy Clerk

**Exhibit A
CITY OF CHASKA
CHASKA, MINNESOTA
BEFORE CHASKA CITY COUNCIL
NOTICE OF HEARING TO CONSIDER
A GRANT APPLICATION
TO MINNESOTA INVESTMENT FUND (MIF) PROGRAM**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Chaska, Minnesota, will meet on Monday, the 6th day of October 2025, at 7:00 p.m., in the Council Chambers of the City Hall, One City Hall Plaza, Chaska, Minnesota, 55318, concerning submittal of an application to the Minnesota Department of Employment and Economic Development for a grant under the Minnesota Investment Fund (MIF) program.

The City of Chaska is requesting up to the maximum amount of MIF assistance available based on final job growth projections to assist with establishing Marotta Controls Inc. in the City of Chaska.

All interested parties are invited to attend the public hearing, at which time you will be given the opportunity to express comments on the project.

Written testimony will also be accepted at the public hearing. Written comments must be received by Friday, October 3, 2025. Specific questions can be directed to Julie Grove at 952-227-7518.

The City of Chaska makes reasonable accommodation for any known disability and to meet the needs of non-English speaking residents that may interfere with a person's ability to participate in this public hearing. Persons needing accommodations must notify Julie Grove, 952-227-7518, no later than Friday, October 3, 2025, to allow adequate time to make needed arrangements.

Dated: September 15, 2025

**Chaska City Council
By Order of the City Clerk
Matt Podhradsky**

(To be published in the Chaska Herald Thursday, September 25, 2025.)

REQUEST FOR ACTION CHASKA CITY COUNCIL 09/15/2025

**Subject: On-Sale Liquor at Community Event –
Chaska Downtown Business Alliance-Community Event Series**

Prepared By: Julie Grove, Economic Development Coordinator

The Chaska Downtown Business Alliance has applied for multiple On-Sale Liquor Permits in connection with a series of upcoming community events planned through the end of the year. These events are part of a strategic effort to activate the downtown core and enhance its role as the social and economic heart of the city.

Over the past year, the City and the Business Alliance have collaborated with The Musicant Group to develop a downtown Activation Plan. This plan provides a strategic roadmap for leveraging existing assets and transforming downtown into a thriving, dynamic hub for residents and visitors alike. The final Activation Plan will be formally presented to City Council at an upcoming meeting.

One key recommendation of the plan is to launch a regularly scheduled event series aimed at increasing downtown activity. These events are intentionally designed to bring people downtown, encouraging them to gather, shop, dine, and explore local businesses.

The event series supports the Activation Plan goals and will offer a number of community benefits, including:

- **Boosting Local Businesses:** Increased foot traffic and coordinated programming opportunities.
- **Attracting Visitors:** A recurring event series creates momentum and broadens regional awareness.
- **Fostering Community Interaction:** Events provide space for socializing, networking, and community building.
- **Improving Perception of Downtown:** Consistent activity enhances the vibrancy and appeal of the area, even beyond event hours.

These events are designed to serve as a demonstration of how strategic activation can transform downtown into a vibrant destination that serves residents, attracts visitors, and supports long-term business success.

Boundaries for the event are Pine and Walnut for the west/east boundary and Hwy 61 and 1st Street as the north/south boundary. This will allow visitors to purchase alcohol at licensed downtown businesses and restaurants, within the designated area, and walk to other shops located within those boundaries with alcohol. The events are proposed to be held Saturdays starting September 20th and running through Saturday December 6th. Each of the following events are included under this unified request for approval:

- September 20 – Schram Oktoberfest
- September 27 – GA Fall Festival
- October 4 -October
- October 11- October
- October 18-October

- October 25 – Trick or Treat Downtown
- November 1 – Holiday Shopping
- November 8 – Deer Opener Celebration
- November 15 – Holiday Shopping
- November 22 – Firemen’s Park Tree Lighting (note: actual tree lighting is on Sunday, November 23)
- November 29 – Small Business Saturday
- December 6 – Hometown Holiday

The required paperwork is on file, and the fee has been paid. Public Safety personnel have been notified and are coordinating as needed for each event.

Staff recommends approval of the license for the full event series as outlined above. This consolidated approval streamlines the process and supports the shared goal of downtown activation.

CITY COUNCIL ACTION REQUESTED

Motion to approve On-Sale Intoxicating License at the downtown Community Events, Lic#OSCF25-3 for Chaska Downtown Business Alliance Event Series on Saturdays between September 20-December 6, 2025

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/2025

Subject: **Adopt Resolution 2025-60 Supporting ISD 112's Referendum Request**

Prepared By: Elise Durbin, Assistant City Administrator

At the September 8, 2025 City Council meeting staff was asked to prepare a Resolution of Support for the upcoming Eastern Carver County School District's Referendum. This request came after a Visitor Presentation from Superintendent Dr. Erin Rathke presented an overview of the referendum, along with reasons behind the proposal. Based upon the presentation and the City Council discussion, the attached Resolution of Support was prepared.

If adopted by the City Council, staff will forward the Resolution onto the School District as well as share it on social media along with where to vote.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-60 supporting Independent School District 112 November 2025 Referendum.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE: September 15, 2025 **RESOLUTION NO.** 2025-60

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

**A RESOLUTION SUPPORTING INDEPENDENT SCHOOL DISTRICT 112'S
REFERENDUM REQUEST**

WHEREAS, Independent School District (ISD) 112 will be holding a referendum on November 4, 2025 in which it will ask one question of residents of the District; and

WHEREAS, the question that will be asked of voters is to increase the operating levy; and

WHEREAS, if the referendum is passed, it will present Eastern Carver County Schools from having to consider significant budget cuts and continue ISD 112's strong academic preparation of students, while maintaining management class sizes, programs, and services; and

WHEREAS, ISD 112 is a valued partner of the City of Chaska and the Chaska community. ISD 112 is focused on better serving every one of its students, many of whom are Chaska residents; and

WHEREAS, children, parents, families, and the entire community benefit from a strong school district.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, hereby goes on record as being in support of the referendum requests for the following reasons:

- The Chaska City Council recognizes the importance of quality education for the youth of ISD 112.
- The Chaska City Council recognizes that a quality education system in a community has a positive impact on the entire community, providing current and future businesses and residents within our community with a reason to conduct business and live in our community.
- The Chaska City Council recognizes that the size of classrooms has a direct impact on a student's learning.
- The Chaska City Council recognizes that academic opportunities and support for all learners is vital.
- The Chaska City Council recognizes the importance of counseling support to address the mental health needs and career and college pathways of students.

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of September, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 09/15/2025

Subject: School District 112 Contract for CPD School Resource Officers

Prepared By: Ryan Seibert, Chief of Police

Background: The City of Chaska Police Department staffs two full-time school resource officers (SROs) that are assigned to Eastern Carver County School District 112 schools in the City of Chaska. The role of the SROs is to maintain a safe and secure environment on campus, establish a positive working relationship to help further student development, and working to foster a positive two-way relationship between police and students. The SRO contract was last revised in 2022, with a three-year contract term that ended in June 2025. City staff have worked with the district to develop an updated contract, which if ratified, would extend contractual SRO services until June 30, 2028.

The proposed contract is not substantially different from the previous contract language. The financial cost allocation for position funding has remained the same. Contract language establishes the city and district agree to a "50 % - 50 %" share of the salary and benefit cost of two SROs. Invoicing will be processed by the city finance department and occur at the end of each quarter. Contract language also specifies that either party may terminate the agreement by providing 180 calendar days' written notice.

If ratified, the contract would be effective for a period beginning July 1, 2025, through June 30, 2028.

CITY COUNCIL ACTION REQUESTED

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES BY AND BETWEEN EASTERN CARVER COUNTY SCHOOLS, ISD 112 AND CITY OF CHASKA

This Agreement is by and between Eastern Carver County Schools-Independent School District Number 112 (“District”) and the City of Chaska (“City”).

A. PURPOSE:

The purpose of this agreement is to address the need for the presence of licensed peace officers to provide specific services to Eastern Carver County Schools and establish a mutually beneficial framework that both schools and law enforcement can work within to achieve shared goals. The intent is to establish and define the mission of the School Resource Officer program as a joint cooperative effort between the District and the City of Chaska. The partnership is intended to facilitate effective, timely communication and coordination of effort for both the District and the City to promote a safe and positive work and learning environment and to decrease the number of youths formally referred to the juvenile justice system. Additionally, it clarifies the roles and expectations and formalizes relationships between the participating entities to foster an efficient and cohesive program that will build a positive relationship between law enforcement, school administrators, school staff and students.

B. ROLE AND DUTIES OF THE SCHOOL RESOURCE OFFICER (SRO):

The list of basic duties and work schedule of each SRO shall be cooperatively developed between the District and the City. The District may request SRO assignments to specific District buildings within Chaska and the City will work collaboratively with the District to comply with such requests.

1. The School Resource Officer is responsible for managing law enforcement incidents occurring in the school or on school grounds and protecting students, staff and visitors from criminal activity. A determination of whether an incident is considered a law enforcement responsibility should be made in consultation with school administration when feasible. Most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. Officers responding to an incident or consulting with school officials are encouraged to use their discretion in determining the best course of action, including using alternatives to arrest whenever reasonable.
2. The SRO shall assist the District Emergency Management department and school principal(s) in developing plans and strategies to prevent and/or minimize dangerous situations on campus and to address other security issues identified by the emergency manager, principal and/or the SRO. Such plans are to be arrived at jointly and communicated clearly between the parties.
3. In every case other than specific circumstances where the delay involved adds risk to the safety of others in the building or the public at large, the SRO shall notify the principal or

their designee in advance before removing a student from the school building or premises.

4. The SRO will inform the principal or their designee about any crime committed, arrest(s) made or other SRO activity as soon as reasonably feasible after the event.
5. The SRO shall take appropriate law enforcement action against intruders or unauthorized visitors who appear in the building or on campus property.
6. In all matters related to law enforcement actions taken within the school or on school property (including investigations, interviews and searches or confiscation of property related to students), SROs will conduct themselves in a manner consistent with relevant federal and state statutes and case law, the standard operating procedures and general orders of their department, and the board-adopted policies and procedures of the District. In any case where the respective policies of the District and the City may conflict, the matter will be resolved by mutual agreement of the City Administrator and the Superintendent of Schools.
7. School Resource Officers will serve when requested by school administration as members of the school threat assessment team to assist in monitoring students and determining the need for possible law enforcement action. The SRO will be familiar with agencies and resources that aid youth and their families and make referrals to agencies when appropriate.
8. Any complaints about student behavior should be brought to school administration rather than the SRO. The SRO is expected to be familiar with District and school rules; however, most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. The District and its employees are responsible for disciplining students and applying school policies. The SRO may be called on to help de-escalate a situation, prevent criminal conduct and/or prevent harm to an individual. If the principal believes an incident is a violation of the law, he/she may contact the SRO to see if law enforcement action is needed.
9. School Resource Officers will participate in crime prevention activities including, but not limited to patrolling the school building and grounds, monitoring areas known for criminal activity, speaking with staff and students on reducing opportunities for crime, analyzing crime patterns, investigating crimes and ensuring safety at the school.
10. The School Resource Officer is part of the school Crisis Response Team and will participate in meetings, emergency preparation, planning, drills, training and response.
11. The School Resource Officer will be an active and highly visible member of the school community. The SRO will work to foster open communication and trust between students, families, staff, and administration. The SRO is expected to interact with students on an individual basis and in small groups. SROs will also make themselves available for conferences involving teachers, parents, and students. School administrators are encouraged to utilize the expertise of the SROs.

12. The School Resource Officer is expected to build relationships with school administration, teachers, staff, students and families. SROs will focus on getting to know students, act as a role model, and work with administration to identify students that may be facing challenges and in need of additional resources to be successful.
13. The School Resource Officer will represent the law enforcement community and work in partnership with school administration to provide instruction/guidance to students one on one as well as creating and delivering classroom presentations. Topics may include but are not limited to: a basic understanding of the law, the role of law enforcement officers, drug/alcohol awareness, conflict resolution, anger management, personal and school safety strategies, crime trends, and staff or student requested topics. SROs will coordinate all of their activities with the principal and appropriate staff member(s), and will seek permission, guidance and advice from school leadership as well as agency leadership/SRO Supervisor prior to initiating any programs within the school.
14. The School Resource Officer will collect data on crime trends, school-based arrests, referrals to law enforcement, and other SRO activities. This will include data on cases that are worked off-campus by the Police Department or other agencies involving students. The School Resource Officer, SRO Supervisor, Principal/School Administration, District Emergency Management, District Administration and Chief of Police/Sheriff or their designee will meet on a quarterly basis to review the SRO program and quarterly data. The SRO will also submit data when requested by District Emergency Management as well as submitting summary data for the year-end program assessment. The District and the City shall collaborate on the criteria to be reported at the start of each school year.

C. TRANSPORTING STUDENTS:

1. SROs shall not transport students in their personal vehicles unless an emergency situation requires immediate transport.
2. SROs shall not transport students in Law Enforcement vehicles except:
 - a. When the students are under arrest, or an emergency circumstance exists.
 - b. When students are suspended and/or sent home from school pursuant to school disciplinary actions, if the student's parent or guardian has refused or is unable to pick up the child within a reasonable time period and the student's continued presence on campus is an active threat to the safety and welfare of other students and/or school personnel.
 - c. Students shall not be transported to any location unless it is determined that the student's parent, guardian or custodian is at the destination to which the student is being transported unless there is a specified exemption in agency policy (i.e. – transportation to jail, other facilities, etc.)

- d. SROs will follow their department policy regarding notifying dispatch of departure and arrival times and beginning and ending mileage when transporting juveniles.
- e. SROs will notify the school principal or their designee when removing a student from campus.

D. TRAINING OF SCHOOL RESOURCE OFFICERS:

1. All officers assigned as SROs will complete training as required by their department as well as the Minnesota P.O.S.T. Board.
2. In addition, all School Resource Officers shall complete training specific to their role as a School Resource Officer. This training should be completed prior to starting a position as a School Resource Officer. If not possible to complete prior to starting, training must be completed within 6 months of start date.
3. This required SRO training may be completed either with the Basic and Advanced School Resource Officer courses offered by the National Association of School Resource Officers (NASRO), or the Basic and Advanced SRO training courses offered by the Minnesota School Safety Center. The City will provide the District with proof of successful completion of the Basic and Advanced courses for each SRO. Training costs will be covered by the City.
4. The District will provide SROs additional appropriate training and opportunities to participate in professional development on topics relevant to the school setting and working with students. Prior to the beginning of the school year, the District will determine the required training for each School Resource Officer and provide a list of these courses to the City. This training must be completed when offered during the school year. Dates/times for each course will be determined later, but the District will make every effort to provide the training during scheduled SRO hours. Such topics may include (but are not limited to); restorative processes, trauma-informed practices, working with students with disabilities/special needs, equity training and social/emotional learning and positive behavioral intervention supports (PBIS). The District will cover any costs associated with school-provided training.
5. The City will provide other appropriate on-going training as required.

E. EMPLOYMENT OF SCHOOL RESOURCE OFFICERS:

1. School Resource Officers shall follow the guidelines of State and Federal law and School Board policy. They shall remain employees of the Police Department/Sheriff's Office and be subject to all personnel policies and practices of the Police Department/Sheriff's Office regarding investigations, interviews, body-worn cameras, and searches relating to juveniles, except as such policies or practices may be modified by the terms and conditions of this Agreement. Nothing in this Agreement is intended or should be construed as creating or establishing an employment relationship between the District and a School Resource Officer.

2. The City shall employ, in accordance with applicable state statutes, licensed law enforcement officers to serve as School Resource Officers in District schools. When an SRO position becomes open at a Chaska school, District officials shall have the opportunity to participate in a formal interview process conducted by the City. At a minimum, an administrator from the school/site the SRO is to be placed, as well as representative(s) from the District and District Emergency Management department, shall attend the interview to provide feedback to the City.
3. A joint committee composed of representatives of the City and the District shall make recommendations for the SRO positions to the City which shall assign such officers. If the District is not satisfied with the performance of the SRO, the District will request a different School Resource Officer be assigned. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.
4. If only one candidate expresses interest in an open SRO position, the school/site administrator(s), the District and the District Emergency Management department will still have the opportunity to meet and evaluate the candidate. Additional selection criteria (law enforcement bargaining contract, seniority, etc.) may be established by the City.
5. The supervision, management and control of School Resource Officers is solely the responsibility of the City. The City will assign a designated SRO Supervisor who will have regular and ongoing contact with the SROs, the school principal or their designee and the District.
6. Law enforcement services rendered to the District shall be determined by both the City and the District. Standards of performance, discipline of the assigned School Resource Officer and other internal matters shall be under the authority of the City in collaboration with the District as allowed by law and related agency policies and procedures.
7. The City shall assume all obligations and payments with regard to SRO's salaries and benefits including worker's compensation, unemployment compensation, PERA and withholding taxes. The City will pay when due all required employment taxes and income tax withholding, including all federal and state income tax on any monies paid pursuant to this Agreement. The District is not responsible for any employee benefits, statutory or otherwise. The District will compensate the City for SRO services as provided in this Agreement.
8. Through this Agreement, the City and its employees have no authorization express or implied, to bind the District to any agreements, liability, or understanding except as expressly set forth herein. The City will be solely responsible for the acts of its employees and agents.
9. The District will provide the SRO with a dedicated, secure, private office containing a telephone line, a desk, a chair and a filing cabinet that can be locked and secured and access to either a computer terminal or computer hookup suitable for use in the conduct of official business only.

10. The City shall provide any required clothing, uniforms, vehicle, necessary forms, equipment and supplies for its officers to perform law enforcement duties provided pursuant to this Agreement.
11. In any event where the SRO is going to be absent from work, the SRO will promptly notify both the SRO supervisor and the principal of the school as to their absence. In the event of any SRO absence, the District and SRO supervisor will collaboratively determine if the temporary placement of another officer assigned as an SRO to a school is warranted.
12. The SRO's regularly scheduled duty day shall begin prior to the time school starts for the day and through the time of school dismissal for the day, except in cases where they are flexing their schedule for the day to accommodate other SRO or law enforcement-related duties approved by the SRO Supervisor or in other unusual circumstances.
13. It is understood and agreed that time spent by SROs attending municipal court, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.
14. Time spent on emergency calls, regular law enforcement duties/reports/paperwork and police training not associated with the District shall be minimized and conducted only as needed. Time in excess of eight hours per day shall be paid according to the officer's employment contract with the City, providing such additional time has been approved in advance by the City and the District. Blanket approvals will not be accepted.
15. If authorized by the District and SRO Supervisor to do so, the SRO may be present at school special events occurring outside the schedule of normal school hours. If the District requested the SRO's attendance at such events, the District will reimburse the City for any associated overtime pay if the officer exceeds 40 hours performing SRO duties or other contract provisions requiring overtime pay. Otherwise, the City shall be responsible for any overtime pay associated with the SRO's attendance at these events.
16. School Resource Officers will wear approved department uniform, formal business attire or business casual with appropriate logos and name badges depending on the time of school year, the type of school activity or program, and the requests of the school and/or City. The SRO Supervisor and the principal shall jointly set expectations and resolve any disputes in this area.
17. School Resource Officers will wear their department authorized duty weapons in accordance with department policy. These weapons must be kept on the SRO or secured in a locked gun safe in the SRO office. The gun safe will be supplied by the City and will only be accessible to law enforcement officers.

F. CHAIN OF COMMAND:

1. School Resource Officers will be subject to the chain of command of the City. The overall supervision, management and control of the School Resource Officer is solely the responsibility of the City.

2. In the performance of their duties, SROs shall coordinate and communicate with the principal or their designee, the District Emergency Management Department and other District departments as requested.

G. DISMISSAL OR REASSIGNMENT OF A SCHOOL RESOURCE OFFICER:

1. In the event the principal of the school or the District Emergency Management administrator feels that the SRO is not effectively performing their duties and responsibilities or has engaged in improper conduct, the District Emergency Management administrator, principal, or designee shall notify the City and the SRO supervisor in writing of their concerns. The City shall ensure a thorough and timely review and investigation of the concerns raised by the District, or any other concerns the City is notified of, or becomes aware of by any other means.
2. Remedial action may include a meeting with the District Emergency Management administrator, the SRO Supervisor and the SRO to discuss the concerns if applicable.
3. The SRO Supervisor will promptly advise the District Emergency Management administrator of the results of the investigation and any subsequent actions taken to the extent allowed.
4. If the District's concerns remain unresolved after City action is completed, the SRO supervisor will arrange a meeting with the City, the District, the SRO supervisor and the SRO to mediate or resolve the issues that remain.
5. If the District's concerns cannot be resolved by the above process, the District reserves the right to request to have the SRO removed from their assignment. The notification to the City will specify the reasons for making the request. When such a request is made, the City agrees to consider removing the SRO from their school assignment and to promptly replace the SRO with another qualified officer in collaboration with the District. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.

H. PROGRAM ASSESSMENT:

1. The School Resource Officer Program will be assessed annually, and the evaluation will be conducted jointly between the City and the District. By June 30 of every year, the City shall provide the District a report from the previous school year. The following areas, at a minimum, will be used to evaluate the program:
 - Overview of the School Resource Officer unit
 - Training attended
 - Training conducted
 - Meetings attended
 - Statistics, arrests, referrals, services provided, etc.
 - Highlights and accomplishments

2. The District and the City will meet at the end of each school year to discuss overall program effectiveness and each SRO's effectiveness in the program. This may include a recommendation by the District to the City that an officer maintains their current school assignment, an officer be moved to another District school determined to be a better fit for both the SRO and the District, or that an officer not be assigned to any District school the following year.

I. DATA PRIVACY

1. The City and the SRO, while performing services under this Agreement, must comply with the Minnesota Government Data Practices Act ("MGDPA"), Minn. Stat. Ch. 13, and the Family Educational Rights and Privacy Act, 20 U.S.C. §1232g ("FERPA"), and rules and regulations promulgated thereunder, as they apply to the District regarding the treatment of all data and/or video recordings created, collected, received, stored, used, maintained, and/or disseminated by the District. The parties understand and agree that sharing of data between them may only occur in accordance with these laws governing the use disclosure, and dissemination of data.
2. The City and SRO shall not have access to private student data unless directly authorized by the School District in accordance with a valid exception to the disclosure prohibitions under the MGDPA and FERPA. The SRO may be provided access to student information only as needed by the SRO to perform his duties related to educational or school administration activities when the SRO's use of such student information remains under the direct control of the School District. In these circumstances, the SRO is considered a "school official" as provided in FERPA. If the SRO is gathering information pursuant to a criminal investigation or other law enforcement purpose, the SRO is not acting as a school official and is subject to the same data practices rules as any other law enforcement officer, and will need to secure the appropriate subpoena, court order, warrant, or consent to acquire private data and/or video recordings, unless an exception applies.
3. School officials shall allow the SRO access to public records maintained by the school to the extent allowed by law.
4. If private or confidential student record information is needed by an SRO, but no emergency situation exists, the information may be released only as allowed by law.
5. If some information in a student's record is needed in an emergency to protect the health or safety of the student or other individuals, school officials shall disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone's health or safety; the need of the information to meet the emergency situation and the extent to which time is of the essence.
6. The City and the District agree to and shall abide by, conform to, and comply with all of the laws, rules, and regulations of the United States, the State of Minnesota, and the City/County including specifically Minn. Stat. 16C.05, subd.5 governing retention of

records pertaining to the contract and the Minnesota Government Data Practices Act requirements for private data on individuals.

J. COST ALLOCATION AND INVOICING:

1. The District and the City agree to share on a 50% - 50% basis the salary and benefit cost for two School Resource Officers, except to the extent the District's obligation is reduced due to the SRO performing other services for the City resulting in a prolonged disruption of SRO services to the District.
2. The District shall not assume liability for the direct payment of any salaries, wages, or other compensation to the SRO, SRO Supervisor or any City or County personnel performing SRO services, and the City hereby assumes responsibility for payment of wages and benefits including vacation and sick leave, mileage, uniforms, public employees retirement contributions, workers' compensation, vehicle, general liability insurance costs, general overhead, including indirect expenses and supplies, radio unit expense and health expenses.
3. At its own expense, the City shall provide funding for SRO supervision and an appropriate vehicle(s) for use by the SRO.
4. The City will invoice the District at the end of each quarter for SRO services provided during that quarter. The District will pay the invoice within 35 days of receipt.

K. INSURANCE:

The City will maintain workers' compensation insurance, public employees' liability insurance, and automobile insurance in amounts deemed appropriate and not less than the coverage limits prescribed under Minn. Stat. § 466.04. The City and the District will each maintain general liability insurance with coverage limits not less than those prescribed in Minn. Stat. § 466.04.

L. INDEMNIFICATION:

Each party is responsible for its own acts and omissions and the results thereof to the extent authorized by law, and each party to this Agreement expressly declines responsibility for the acts or omissions of the other party. The City shall be solely responsible and liable for the acts and/or omissions of the SRO. The City shall indemnify, defend, and hold harmless the District and its current and former officers, agents, employees, and board members from any and all damages, liability, judgments, claims, expenses, fees, costs, actions, demands, and payments of whatsoever kind and nature arising from and/or pertaining to the acts and/or omissions of the School Resource Officer. Nothing herein shall be construed to waive or limit any immunity from, or limitation on, liability available to either party, whether set forth in Minnesota Statutes, Chapter 466 or otherwise. The obligations in this paragraph survive the termination or expiration of this Agreement.

M. APPROVAL AND TERM OF CONTRACT:

1. The terms of this Agreement are entered into and approved by the City Administrator on behalf of the City and by the Superintendent of Schools or designee on behalf of the District. Its provisions may be revised or amended only by mutual agreement of the parties and upon formal approval of the agreed upon changes by the governing bodies of the respective parties. These mutually agreed-upon revisions can be made at any time, but are not in effect until approved and signed by both parties.
2. The term of this Agreement shall be from July 1, 2025 to June 30, 2026. It may be extended or amended upon mutual written consent of both parties.
3. Either party may terminate this Agreement on June 30th of each year by giving 180 days' advance written notice.
4. This agreement shall remain in force until the end of the term above, or until terminated by either party pursuant to this Agreement.
5. In the event either party shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue uncured for a period of thirty (30) days after written notice thereof, the non-defaulting party may, at its option and in addition to all other rights and remedies which it may have at law or in equity against the other party, immediately terminate this Agreement.
6. It is agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all prior agreements or memoranda of understanding between the City and the District regarding School Resource Officers.

The parties agree to the terms of this School Resource Officer Services Agreement as evidenced by their signatures below.

Name, Title
District 112, Eastern Carver County Schools

Date

Name, Title
City of Chaska

Date

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/2025

Subject: **Accept Rehn LeSueur and Juhi Ghatti Resignations as Commissioners on the Human Rights Commission**

Prepared By: Elise Durbin, Assistant City Administrator

On Monday, September 1, 2025, Human Rights Commissioner Juhi Ghatti formally requested to resign from her appointment effective immediately because she is now away at college. Ms. Ghatti was first appointed as the student representative on the Commission in 2023 and continued to serve in that capacity since. She served on the River City Days committee bringing new ideas to the HRC's booth to engage the public. Ms. Ghatti also was on the Cultural Heritage Month committee—helping to plan the very successful Celebrate India event held in 2024.

On Tuesday, September 9, 2025 Human Rights Commission Rehn LeSueur formally requested to resign from his appointment effective immediately because he will be moving out of the city. Mr. LeSueur was also appointed in 2023 to the HRC. In his time on the commission he served on the Cultural Heritage Month committee that put on the African Cultural Night celebration in 2023, and co-led the planning for the River City Days booth.

Both Ms. Ghatti and Mr. LeSueur's terms were set to expire at the end of 2025. Staff recommends leaving them unfilled at this time and advertise for these positions through the normal commission recruitment process which will begin later this fall.

CITY COUNCIL ACTION REQUESTED

Motion to accept the resignations of Juhi Ghatti and Rehn LeSueur from the Chaska Human Rights Commission and open the seat to applications during the commission recruitment process in fall 2025.

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/2025

Subject: Auto Pros – 1601 Old Audubon Rd – Preliminary Site & Building Plan, Zoning Ordinance Amendment and Easement Vacation

Applicant: Rylaur, LLC

Location: 1601 Old Audubon Road

Case No.: P.C. No. 2025-10

Synopsis: The applicant is requesting Preliminary Site & Building Plan, Zoning Ordinance Amendment (ZOA) and Easement Vacation approval for a building addition totaling approximately 3,000 square feet

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution and ordinance

Introduction

The property in question is located within the southeast area of the City. The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Auto Pros Background

Auto Pros of Chaska is a family-owned auto repair shop where honesty and integrity are the heart of everything they do. For over 45 years, their mission has been simple: to provide reliable, high-quality auto repair services while building lasting relationships with their customers. Auto Pros of Chaska was founded by Gary Goeman over 45 years ago, and is now owned and managed by Brandon Goeman, Gary's Son, and Bob Carlson.

Previous Approvals

On March 17, 1997 the City Council approved the site & building plan for the existing auto repair building at 1601 Old Audubon Road and preliminary and final plats for the Channel Addition (see Figure 2). The 1997 site plan approval included a 3,700 square foot building with 5 auto service bays on Lot 3, Block 1, and a communal parking lot that would be shared between this site and Lot 4, Block 1. Lot 4 showed a future building totaling approximately 2,700 square feet.

On April 7, 1997 the City Council approve the rezoning to Planned Industrial District (PID-5) for the Channel Addition. At the time of these approvals, the city owned the property. The property was a remnant parcel that the city acquired through the property acquisition process for the Flood Control Channel and new Highway 17 (now known as Co Rd 15 – Audubon Road). The city subsequently sold Lot 3 (1601 Old Audubon Road) to West Suburban Towing and retained Lot 4 as there was no end user identified.

Because there was a future building contemplated in the 1997 site plan approvals, the request for a 3,000 square foot building addition being reviewed this evening did not warrant a concept plan review.

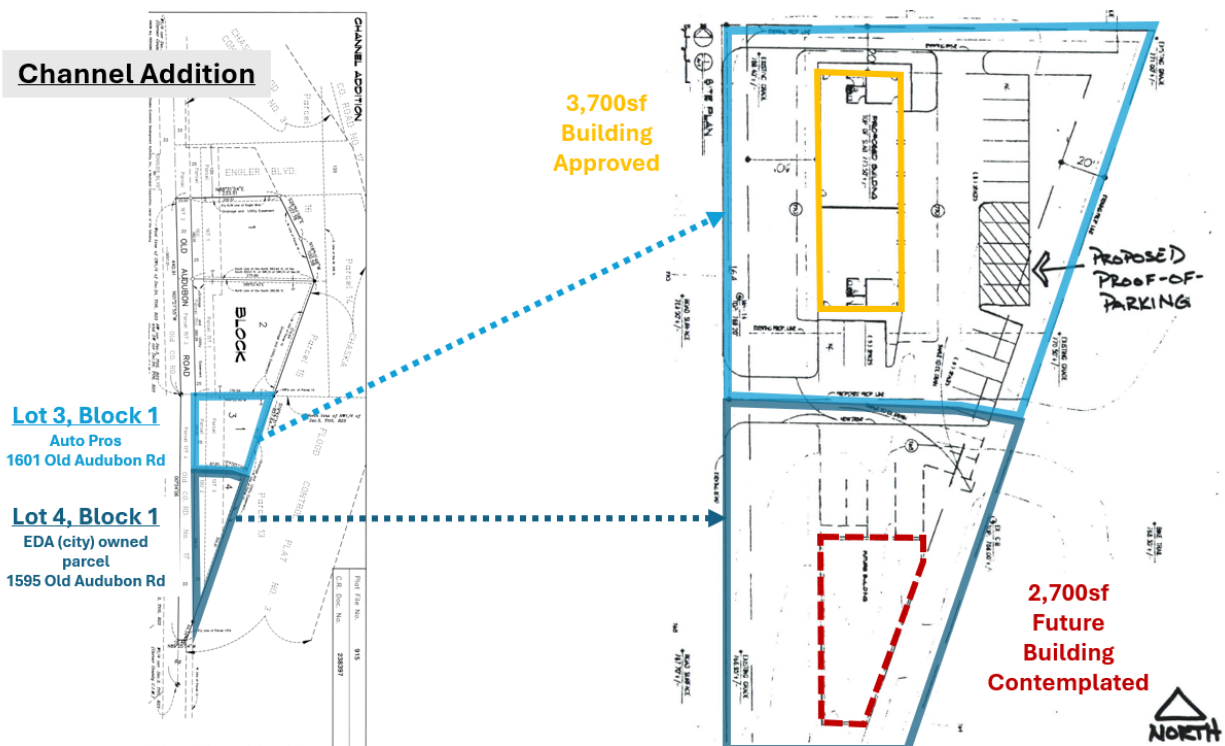


Figure 2: 1997 approved plat and plans

At their July 21, 2025 meeting the City Council approved the letter of intent for the sale of the EDA-owned property to support the expansion of the business located at 1601 Old Audubon Road.

Preliminary Plan

The applicant is requesting approval of the following:

1. Preliminary Site & Building Plan
2. Zoning Ordinance Amendment (ZOA) to PID-5
3. Easement Vacation

The following is intended to summarize the applicant's request:

- **Existing Conditions.** The project site is comprised of two parcels; Lot 3, Block 1 totaling 0.56 acres and Lot 4, Block 1 totaling 0.47 acres. The site is located north and west of East Creek Diversion Channel and Audubon Road, south of Engler Boulevard and adjacent industrial sites, and east of Old Audubon Road. The property currently contains a one-story building totaling approximately 3,700 square feet with 5 service bays and a surface parking on the south and east sides totaling 19 stalls. Access to the site comes directly off of Old Audubon Road from two driveway points; the north access point operates as a shared driveway with the industrial property to the north. Some notable utilities and easements that encumber the property include; a 36 inch sewer pipe on the west edge of the property with a 25 foot wide drainage and utility easement running over it; a 10 foot wide drainage and utility easement exists over the existing property line that divides Lot 3 from Lot 4; 5 foot wide drainage and utility easements follow the remaining perimeters of the property; and a Chaska electric overhead line runs east-west along Lot 4's midpoint.

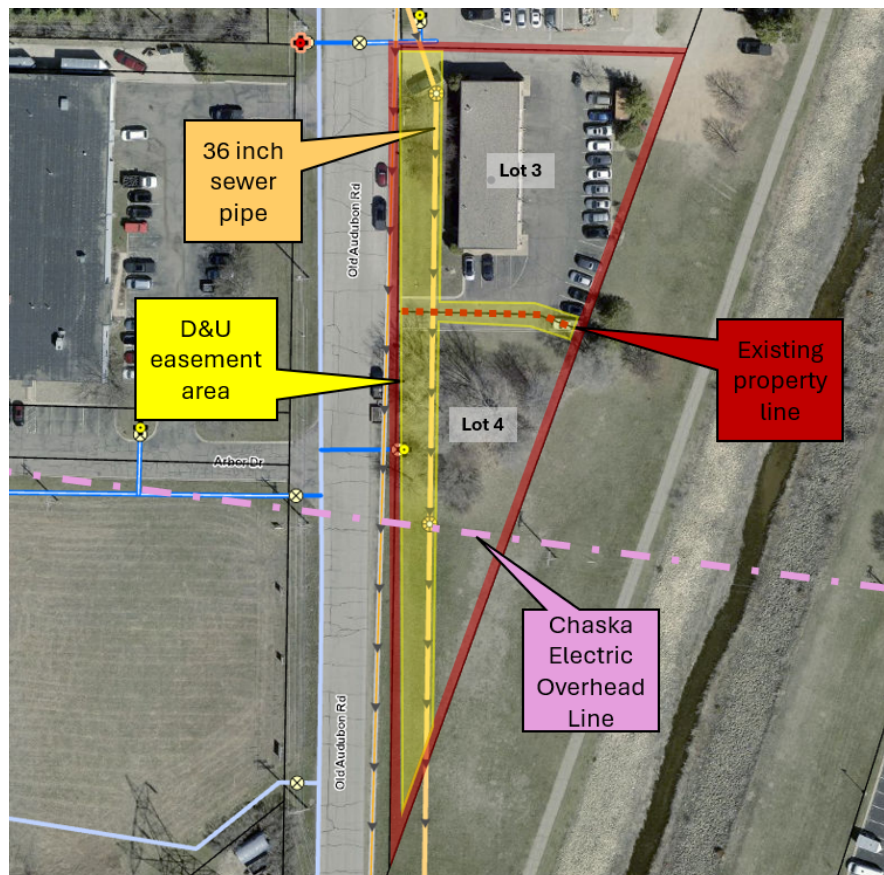


Figure 3: Existing Conditions

- Preliminary Site & Building Plan.** The preliminary site & building plan contemplates a single-story building addition totaling approximately 3,000 square feet. The building addition consists of adding 4 new service bays (total of 9) and a new customer lobby function. The trash enclosure will be relocated to the south end of the building, and an employee patio area will be added. The parking lot will also be expanded on the north and south sides of the site to provide a total of 25 parking stalls. The southern vehicular access will be moved south to line up with the adjacent western driveway on Arbor Drive. *In order to accomplish expansion of the building and parking lot the owner of Auto Pros has to acquire the city-owned property to the south (Lot 4, Block 1).*

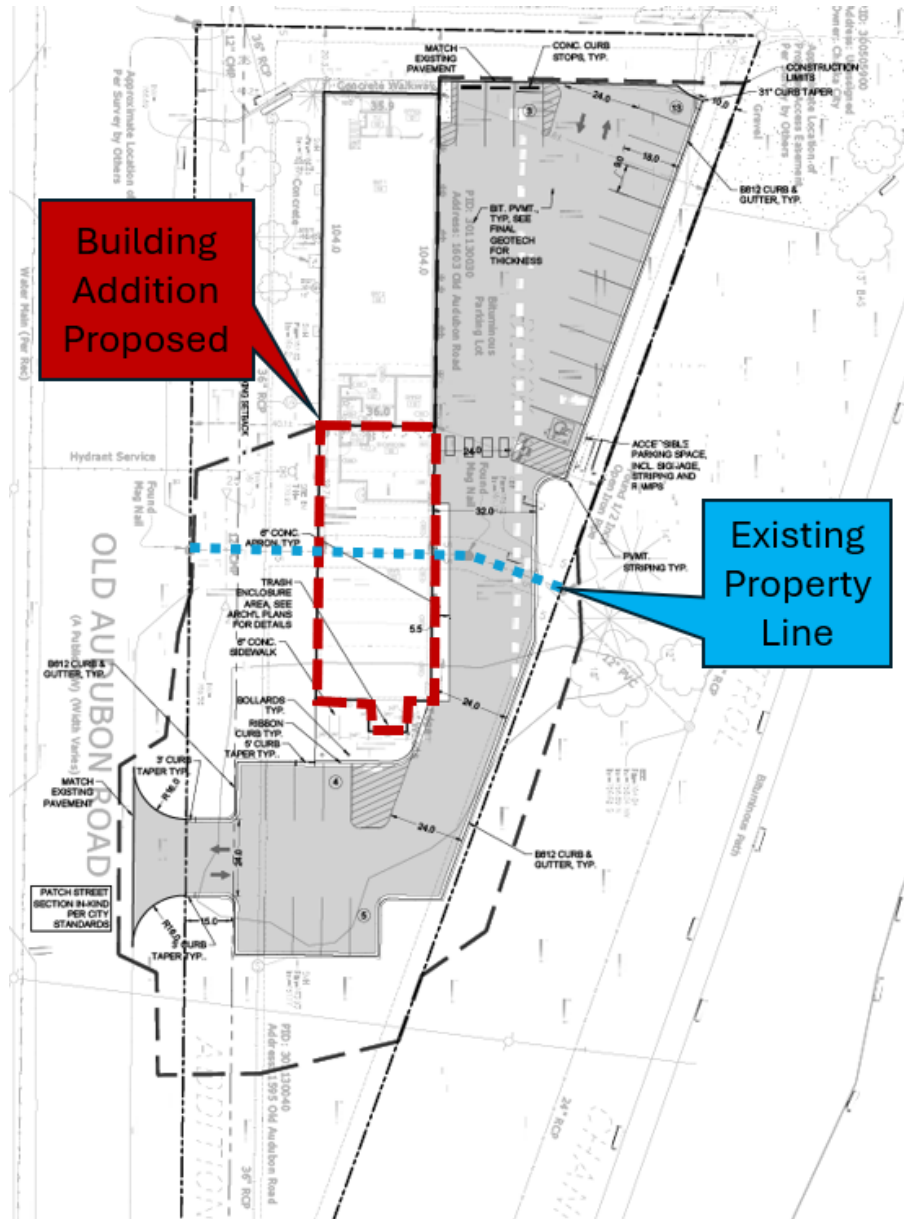


Figure 4: Proposed Preliminary Plan

Parking: 25 parking stalls will be provided for the site (6 additional stalls from existing).

Building Design: The existing building is a concrete, rockface block, single-story, and totals approximately 3,700 square feet. The proposed building addition is single-story and totals approximately 3,000 square feet. The addition proposes to match the existing finishes and extend the window placement pattern facing Audubon Road. The new addition will step down approximately 16" (2 block courses) to better match existing site grades, however the roof parapet height of 16'-8" above grade will remain consistent from old to new. The trash enclosure will be relocated to the south end of the building and be fully enclosed. An employee patio area on the south side is also proposed.

Access: Two points of access exist on Old Audubon Road. The south access point will be moved south to line up with Arbor Drive. The north access point will continue to operate as a shared access for the industrial neighbor to the north and 1601 Old Audubon Road. A cross access easement will be needed to formalize this shared access.

Utilities and Stormwater: Utility connections currently serve the property. The 36 inch sewer pipe on the west side of the property will require a wider easement to encompass maintenance needs.

Stormwater will be captured through above ground systems.

Land Use. The property is currently zoned Planned Industrial District (PID-5).

- **Zoning Ordinance Amendment (ZOA).** The applicant is proposing to amend the PID-5 zoning district standards to allow for a zero foot driveway setback on the east property line within Lot 4's building addition area.
- **Easement Vacation.** The applicant is proposing an easement vacation of the combined 10' utility easement along the joint boundary of Lot 3 and Lot 4.

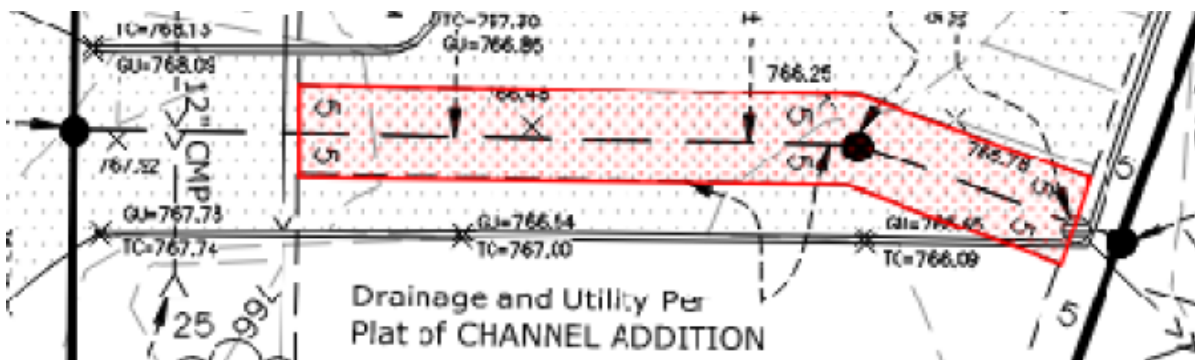


Figure 5: Proposed Easement Vacation (red)

Preliminary Plan - Staff Analysis

The applicant is requesting approval of a Preliminary Site & Building Plan at 1601 Old Audubon Road. The following is intended to summarize staff's analysis of the applicants request:

- **Comprehensive Plan**

The comprehensive plan guides the sites as Industrial (purple). The proposed use is consistent with this.

Industrial

Lots or parcels guided for buildings and associated office, administrative and truck service facilities for the following activities: manufacturing, fabrication, assembly, processing, packaging, compounding or storage of materials, goods and products. Also included are scientific research, investigation, testing, experimentation, wholesaling (except live animals), contractors, goods movement facilities, communication, and utilities.



Figure 6: 2040 Comprehensive Plan

- **Land Use**

Auto Pros of Chaska is a family-owned auto repair shop that has housed out of 1601 Old Audubon Road for several years. To meet growing demand, the business is proposing a 3,000 square foot expansion that would add four new service bays and a redesigned customer lobby. Auto Pros currently employs 9 team members, and the expansion is expected to create an additional 7 to 8 jobs, bringing the total staff to 16 or 17.

The parcel of land that this development encompasses is currently zoned Planned Industrial District (PID-5). Zoning regulates this site for industrial use, including automobile repair. The request to continue and expand the site's automobile repair use is consistent with the zoning.

- **Setbacks & Development Standards**

The following tables summarize the required setbacks for the site, and how the building addition meets them:

BUILDING SETBACKS		
Direction	Required Setback	Proposed Setback
West Property Line	30 feet	40 feet
Interior Property Lines	20 feet – except 30 feet when side driveway provided	20 feet
East Property Line	20 feet	24 feet
Wetlands	Varies based on wetland type	Varies

PARKING SETBACKS		
Direction	Required Setback	Proposed Setback
Street ROW	15 feet	15 feet

Other Property Lines	10 feet	10 feet & <i>0 feet on Lot 4 east property line</i>
Wetlands	Varies based on wetland type	Varies

The parking setback for the building addition area (Lot 4) on the east property line is being requested as a zoning ordinance amendment to PID-5, which is analyzed under the Zoning Ordinance Amendment (ZOA) section of this report below.

The following table summarizes the development standards for the site, and how the building meets them:

PID-5 DEVELOPMENT STANDARDS		
Item	Requirement	Proposed
Exterior Storage	Not Allowed	None
Building Coverage	35%	15.4%

- **Layout**

The proposed building addition will be connected to the south side of the existing one-story building. The building addition will include a new customer entrance which will include a lobby, sales/service offices, and a new break room. The new access bays will face east like the existing bays. New parking will be constructed on the east and south sides of the site. The site is accessed from Old Audubon Road at two access points that are positioned north and south of the building.

- **Parking & Circulation**

The site can accommodate a total of 25 parking spaces. 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.
Motor Service Station	9 service stalls	4 ps + 2ps/service stall	22 parking spaces
		REQUIRED	22 parking spaces
		PROVIDED	25 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site based on the existing and proposed uses.

Auto Pros is expected to employ a total of 17 employees with the building addition. With 25 parking spaces proposed, it will be sufficient to handle the employee parking demand plus additional parking for vehicles being serviced.

The vehicle circulation and parking currently surround the building on the east side, screened from Old Audubon by the building, with two curb cuts on Old Audubon Rd. The northern access is shared by the northern neighbor. A cross access easement needs to

be formalized between the two properties; it doesn't appear this was completed in 1997 when the original building plans were approved. The applicant is actively working on this. The south access point is moving south to align with Arbor Drive to the west.

Additionally, fire truck movements/circulation have been studied to ensure adequate access is provided around the building.

- **Landscaping, Tree Removal & Screening**

The table below indicates the landscaping requirements for the existing building and building addition:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	22 caliper inches (8 trees)	11 trees
Understory Trees	2	4
Shrubs	41	84

Based on the above, the applicant is meeting the landscape ordinance (Section 15.28.070). The proposed trees are positioned on the east and south edges of the site. Trees were not prioritized along the front (west) of the building as there will be a significant sewer easement there. 3 existing trees will remain along this area.

To implement this expansion, a grove of 12 trees to the south on the existing City property would need to be removed. This grove has been surveyed and consists primarily of Ash, Poplar/Cottonwood, Siberian Elm, Russian Olive, and Box Elder. Two spruce and one maple tree will also be removed, which are positioned on the northeast portion of the site.

Because the property abuts a regional trail on its east edge, it will be important to address screening along this perimeter. The development plans show the inclusion of deciduous and coniferous trees as well as shrubs along most of the eastern property line. Staff would advise using more coniferous trees to replace the deciduous trees or have them added in between these trees in the 10 foot area between the parking lot and property line. Another alternative would be adding in more shrubs in between the four proposed coniferous trees to provide for additional screening.

Due to the zero lot line setback proposed for the driveway along a portion of the southeast side, a landscaped edge cannot be achieved here. In order to makeup for this spatial loss and the removal of the existing grove of trees on the south side, staff would advise adding more coniferous trees and plantings to the south portion of the site to bolster screening. The above advisements will need to be addressed in their final site and building plan submittal.

- **Building Design & Materials**

The proposed building addition will be single-story and constructed with colored rockface block. The look of the building addition will use the same material (colored rockface block) and general design as the existing building. The addition will be flush with the existing

building in terms of width and height (16'8"). The addition totals approximately 3,000 square feet. The total building will be approximately 6,700 square feet after the addition is completed. In general, it appears the new addition will fit in well with the existing.



Figure 7: existing building (east façade) – top image ; proposed addition – bottom image

With a building addition, the intent is to design it seamless with the existing building. Based on what the applicant is proposing that appears to be the case. It is not necessary that the building addition meet the Industrial design standards as that was not applied back in 1997 when the building was originally approved. Implicating these regulations on the building addition would create an improper material balance between the existing and the proposed areas of the building.

- ### Lighting

Lighting is proposed in the form of new wall packs on all elevations with most being on the east. All existing wall pack lighting will be replaced with new fixtures. Wall packs will be mounted on the building at a height of 14 feet.

- Utilities, Electric & Easements**

Utilities are able to serve the building addition. There is an existing 36 inch sewer pipe that runs along the western side of the property. A 25 foot wide easement lays over this pipe however it is not sufficient in size to accommodate future access or repairs. Because of this the applicant will need to provide an expanded easement. The city needs a 40 foot wide easement area to cover the pipe and associated maintenance area. This easement expansion is a condition of the city selling the property to Auto Pros and a condition of approval for the site & building plan.

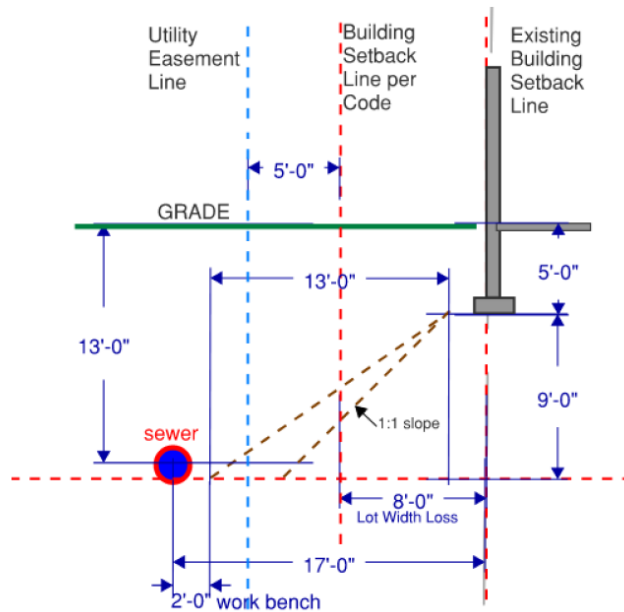


Figure 8: section drawing showing sewer pipe and maintenance corridor needed

A Chaska overhead power line exists on the city's parcel. There is no easement over this power line today since it is within city-owned property. The city needs a 12 foot wide easement area over the centerline of this powerline. This easement is a condition of approval for the site & building plan.

- Stormwater**

Stormwater will need to meet City and County requirements.

- Wetlands**

The applicant is currently conducting a wetland delineation report. Any wetland discoveries and proposed impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP) and any other applicable agencies. This needs to be completed and included in the final site & building plan submittal.

- Zoning Ordinance Amendment**

The applicant is requesting a zoning ordinance amendment to *PID-5 district, Section E-3, development standards/impervious rear parking setback to zero feet from the property line of the East Creek Diversion Channel* – specifically for the southeast area (Lot 4) of the site.

Expansion of the building is limited by the size and shape of the parcel and the location of the sewer pipe on the west side of the property. There is currently a 25 foot wide drainage and utility easement on the west property line, however, it is not sufficient for the sewer maintenance corridor needed on the 36 inch sewer pipe. The city is requesting a wider easement (40 feet) to account for this.

The front setback requirement in PID-5 is 30 feet. The sewer pipe and its easement area effectively create a 40 foot building setback from the west property line, which creates a 10 foot loss on the front totaling 4,436 square feet of building area (see Figure 9 left image). Subsequently the parking and driving area are squeezed between the building and triangular shape of the lot, creating a "pinch-point" on the southeast side of the site. A 24 foot wide drive aisle is proposed in this area to meet the city's minimum drive aisle width and create adequate circulation for vehicles in service, tow trucks, and fire trucks. Paring the drive aisle down to 14 feet (to meet parking setbacks) creates a narrower, less safe turning movement around the building.

The zero foot setback would apply only to the "pinch-point" area on the southeast side, and what is currently defined as Lot 4, Block 1 Channel Addition; the remainder of the site and Channel Addition properties would need to meet the required 10 foot setback; the applicant is showing compliance with this in their drawings.

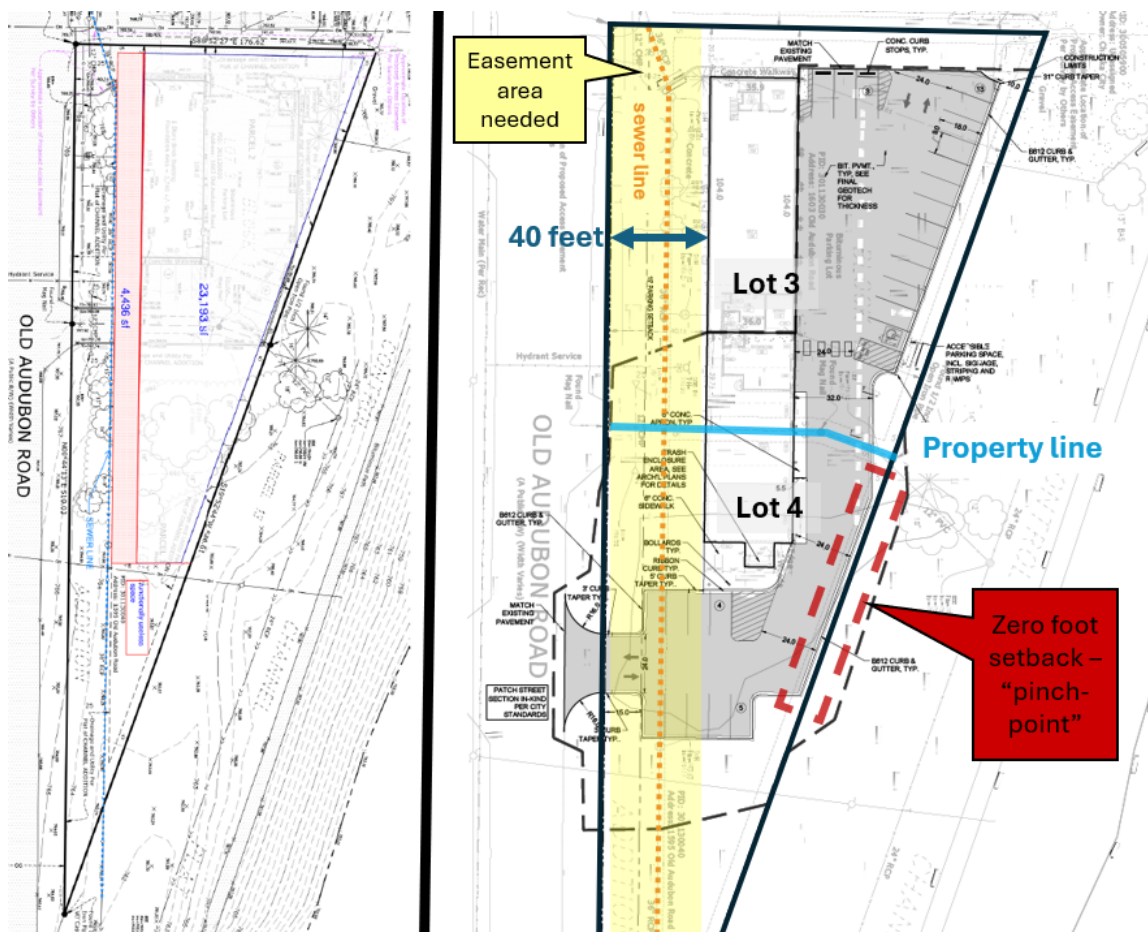


Figure 9: left image: developable area lost (red) – right: "pinch-point" exhibit

The proposed zoning ordinance amendment is as follows (additions/changes in red):

- 3) Minimum setback for impervious surfaces for parking, loading and driving, except where shared access roads/driveways are located on common lot lines:

a) Lots 1-3, Block 1 Channel Addition:

- i) From street right-of-way: 15 feet
- ii) From other property lines: 10 feet

b) Lot 4, Block 1 Channel Addition:

- i) From street right-of-way: 15 feet
- ii) From other property lines: 10 feet
- iii) From property line of East Creek Diversion Channel: 0 feet for the area north of the overhead power line easement as shown on the site plan dated 8/5/2025 – remaining area must be 10 feet

City staff have previously advised the property owner and applicant that a zoning ordinance amendment to address the parking encroachment ("pinch-point") could be an acceptable approach if there is an exchange for a wider utility easement to cover the 36 inch sewer pipe and its necessary maintenance corridor. The applicant is amenable to this exchange. In sum, staff finds the zoning ordinance amendment request reasonable based on the physical limitations of the property and the acquisition of a larger easement area for the sewer pipe.

Site Work – Grading – Army Corps of Engineers

The parking area being pushed up to the eastern property line would require grading on the city's property, which contains the East Creek Diversion Channel. The diversion channel is regulated by the Army Corps of Engineers (ACOE). Because of this, the applicant will be required to get approval by this jurisdiction. The applicant has provided an alternative grading plan that shows the use of a retaining wall along the eastern property line to avoid grading onto the neighboring property. This alternative would be pursued if ACOE does not approve their request.

- **Easement Vacation**

The applicant is proposing an easement vacation of the combined 10' utility easement along the joint boundary of Lot 3 and Lot 4. This is a typical easement that runs along property lines, and was established with the Channel Addition plat. City staff have evaluated this request and determined that the easement vacation is acceptable as there are no known utilities under this easement.

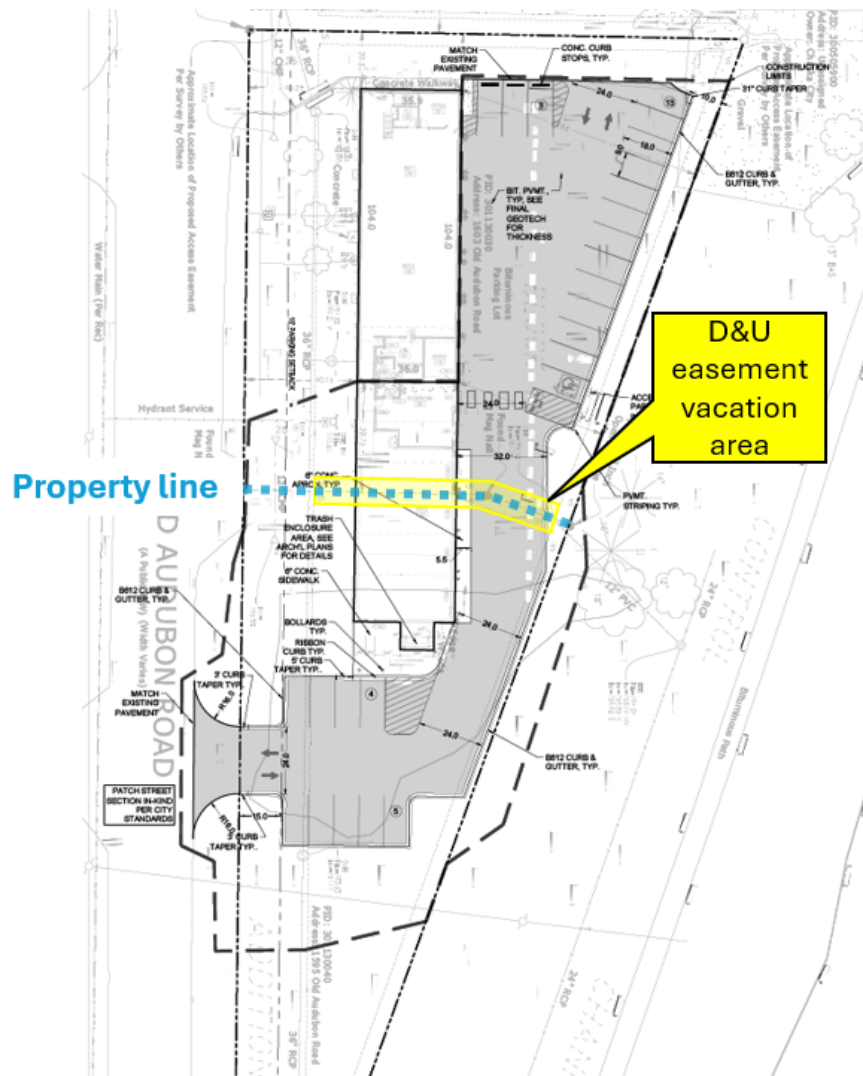


Figure 10: easement vacation area

- City Land Acquisition**

In May 2024, Auto Pros formally requested to purchase the southern parcel (Lot 4, Block 1) to pursue expansion on their building. On July 21, 2025 the City Council approved a Letter of Intent (LOI) with Auto Pros to purchase and expand on the property at 1595 Old Audubon Road (Lot 4, Block 1 Channel Addition). This lot is currently undeveloped and still under EDA ownership. Should the EDA retain this property, it would remain responsible for its maintenance and any associated liabilities. Selling the parcel would allow development on an underutilized site and return the land to the tax rolls. Between planning approvals staff will negotiate a purchase agreement with Auto Pros. After final site planning approvals are complete, the purchase agreement will be brought back to the EDA for approval and formal authorization of the sale.

The following are terms of the LOI are generally outlined in the following:

1. Sale Price: \$35,000
2. Conditions of Sale:

- Execution of a purchase agreement approved by the EDA
 - Completion of the planning process, including Preliminary and Final Approvals for the proposed 3,014 sq. ft. building expansion including service bays and lobby
 - Dedication of a larger easement for the 36-inch sewer pipe
3. Closing Timeline: Land sale would occur following final planning approvals
 4. Buyer Responsibilities:
 - Pay all legal and closing costs, including fees for the LOI and purchase agreement
 5. Contingencies: All actions contingent upon approval by the EDA and City Council

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
August 25, 2025	October 24, 2025	December 23, 2025
* 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.		

PLANNING COMMISSION ACTION TAKEN 9/10/2025:

Motion to recommend approval to the City Council approval of the Preliminary Site & Building Plan for the building addition at 1601 Old Audubon Road (Auto Pros) and the proposed easement vacation, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Project Narrative (pgs 1-8), prepared by Rylaur, dated August 3, 2025
 - b. Title Sheet (G100), prepared by Rylaur, dated August 5, 2025
 - c. Typical Symbols and Diagrams (G200), prepared by Rylaur, dated August 5, 2025
 - d. Topographic Survey (V1.0), prepared by Civil Site Group, undated
 - e. Title Sheet, prepared by Civil Site Group, dated August 5, 2025
 - f. Existing Conditions Plan, prepared by Civil Site Group, dated August 5, 2025
 - g. Removals Plan, prepared by Civil Site Group, dated August 5, 2025
 - h. Tree Preservation Plan, prepared by Civil Site Group, dated August 5, 2025
 - i. Proposed Conditions Overlay Plan, prepared by Civil Site Group, dated August 5, 2025
 - j. Site Plan, prepared by Civil Site Group, dated August 5, 2025
 - k. Grading Plan, prepared by Civil Site Group, dated August 5, 2025
 - l. Utility Plan, prepared by Civil Site Group, dated August 5, 2025
 - m. Civil Details, prepared by Civil Site Group, dated August 5, 2025
 - n. SWPPP – Existing Conditions, prepared by Civil Site Group, dated August 5, 2025
 - o. SWPPP – Proposed Conditions, prepared by Civil Site Group, dated August 5, 2025
 - p. SWPPP – Details, prepared by Civil Site Group, dated August 5, 2025
 - q. SWPPP – Narrative, prepared by Civil Site Group, dated August 5, 2025
 - r. Proposed Photometric Plan, prepared by On-Site Lighting, dated July 24, 2025
 - s. Proposed Schedules & Specification Sheets, prepared by On-Site Lighting, dated July 24, 2025
 - t. Landscape Plan, prepared by Rylaur, dated August 21, 2025
 - u. Landscape Details and Notes, prepared by Rylaur, dated August 21, 2025
 - v. Site Plan (A100), prepared by Rylaur, dated August 5, 2025
 - w. Ground Level Floor Plan, prepared by Rylaur, dated August 5, 2025
 - x. Roof Plan, prepared by Rylaur, dated August 5, 2025

- y. Exterior Elevations, prepared by Rylaur, dated August 5, 2025
 - z. Building Sections, Wall Sections, prepared by Rylaur, dated August 5, 2025
- 2. Adherence to the City Engineer memo dated September 10, 2025 when made available.
- 3. Compliance with City Code Sec. 15.28 (Special Regulations).
- 4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Chaska electrical department on service requirements.
 - c. Army Corps of Engineers on any grading or site work proposed in the East Creek Diversion Channel parcel (parcel east of project site).
- 5. Setbacks are as follows:
 - a. Building:
 - i. From public street: 30 feet
 - ii. From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided
 - iii. From property line of East Creek Diversion Channel: 20 feet
 - b. Parking:
 - i. Lots 1-3, Block 1 Channel Addition:
 - 1. From street-right-of-way: 15 feet
 - 2. From other property lines: 10 feet
 - ii. Lot 4, Block 1 Channel Addition:
 - 1. From street right-of-way: 15 feet
 - 2. From other property lines: 10 feet
 - 3. From property line of East Creek Diversion Channel: 0 feet, *only for the area north of the overhead power line easement – remaining area must be 10 feet*
- 6. Development standards are as follows (and as defined in PID-5):
 - a. Building Coverage maximum: 35%
- 7. At submittal of the final site & building plan, the following needs to be provided:
 - a. Wetland report and mitigation plan completed and approved by all applicable agencies including the TEP.
 - b. Correspondence and approval from Army Corps of Engineers regarding site work in the East Creek Diversion Channel property
 - c. Final Site Plan, including the following:
 - i. Drainage and utility easement 40 feet wide along the western property line.
 - ii. Utility easement at least 12 feet wide along the centerline of the overhead power line.
 - d. Landscape plan, including the following revisions:
 - i. Additional coniferous trees/plantings on the south side of the parking lot and outside of the requested overhead powerline easement.
 - ii. Either additional coniferous trees between, or replacing, the deciduous trees along the northeastern property line OR additional shrubs in between the four coniferous trees for additional screening.
- 8. Prior to issuance of a grading permit, the following needs to be completed:
 - a. Provision of a storm water management plan approved by City and Carver County WMO.
 - b. Approval of a wetland delineation report and plan by all applicable agencies, including the TEP.
- 9. Prior to issuance of a building permit, the following needs to be completed:

- a. Provision of a cross-access easement to be recorded on the north shared driveway.
- b. Recording of the 40 foot wide drainage & utility easement on the west side of the property.
- c. Recording of the 12 foot wide utility easement over the centerline of the overhead power line on the south side of the property.
- d. Provision of fire sprinkler system plan that will be implemented in the building.
- e. Lot combination of Lots 3 and 4, Block 1 Channel Addition.

Motion to recommend approval to City Council the zoning ordinance amendment to PID-5 as stated in the draft ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-56 approving the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition (PC #2025-56).

Motion to adopt Ordinance No. 1071 approving the zoning ordinance amendment to PID-5.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/15/2025 **RESOLUTION NO.** 2025-56

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

Resolution approving the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition /Rylaur, LLC/P.C. No. 2025-10

WHEREAS, the project site is comprised of two parcels; Lot 3, Block 1 totaling 0.56 acres and Lot 4, Block 1 totaling 0.47 acres; and

WHEREAS, the existing building is a concrete, rockface block, single-story, and totals approximately 3,700 square feet; and

WHEREAS, the preliminary site & building plan contemplates a single-story building addition totaling approximately 3,000 square feet; and

WHEREAS, the building addition consists of adding 4 new service bays (total of 9) and a new customer lobby function; and

WHEREAS, the parking lot will also be expanded on the north and south sides of the site to provide a total of 25 parking stalls; and

WHEREAS, the southern vehicular access will be moved south to line up with the adjacent western driveway on Arbor Drive; and

WHEREAS, Auto Pros currently employs 9 team members, and the expansion is expected to create an additional 7 to 8 jobs, bringing the total staff to 16 or 17; and

WHEREAS, the northern access is shared by the northern neighbor; and

WHEREAS, a cross access easement needs to be formalized between the two properties as it doesn't appear this was completed in 1997 when the original building plans were approved; and

WHEREAS, to implement this expansion, a grove of 12 trees to the south on the existing City property would need to be removed; and

WHEREAS, because the property abuts a regional trail on its east edge, it will be important to address screening along this perimeter; and

WHEREAS, staff would advise using more coniferous trees to replace the proposed deciduous trees along the eastern property line or have them added in between these trees in the 10 foot area between the parking lot and property line; and

WHEREAS, another alternative would be adding in more shrubs in between the four proposed coniferous trees to provide for additional screening; and

WHEREAS, due to the zero lot line setback proposed for the driveway along a portion of the southeast side, a landscaped edge cannot be achieved here; and

WHEREAS, in order to makeup for this spatial loss and the removal of the existing grove of trees on the south side, staff would advise adding more coniferous trees and plantings to the south portion of the site to bolster screening; and

WHEREAS, the proposed building addition will be single-story and constructed with colored rockface block; and

WHEREAS, there is an existing 36 inch sewer pipe that runs along the western side of the property; and

WHEREAS, a 25 foot wide easement lays over this pipe however it is not sufficient in size to accommodate future access or repairs; and

WHEREAS, the city needs a 40 foot wide easement area to cover the pipe and associated maintenance area; and

WHEREAS, a Chaska overhead power line exists on the city's parcel; and

WHEREAS, there is no easement over this power line today since it is within city-owned property; and

WHEREAS, the city needs a 12 foot wide easement area over the centerline of this powerline; and

WHEREAS, any wetland discoveries and proposed impacts need to be reviewed and approved by the Technical Evaluation Panel (TEP) and any other applicable agencies; and

WHEREAS, this needs to be completed and included in the final site & building plan submittal; and

WHEREAS, the parking area being pushed up to the eastern property line would require grading on the city's property, which contains the East Creek Diversion Channel; and

WHEREAS, the diversion channel is regulated by the Army Corps of Engineers (ACOE), and the applicant will be required to get approval by this jurisdiction; and

WHEREAS, the applicant has provided an alternative grading plan that shows the use of a retaining wall along the eastern property line to avoid grading onto the neighboring property; and

WHEREAS, the applicant is proposing an easement vacation of the combined 10' utility easement along the joint boundary of Lot 3 and Lot 4, Block 1 Channel Addition; and

WHEREAS, City staff have evaluated this request and determined that the easement vacation is acceptable as there are no known utilities under this easement; and

WHEREAS, on September 10, 2025 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition (PC#2025-10); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan for Auto Pros (1601 & 1603 Old Audubon Road) and Easement Vacation of the 10 foot wide drainage & utility easement along the joint boundary of Lots 3-4, Block 1 Channel Addition (PC#2025-10) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Project Narrative (pgs 1-8), prepared by Rylaur, dated August 3, 2025
 - b. Title Sheet (G100), prepared by Rylaur, dated August 5, 2025
 - c. Typical Symbols and Diagrams (G200), prepared by Rylaur, dated August 5, 2025
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 - y. Exterior Elevations, prepared by Rylaur, dated August 5, 2025
 - z. Building Sections, Wall Sections, prepared by Rylaur, dated August 5, 2025
2. Adherence to the City Engineer memo when made available.
3. Compliance with City Code Sec. 15.28 (Special Regulations).
4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Chaska electrical department on service requirements.
 - c. Army Corps of Engineers on any grading or site work proposed in the East Creek Diversion Channel parcel (parcel east of project site).
5. Setbacks are as follows:
 - a. Building:
 - i. From public street: 30 feet
 - ii. From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided
 - iii. From property line of East Creek Diversion Channel: 20 feet
 - b. Parking:
 - i. Lots 1-3, Block 1 Channel Addition:
 1. From street-right-of-way: 15 feet
 2. From other property lines: 10 feet
 - ii. Lot 4, Block 1 Channel Addition:
 1. From street right-of-way: 15 feet
 2. From other property lines: 10 feet
 3. From property line of East Creek Diversion Channel: 0 feet, *only for the area north of the overhead power line easement – remaining area must be 10 feet*

6. Development standards are as follows (and as defined in PID-5):
 - a. Building Coverage maximum: 35%
7. At submittal of the final site & building plan, the following needs to be provided:
 - a. Wetland report and mitigation plan completed and approved by all applicable agencies including the TEP.
 - b. Correspondence and approval from Army Corps of Engineers regarding site work in the East Creek Diversion Channel property
 - c. Final Site Plan, including the following:
 - i. Drainage and utility easement 40 feet wide along the western property line.
 - ii. Utility easement at least 12 feet wide along the centerline of the overhead power line.
 - d. Landscape plan, including the following revisions:
 - i. Additional coniferous trees/plantings on the south side of the parking lot and outside of the requested overhead powerline easement.
 - ii. Either additional coniferous trees between, or replacing, the deciduous trees along the northeastern property line OR additional shrubs in between the four coniferous trees for additional screening.
8. Prior to issuance of a grading permit, the following needs to be completed:
 - a. Provision of a storm water management plan approved by City and Carver County WMO.
 - b. Approval of a wetland delineation report and plan by all applicable agencies, including the TEP.
9. Prior to issuance of a building permit, the following needs to be completed:
 - a. Provision of a cross-access easement to be recorded on the north shared driveway.
 - b. Recording of the 40 foot wide drainage & utility easement on the west side of the property.
 - c. Recording of the 12 foot wide utility easement over the centerline of the overhead power line on the south side of the property.
 - d. Provision of fire sprinkler system plan that will be implemented in the building.
 - e. Lot combination of Lots 3 and 4, Block 1 Channel Addition.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of September, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO. 1071

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 616 FOR THE PLANNED INDUSTRIAL DISTRICT (PID-5) BY MODIFYING REGULATIONS FOR PID-5

WHEREAS, the preliminary request includes a preliminary site & building plan that contemplates the construction of a building addition totaling approximately 3,000 square feet at 1601 Old Audubon Road

WHEREAS, the preliminary request includes an easement vacation request to vacate a 10 foot wide drainage & utility easement along the joint property line of Lots 3 & 4, Block 1 Channel Addition

WHEREAS, the preliminary request includes a zoning ordinance amendment to the PID-5 district for the following:

1. Amend the development standards related to the minimum setback for impervious surfaces for parking, loading and driving

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate situated in the City of Chaska is hereby removed from the I - Industrial District and rezoned to Planned Industrial Development District No. 5 (PID-5).

Lots 1 through 4, Block 1 Channel Addition.

Section II. PID-5 District Regulations. Permitted uses and regulations applicable to the PID-5 District shall be as follows:

A. Intent

The intent of the PID-5 District is the same as the I - Industrial District except that outdoor storage of goods and materials shall not be permitted and certain commercial service uses shall be allowed.

B. Permitted Principal Uses

- 1) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials.
- 2) Wholesaling, all commodities except live animals.
- 3) Scientific research, investigation, testing or experimentation.
- 4) Office and administrative facilities.

- 5) A state licensed day care facility.
- 6) Automobile repair provided open storage of parts, materials and equipment and outdoor display of new or used vehicles for sale shall be prohibited.
- 7) Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of the PID-5 District.

C. Uses by Special Permit

- 1) Wind generators and other tower mounted energy devices.
- 2) Solar energy devices not an integral part of the principal structure.
- 3) Radio transmitters, microwave and telecommunications towers not incidental to a permitted principal use.
- 4) Minor Heliport subject to provisions of Section 15.28.220 of the Zoning Ordinance.

D. Permitted Accessory Uses

Customary accessory uses incidental to the foregoing principal uses including but not limited to the following:

- 1) Signs as regulated in Section 15.32 of the Zoning Ordinance.
- 2) Off-street parking and loading facilities.
- 3) Retail sales or servicing of products manufactured or warehoused provided no more than 10 percent of the gross floor area is used for such purposes.
- 4) Offices and storage associated with the principal use.
- 5) Solar energy devices as an integral part of the principal building.
- 6) Radio/TV and communication antennas subject to Sections 15.28.160 and 15.28.170 of the Zoning Ordinance.
- 7) Dwelling necessary for security and safety reasons in relation to a principal use.

E. Development Standards

Development standards applicable to the I - Industrial District (Section 15.12.150 of Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PID-5 District. Additional or more or less restrictive requirements shall be as follows:

- 1) Open storage of raw materials, supplies and finished and semi-finished products and equipment shall be prohibited.
- 2) Minimum building setback:
 - a) From public street: 30 feet
 - b) From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided
 - c) From property line of East Creek Diversion Channel: 20 feet
- 3) Minimum setback for impervious surfaces for parking, loading and driving, except where shared access roads/driveways are located on common lot lines:
 - a) Lots 1-3, Block 1 Channel Addition:
 - i) From street right-of-way: 15 feet
 - ii) From other property lines: 10 feet
 - b) Lot 4, Block 1 Channel Addition:
 - i) From street right-of-way: 15 feet
 - ii) From other property lines: 10 feet
 - iii) From property line of East Creek Diversion Channel: 0 feet for the area north of the overhead power line easement as shown on the site plan dated 8/5/2025 – remaining area must be 10 feet
- 4) Maximum building coverage: 35 percent

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 15th day of September, 2025

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO. ~~616~~1071

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 616 FOR THE
PLANNED INDUSTRIAL DISTRICT (PID-5) BY MODIFYING REGULATIONS FOR PID-5
~~AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE
CITY OF CHASKA FROM I - INDUSTRIAL TO PID-5 AND BY ESTABLISHING
PERMITTED USES AND REGULATIONS FOR PID-5~~

WHEREAS, the preliminary request includes a preliminary site & building plan that contemplates the construction of a building addition totaling approximately 3,000 square feet at 1601 Old Audubon Road

WHEREAS, the preliminary request includes an easement vacation request to vacate a 10 foot wide drainage & utility easement along the joint property line of Lots 3 & 4, Block 1 Channel Addition

WHEREAS, the preliminary request includes a zoning ordinance amendment to the PID-5 district for the following:

1. Amend the development standards related to the minimum setback for impervious surfaces for parking, loading and driving

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Rezoning. The boundaries of the Zoning Districts as established by Ordinance No. 229 and as shown on the Zoning Map of Chaska, Minnesota are hereby amended as follows:

The following described real estate situated in the City of Chaska is hereby removed from the I - Industrial District and rezoned to Planned Industrial Development District No. 5 (PID-5).

Lots 1 through 4, Block 1 Channel Addition.

Section II. PID-5 District Regulations. Permitted uses and regulations applicable to the PID-5 District shall be as follows:

A. Intent

The intent of the PID-5 District is the same as the I - Industrial District except that outdoor storage of goods and materials shall not be permitted and certain commercial service uses shall be allowed.

B. Permitted Principal Uses

- 1) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials.

- 2) Wholesaling, all commodities except live animals.
- 3) Scientific research, investigation, testing or experimentation.
- 4) Office and administrative facilities.
- 5) A state licensed day care facility.
- 6) Automobile repair provided open storage of parts, materials and equipment and outdoor display of new or used vehicles for sale shall be prohibited.
- 7) Uses similar in nature to those listed above and which, in the opinion of the City Council, will not be detrimental to the integrity of the PID-5 District.

C. Uses by Special Permit

- 1) Wind generators and other tower mounted energy devices.
- 2) Solar energy devices not an integral part of the principal structure.
- 3) Radio transmitters, microwave and telecommunications towers not incidental to a permitted principal use.
- 4) Minor Heliport subject to provisions of Section ~~15.28.2209.21~~ of the Zoning Ordinance.

D. Permitted Accessory Uses

Customary accessory uses incidental to the foregoing principal uses including but not limited to the following:

- 1) Signs as regulated in Section ~~10.015.32~~ of the Zoning Ordinance.
- 2) Off-street parking and loading facilities.
- 3) Retail sales or servicing of products manufactured or warehoused provided no more than 10 percent of the gross floor area is used for such purposes.
- 4) Offices and storage associated with the principal use.
- 5) Solar energy devices as an integral part of the principal building.
- 6) Radio/TV and communication antennas subject to Sections ~~9.15 and 9.16~~ 15.28.160 and 15.28.170 of the Zoning Ordinance.
- 7) Dwelling necessary for security and safety reasons in relation to a principal use.

E. Development Standards

Development standards applicable to the I - Industrial District (Section ~~15.12.1503-1.10~~ of Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks and landscaping shall apply to the PID-5 District. Additional or more or less restrictive requirements shall be as follows:

- 1) Open storage of raw materials, supplies and finished and semi-finished products and equipment shall be prohibited.
- 2) Minimum building setback:
 - a) From public street: 30 feet
 - b) From side and rear lot lines: 20 feet except that 30 feet shall be required when a side driveway is provided
 - c) From property line of East Creek Diversion Channel: 20 feet
- 3) Minimum setback for impervious surfaces for parking, loading and driving, except where shared access roads/driveways are located on common lot lines:
 - a) Lots 1-3, Block 1 Channel Addition:
 - ~~ia~~) From street right-of-way: 15 feet
 - ~~iib~~) From other property lines: 10 feet
 - b) Lot 4, Block 1 Channel Addition:
 - i) From street right-of-way: 15 feet
 - ii) From other property lines: 10 feet
 - From property line of East Creek Diversion Channel: 0 feet for the area north of the overhead power line easement as shown on the site plan dated 8/5/2025 – remaining area must be 10 feet
 - iii) _____
- 4) Maximum building coverage: 35 percent

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 15th day of September, 2025~~17th day of March, 1997.~~

Taylor Hubbard, Mayor~~Robert P. Roepke, Mayor~~

Attest: Chaska Deputy Clerk~~Jeanette M. Simoneau, Deputy Clerk~~



August 3, 2025

Ms. Julie Grove
Ms. Elizabeth Hanson
City of Chaska Planning department
One City Hall Plaza
Chaska, MN 55318

**RE: AutoPros Expansion – Project Narrative and Zoning Ordinance Amendment
1595 + 1603 Old Audubon Rd.**

Dear Ms. Hanson,

We are pleased to present our proposal for the expansion of the AutoPros facility constructed in the late 1990's. Business has been brisk, and the expansion of the facility is necessary to keep a quality Chaska business "running on all cylinders." We respectfully request the following:

1. Approval of a zoning ordinance amendment to PID-5 district, Section E-3, development standards/impervious rear parking setback to zero feet, and,
2. Approval of the vacation of the combined 10' utility easement along the joint boundary, and
3. Approval of an expanded utility easement along the east side of the cojoined parcels in favor of the deep sewer line position, its final width to be determined, and
4. The proposed development plan expanding the building to incorporate 4 additional service bays and expanded functional space.

Please consider the following facts and conditions.

About the Business

Auto Pros of Chaska is a family-owned [auto repair](#) shop where honesty and integrity are the [heart](#) of everything we do. For over 45 years, our mission has been simple: to provide reliable, high-quality auto repair services while building lasting relationships with our customers.

Auto Pros of Chaska was founded by Gary Goeman over 45 years ago, and is now owned and managed by Brandon Goeman, Gary's Son, and Bob Carlson. The shop began as a small, local operation, with the goal of offering exceptional service. Today, our values remain unchanged, and we continue to treat every car like it's our own by delivering repairs that last and providing honest, transparent advice every step of the way.

What sets us apart is our commitment to our customers. Auto Pros treats everyone like family – because we are one. Our team is made up of highly trained, experienced technicians who share our dedication to quality and integrity. We believe in building trust through transparency, and we've earned the loyalty of our customers because of our unwavering commitment to doing things the right way, every time.

Proposed Site Development Plan

The existing AutoPros building totaling 3,744 SF was constructed in 1997 and consists of 5 service bays and a small office/lobby/showroom area. We are proposing to add 4 new service bays and a new customer lobby function totaling 3,014 SF to meet demand. Constructed of colored rockface concrete block, we

- 1 -

Rylaur, LLC

14 Pheasant Lane

North Oaks, MN 55127-2512

612-868-3636

propose to match the existing finishes and extended the window placement pattern facing Audubon Road. The new addition will step down approximately 16" (2 block courses) to better match existing site grades, however the roof parapet height of 16'-8" above grade will remain consistent from old to new. The trash enclosure will be relocated to the south end of the building and be fully enclosed. An employee patio area on the south side is also proposed.



Figure 1: Existing Building viewed from southwest on Audubon



Figure 2: Customer facing rear (east) side, fronting canal

The development plan places the addition south of the existing structure, and of the same width, requiring the acquisition of the triangular-shaped city-owned parcel to the south. The challenging geometry of the combined sites is further discussed below.



Figure 3: Aerial view of site showing adjacent relationships

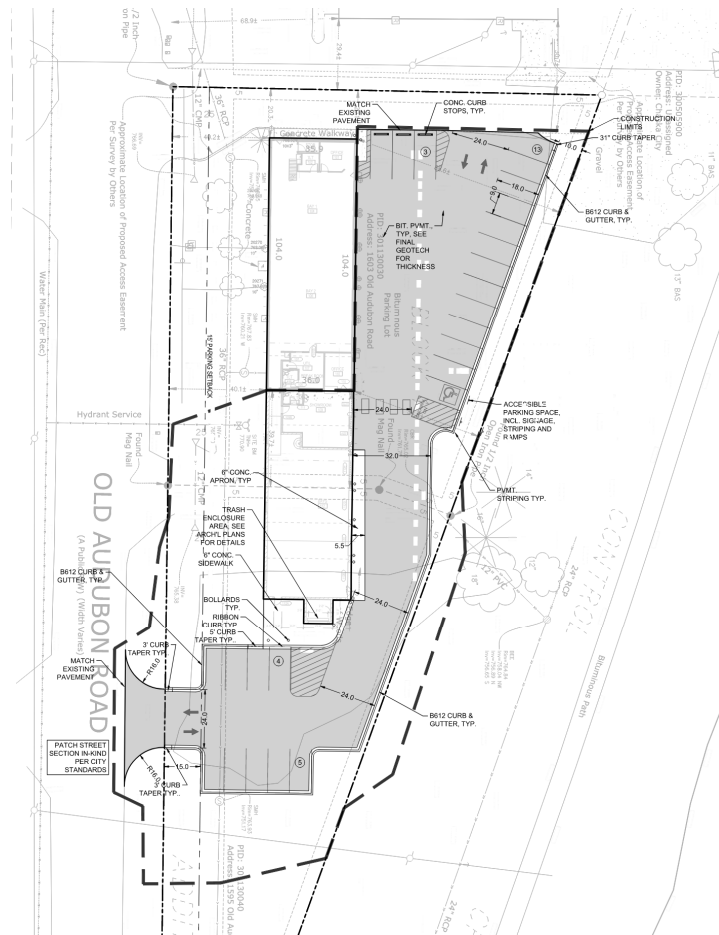


Figure 4: Snapshot of proposed development plan

Property Conditions

The existing site, originally part of the Channel Addition, consists of a structure built approximately 1997 for West Suburban Towing with space for another service type tenant. Over time, that tenant, AutoPros, expanded into the entire facility and currently performs vehicle service and no towing. When originally developed, the intent was to have the south triangular parcel host a future building shown on the older drawings as approximately 1,925 SF in a challenging triangular configuration to presumably meet setbacks. This structure was never built. To enable the AutoPros expansion, this triangular piece will be acquired from the City.

Geotechnical Conditions

There was no indication on the existing drawings that anything but traditional soils were evident as the building contemplated conventional spread footings. The recollection of the previous owners was not clear on how the existing building was constructed, other than there were “soil issues.” We engaged Chosen Valley Testing (Report #25220.25) to take five soil borings on the current site and part of the City owned site (with permission). These test results indicated significant organic peat and muck materials averaging 6' to 12' deep, and below layers of fill, such that the suitable soils were an average of 22 to 29 feet below existing grade. One boring was taken close to the existing building to reveal if that building pad had possible been corrected via filling, but instead the profile suggests the existing building to be on some form of piling. The following chart from the report reveals clearly the site conditions.

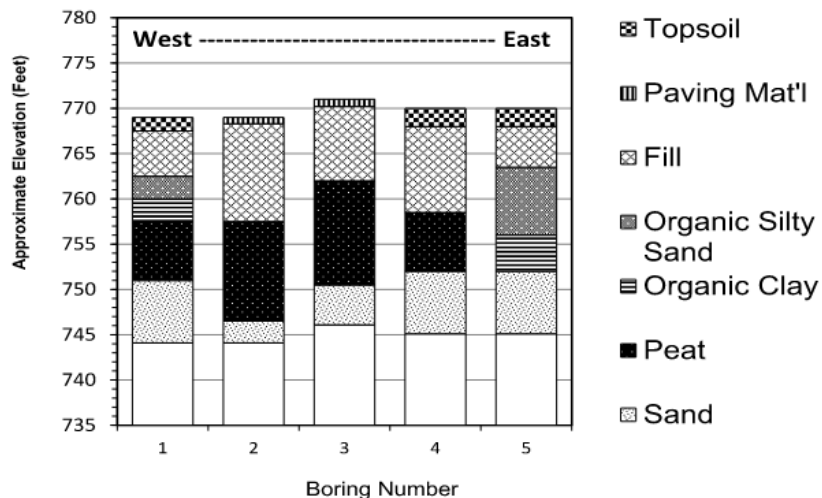


Figure 5: Summarized cross-section, five soil boring profiles (Source: CVT)

The report indicates that conventional foundations are not possible, and that rammed rock piers, helical piers, or other forms of piling will be required, along with some additional testing to determine pile resistance capacity in the buildable stratum.

Utility Considerations

Since the city owned lot is cojoined with our existing lot, there is across the property line a 5' utility easement on each side of the property line. As part of an anticipated lot combination, these easements would need to be vacated to accommodate the addition. To the best of our knowledge, there are no known utilities therein.

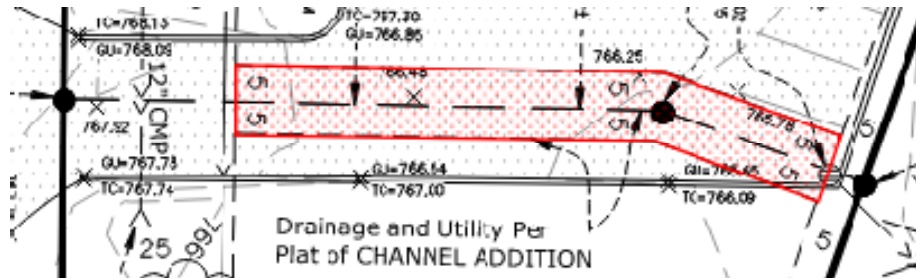


Figure 6: Proposed Easement vacation

The existing site, as well as the city-owned site, host a major 36" sanitary sewer trunk line along the west frontage, parallel to Audubon Rd., with a 25' wide easement. The building setback on the west frontage, being the front yard, is 30'. The sewer line is roughly 13'-0" deep, which means that if the building would have been constructed on the setback line as permitted by ordinance, a conventional building footing would have imperiled the reasonable maintenance of this sewer trunk, resulting in much steeper embankments than the standard 1:1 slope.

While our original proposal was to build the addition at the setback line, since the effective east-west width of the property narrowed for every foot south we needed to go, early discussions with the City staff indicated that was a non-starter. The preference was to align the addition with the existing building and thereby enable adequate maintenance width of the sewer line in the future. The figure below graphically represents the issue, indicating that this requirement causes us to lose 8' of effective functional lot width.

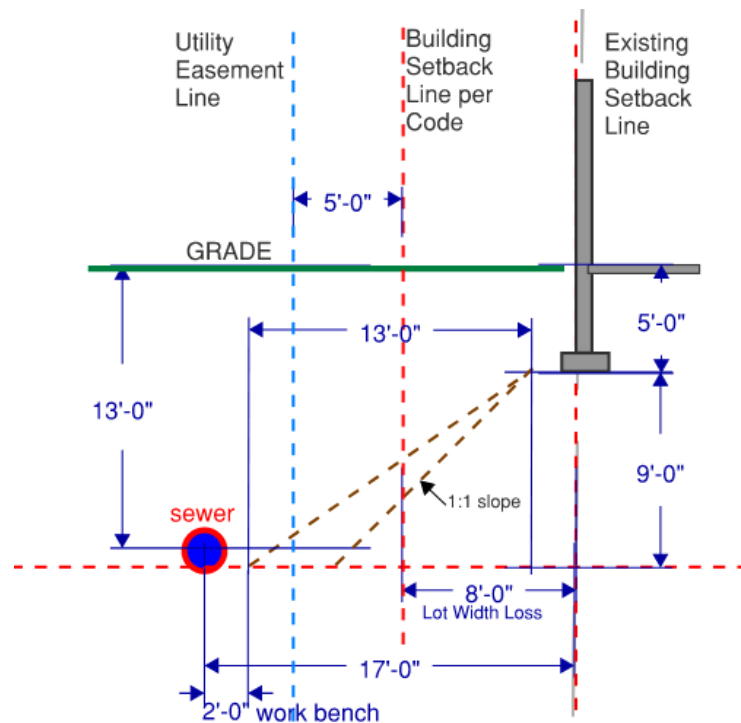


Figure 7: Geometry of the existing trunk sewer and the various easement and setback implications

Size and Shape

Expansion is severely limited by the size and shape of the parcel without some form of variance. The following graphic shows the buildable area “envelope” within the perimeter easement to the point furthest south that is effectively developable for building or parking, beyond which the tip of the triangle simply is functionally useless except for green space. Further, the position of the sewer line and the effective requirement that the building setback be 38’ from Old Audubon Rd means a net loss of 19% (4,436 SF) of developable area, greater than the size of our proposed addition.

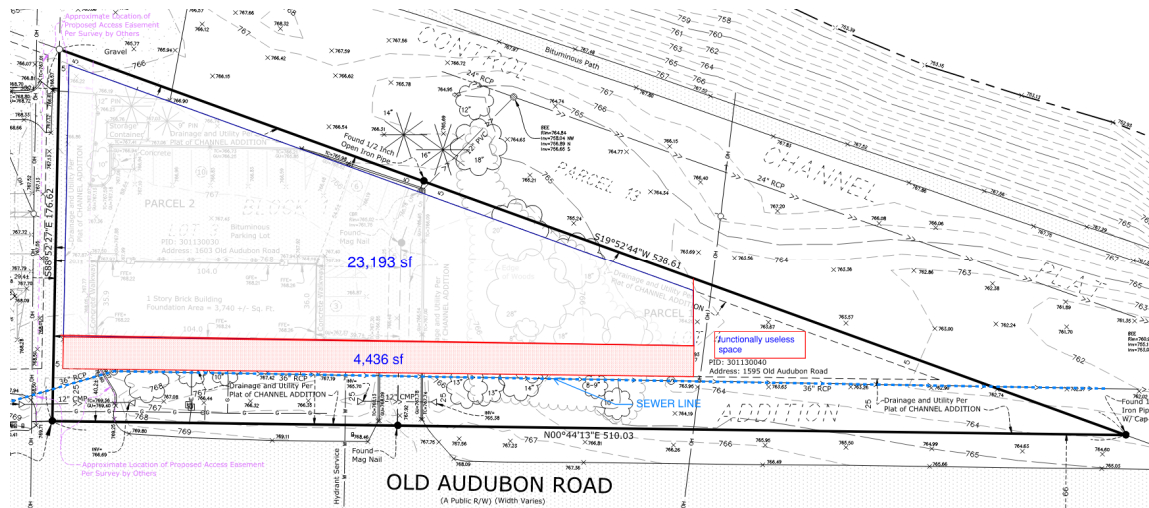


Figure 8: Diagram of effective net loss of developable area for a 38' setback

Circulation, Parking and Customer Access

The vehicle circulation and parking currently surround the building on the east side, screened from Old Audubon by the building, with two curb cuts on Old Audubon Rd. The northern access is shared by the northern neighbor. This pattern must repeat to enable a clean flow of customer and internal vehicle movement to the service bays, all accessed on the buildings east side, still screened from view of Old Audubon. The south entrance, we expect, will become the main entry for the building over time.

The customer entrance experience is improved with this addition, providing better lobby and sales/service office functions, and including a staff break room. Further, the handicap stall that would serve this entrance is now conveniently across the main customer entry doors to a lobby with additional windows as well.

The problem is that when the building is setback farther from the street (due to the sewer line), that leaves less effective width behind the building to accommodate 25 parking stalls, a clear aisle width of 24' per code, and, at a minimum a 32' drive aisle width immediately behind the 4 new bays to leave more room for blind backing and turning, and vehicles passing. We propose a 2.5' setback from property line to face of curb, rather than the required 10'. City staff has recommended a zoning ordinance amendment (ZOA) to PID-5. This accomplishes the same goal to provide adequate expansion and circulation space around the “pinch point” while maintaining the parking setback and 10' wide landscape screening buffer along the east channel frontage. This also represents an effective “exchange” of the loss of the 8' of building setback width that benefits the city and its sewer maintenance needs.

We view the zoning code 24' drive aisle width as a minimum standard. Given the dynamics of a somewhat blind turn around the southeast corner, and the likelihood of vehicles being towed around that corner, we believe strongly that wider is better and safer in this situation.

Tree Removal and Landscaping

To implement this expansion, a grove of trees to the south on the existing City property would need to be removed. This grove has been surveyed and consists primarily of Ash, Poplar/Cottonwood, Siberian Elm, Russian Olive, and Box Elder, substantially all undesirable species. Two spruce (9" & 12"), and one 10" maple require removal. While we can retain three existing trees in the existing building setback area, we believe there is no interest in adding trees to the front building setback due to the sewer line easement. Please refer to the existing tree inventory and tree removal on the civil plans.

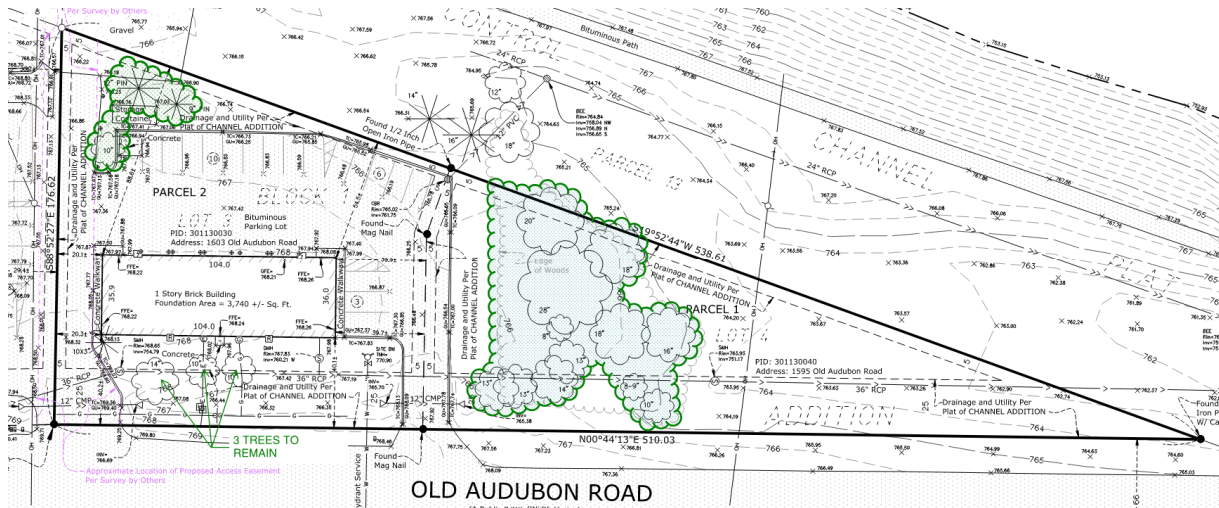


Figure 9: Tree removal plan

Site Grading, Drainage, Traffic and Snow Storage Plan

We have engaged the Civil Site Group to prepare the boundary, utility and topographic survey submitted as part of the package that takes into account the combination of the two lots and manages the drainage area means and methods. As the site is relatively flat, there are no special grading.

Snow storage can be handled on site in the southernmost triangle of the site, incorporating if needed for excessive snows the five southernmost stalls.

Building Elevations, Site Lighting and Signage Plans

As previously mentioned, the exterior building materials and colors would be matched (see photographs of the existing building, Figs 1 & 2). Site lighting is presently handled by traditional HID wallpacks over the entry/exit doors and two over the service bays. These fixtures will be replaced with high efficiency low-cutoff LED fixtures, and the general pattern repeated with the new addition. Please refer to the attached site lighting plan.

All signage is expected to be replaced in accordance with the sign ordinance and permitting requirements. The present sign along Audubon Road is partially obscured by the mature landscaping there and will be shifted toward or onto the new addition for better visibility. The existing banner sign on the northwest corner of the building would be removed or replaced. An existing sign on the south elevation over the exit door will be removed and not replaced as the addition will require its removal.

Energy Considerations

In addition to the more energy efficient exterior lighting proposed, the addition will improve upon the original single wythe concrete block building construction that has limited insulation. We will subscribe to the 2024

Minnesota Energy Code which is especially challenging for this particular type of building that requires a durable interior surface, making concrete block ideal. We propose to maintain a concrete block interior with perimeter bearing wall assemblies, faced with the continuous plane of insulation required by code, and exterior veneer rockface to match the existing building.

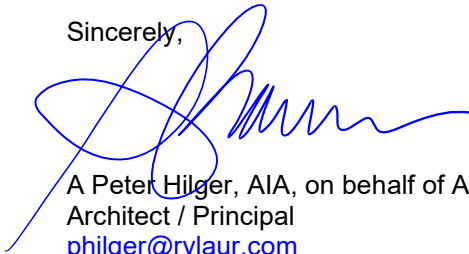
SUMMARY

We believe this proposal is in the best economic interest of the City and the community at large. We respectfully request:

1. Approval of our site development plan application.
2. Vacation of the existing utility easement across the south boundary of our lot
3. Expanding the existing sanitary sewer easement, the width of which shall be mutually agreed to.

Thank you for your consideration of our proposal.

Sincerely,



A Peter Hilger, AIA, on behalf of AutoPros Chaska
Architect / Principal
philger@rylaur.com
MN License #15862

ATTACH: Consolidated City Submittal Plans

CC: Bob Carlson, Brandon Goeman

AUTO PROS OF CHASKA

BUILDING ADDITION

1603 OLD AUDUBON ROAD

CHASKA, MINNESOTA 55318



RYLAUR, LLC.
14 PHEASANT LANE
NORTH OAKS, MN 55127
P: 612.868.3636
philger@rylaur.com

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PROJECT INFORMATION:
Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

CLIENT INFORMATION:
Auto Pros of Chaska
1603 Old Audubon Road
Chaska, MN 55318

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. FIELD VERIFY AND ADVISE THE ARCHITECT OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THE CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING WORK OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT/ENGINEER AND LANDLORD'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. CORE DRILLING IN STRUCTURAL FLOOR SHALL ONLY BE DONE AFTER APPROVAL OF LANDLORD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS/HER OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT/ENGINEER.
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND/OR REUSED. RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR AS DIRECTED BY ARCHITECT/ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
9. CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE, 2007 MINNESOTA STATE BUILDING CODE AND ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS/HER PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS/HER PORTION OF THE WORK.
10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF/HERSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS FOR THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM/HER FROM COMPLETING HIS/HER WORK IN A COMPETENT MANNER, HE/SHE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS/HER WORK. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS/HER PERSONAL SUPERVISION TO THE WORK. THE QUALIFIED SUPERINTENDENT SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER REQUIREMENTS DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED STANDARD PRACTICE OF THE TRADE INVOLVED.
11. PERMITS, FEES, AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION DEPOSITS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.
12. PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN ITS WORK UNLESS THE PREVIOUS TRADE, UPON WHOM IT IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS/HER WORK HE/SHE ASSUMES FULL RESPONSIBILITY FOR THAT WORK. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM BOTH MATERIALS AND LABOR PERFORMED ON THE PREMISES.
13. CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER. CONTRACTOR SHALL MAINTAIN THE AREA IN A CLEAN CONDITION.
14. MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL, METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THAT TYPICAL OR REPRESENTATIVE FOR THAT WORK.
15. FIRE RESISTIVITY/UNDERWRITERS LABORATORY RATINGS: WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTIVITY RATINGS OR UNDERWRITERS LABORATORY RATINGS, ALL SUCH SYSTEMS SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
16. CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING, AND MATCHING OF HIS/HER NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTOR.
17. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE AND APPROVED BY LANDLORD.
18. CONTRACTOR IS REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE TO OWNER AND ARCHITECT. ALL UPDATES DURING CONSTRUCTION SHALL BE SUBMITTED TO OWNER AND ARCHITECT AS CHANGES ARE MADE WITHIN 48 HOURS OF CHANGE.

ABBREVIATIONS

AB	ANCHOR BOLT	FUR	FURRED(ING)
ACT	ACOUSTICAL CEILING TILE	GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	GFI	GROUND FAULT CIRCUIT
AFG	ABOVE FINISHED GRADE		INTERRUPTER
AC	AIR CONDITIONING	GA	GAUGE
ABV	ABOVE	GLV	GALVANIZED
ALUM	ALUMINUM	GL	GLASS, GLAZING
ANOD	ANODIZED	GYP	GYPSUM
APRX	APPROXIMATE(LY)	HB	HOSE BIB
ARCH	ARCHITECT(URAL)	HC	HOLLOW CORE
AVG	AVERAGE	HBM	HOLLOW METAL
BOC	BOTTOM OF CURB	HDCP	HANDICAP
BD	BOARD	HDR	HEADER
BIT	BITUMINOUS	HDW	HARDWARE
BLDG	BUILDING	HGT	HEIGHT(S)
BLK(G)	BLOCK(ING)	HOR	HORIZONTAL
BOT	BOTTOM	HR	HANDRAIL
BRG	BEARING	HTR	HEATER
CTC	CENTER TO CENTER	HVAC	HEATING/VENTILATING/
CJ	CONTROL JOINT(S)		AIR CONDITIONING
CL	CENTER LINE(S)	HYD	HYDRANT
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMTER
CT	CERAMIC TILE	IN	INCH
CLG	CEILING(S)	INCL	INCLUDE(D)(ING)
CLR	CLEAR(ANCE)	INSUL	INSULATE(ATION)
CONC	CONCRETE	INT	INTERIOR
CONT	CONTINUE(OUS)(ATION)	JST	JOIST
CPT	CARPET(ING)	JT	JOINT
CRS	COURSE(S)	KO	KNOCK OUT
CTR	CENTER(ED)	LF	LINEAR FEET
CU	CUBIC	LAM	LAMINATED
DF	DRINKING FOUNTAIN	LB	POUNDS
DEG	DEGREES	LBL	LABEL
DEMO	DEMOLISH/DEMOLITION	LMBR	LUMBER
DET	DETAIL	LT	LIGHT
DIA	DIAMETER	LVR	LOUVER
DM	DIMENSION	MO	MASONRY OPNEING
DN	DOWN	MAS	MASONRY
DR	DOOR	MATL	MATERIAL(S)
DS	DOWNSPOUT	MAX	MAXIMUM
DWG	DRAWING(S)	MECH	MECHANICAL
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MEP	MECHANICAL/ELECTRICAL
EA	EACH	MIN	MINIMUM
EL	ELEVATION	MISC	MISCELLANEOUS
ELEC	ELECTRIC(AL)	MTL	METAL
ELEV	ELEVATOR	MULL	MULLION
ENCL	ENCLOSURE(URE)	NC	NO CHARGE
ENGR	ENGINEER	NIC	NOT IN CONTRACT
EQ	EQUAL	NL	NIGHT LIGHT
EQUIP	EQUIPMENT	NTS	NOT TO SCALE
EXH	EXHAUST	NA	NOT APPLICABLE
EXIST	EXISTING	NO	NUMBER
EXP	EXPANSION	OC	ON CENTER
EXT	EXTERIOR	OD	OUTSIDE DIAMTER
FD	FLOOR DRAIN	OH	OVERHEAD
FE(C)	FIRE EXTINGUISHER (CABINET)	OPB	OPENING
FF	FINISHED FLOOR	PBD	PARTICLE BOARD
FFE	FINISHED FLOOR ELEVATION	PLAM	PLASTIC LAMINATE
FRP	FIBERGLASS REINFORCED PANEL	PC	PRECAST CONCRETE
FDN	FOUNDATION	PL	PLATE
FIN	FINISH(ED)	PLBG	PLUMBING
FIXT	FIXTURE	PLYWD	PLYWOOD
FLG	FLASHING	PNL	PANEL
FLR	FLOOR	PT	PAINT(ED)
FLUOR	FLUORESCENT	PVC	POLYVINYL CHLORIDE
FRM	FRAME	QT	QUARRY TILE
FT	FEET, FOOT	QTY	QUANTITY
FTG	FOOTING	R	RADIUS
FURN	FURNISH	RD	ROOF DRAIN
		RF	ROCK FACE
		RO	ROUGH OPENING

SPECIAL INSPECTIONS

NOTE: SPECIAL INSPECTIONS SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE.

PER CHAPTER 17 OF THE 2008 INTERNATIONAL BUILDING CODE:
THE FOLLOWING ON-SITE INSPECTIONS WILL BE REQUIRED & PERFORMED BY THE REGISTERED PROFESSIONALS OR FIRMS LISTED BELOW:

SOILS & FOOTING SUBGRADE:
CONCRETE, FORM WORK & REBAR:
MATERIALS TESTING:
GENERAL FOUNDATION & STRUCTURAL:
MASONRY & MASONRY REINFORCEMENT:
STRUCTURAL STEEL:
ALL INSPECTIONS & REPORTS ARE TO BE PROVIDED TO THE CITY PRIOR TO FINAL INSPECTIONS. BUILDING IS TO BE FULLY SPRINKLED, SUBMIT SHOP DRAWINGS BY A LICENSED FIRE SPRINKLER CONTRACTOR TO THE REGULATORY AGENCIES FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.

DIRECTORY

OWNER
AUTO PROS OF CHASKA
BOB CARLSON
TRIPLE NET CAPITAL ADVISORS
612-508-6270
BOBC@NNNCAPITALADVISORS.COM
3785 BLACK OAKS LANE
PLYMOUTH, MN 55446

COMMUNITY DEVELOPMENT

ARCHITECT
RYLAUR, LLC
14 PHEASANT LANE
NORTH OAKS, MN 55127
PHONE: (612) 868-3636
CONTACT: A. PETER HILGER, AIA
E-MAIL: philger@rylaur.com

STRUCTURAL ENGINEER
TBD

GENERAL CONTRACTOR
TBD

MECHANICAL/ELECTRICAL ENGINEER
TBD

CIVIL ENGINEER
CIVIL SITE GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
PHONE: 612-615-0080
DAVID KNAEBLE, PE
DKNAEBLE@CIVILSITEGROUP.COM

LANDSCAPE ARCHITECT
CARMEN SIMONET DESIGN
354 STONEBRIDGE BOULEVARD
SAINT PAUL, MN 55105
PHONE: (651) 695-0273
CONTACT: CARMEN SIMONET
E-MAIL: carmen@simonetdesign.com

GEOTECHNICAL ENGINEER
CHOSEN VALLEY TESTING INC.
245 EAST ROSELAWN AVENUE STE 29
SAINT PAUL, MN 55117
PHONE: 651-756-7384
CONTACT: COLBY VERDEGAN, PE
E-MAIL: stpaul@cvtesting.com

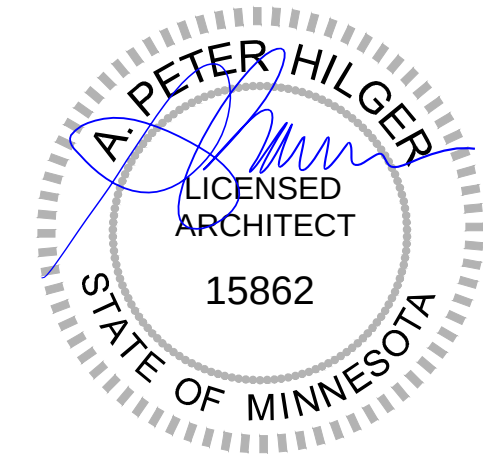
SHEET INDEX

		PRELIMINARY DEVELOPMENT PLAN								
NUMBER	NAME									
GENERAL										
G100	TITLE SHEET		•							
G200	TYPICAL SYMBOLS AND DIAGRAMS		•							
CIVIL										
1	ALT/ANSPS LAND TITLE SURVEY		•							
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C1.1	REMOVALS PLAN		•							
C1.2	TREE PRESERVATION PLAN		•							
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C3.0	GRADING PLAN		•							
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SITE LIGHTING										
SL2.0	SITE LIGHTING PLAN		•							
SL2.1	SITE LIGHTING SCHEDULE & SPECIFICATIONS		•							
LANDSCAPE										
L1.0	LANDSCAPING PLAN, NOTES - 7.31.25		•							
L2.0	LANDSCAPING DETAILS, NOTES - 7.31.25		•							
ARCHITECTURAL										
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A101	GROUND LEVEL FLOOR PLAN		•							
A102	ROOF PLAN		•							
A201	EXTERIOR ELEVATIONS		•							
A301	BUILDING SECTIONS, WALL SECTIONS		•							

PRELIMINARY DEVELOPMENT PLAN

A. PETER HILGER #15862

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



SHEET DATE: 8/5/2025

REVISION SCHEDULE

NO	DESCRIPTION	DATE
----	-------------	------

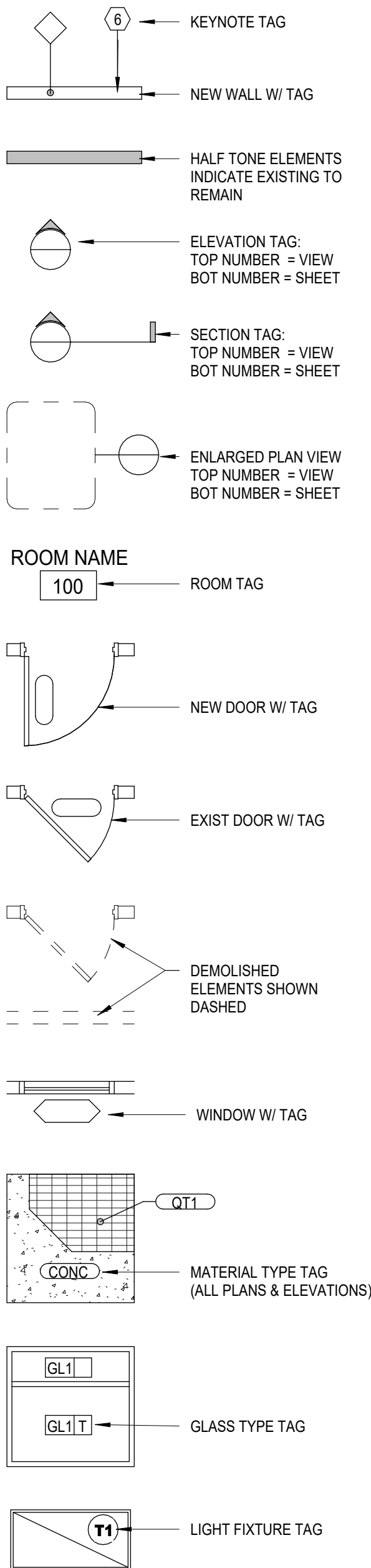
DRAFTED: JH
REVIEWED: APH

SHEET TITLE:

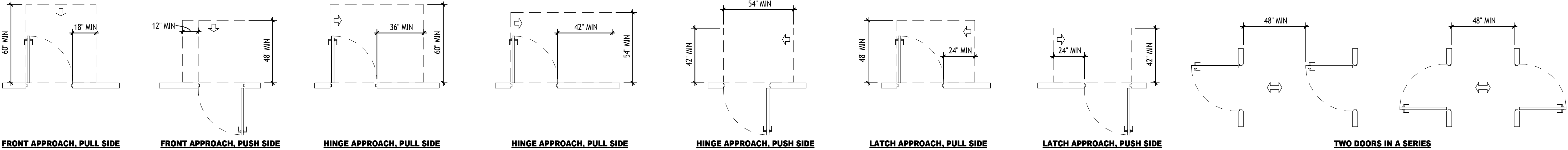
TITLE SHEET

G100

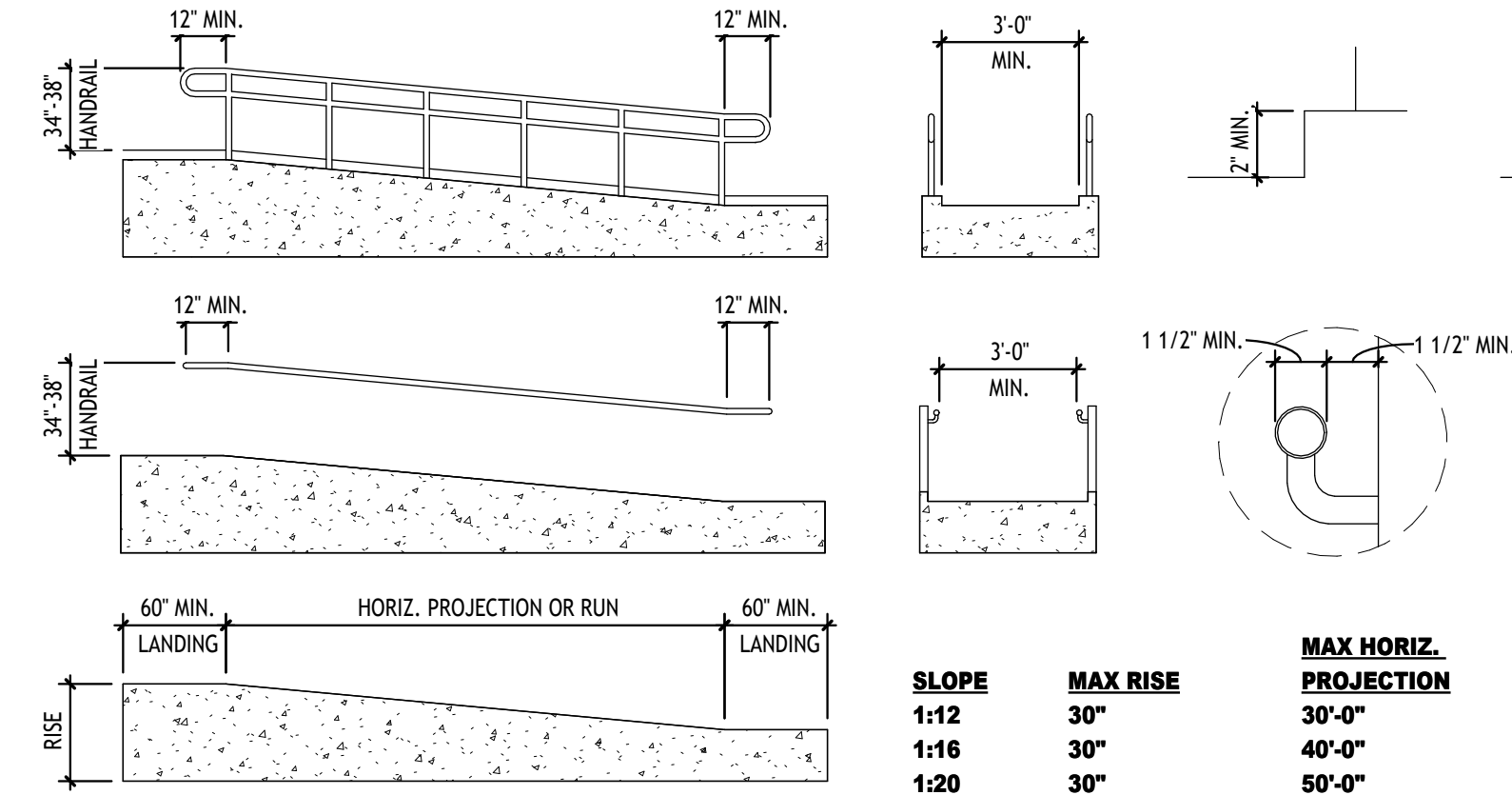
TYPICAL PLAN SYMBOLS



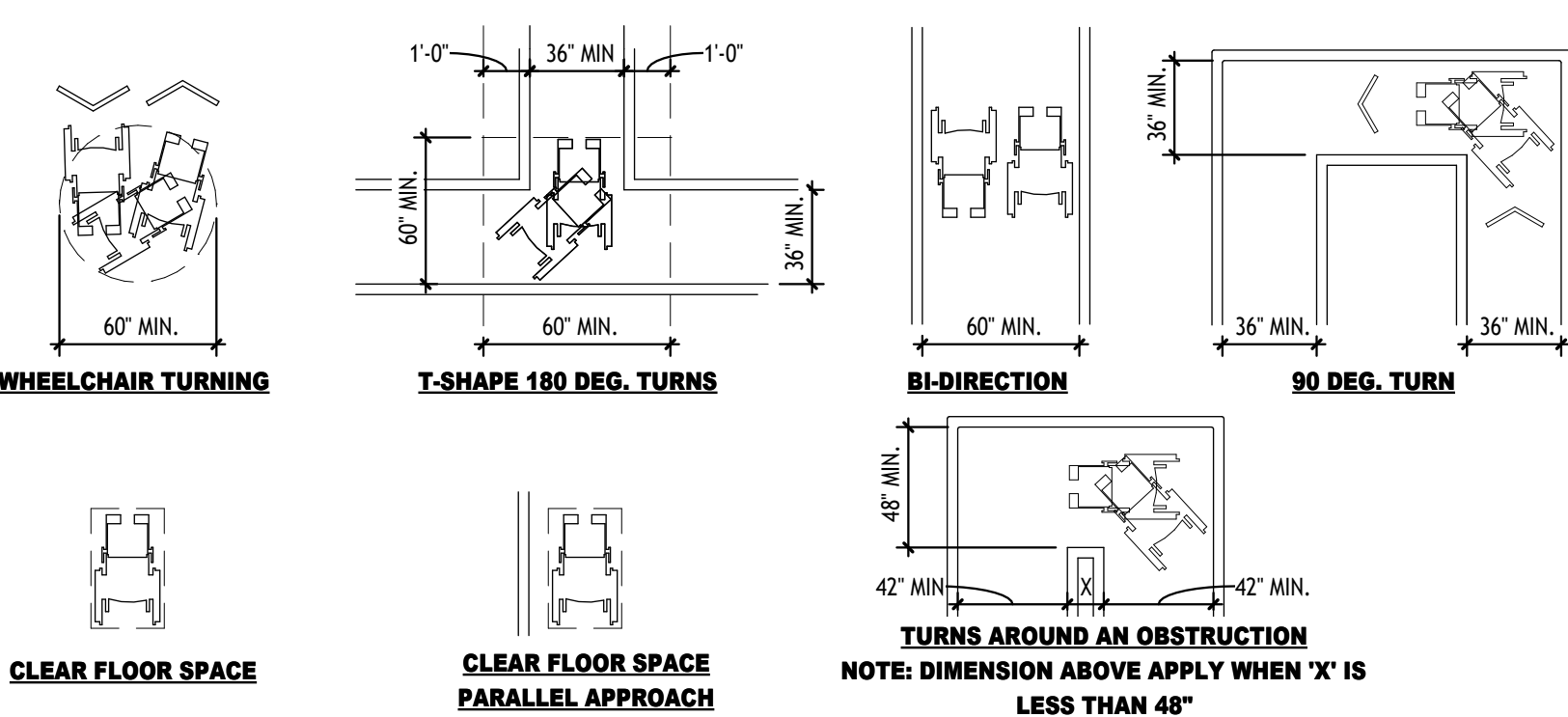
DOORS AND DOORWAYS



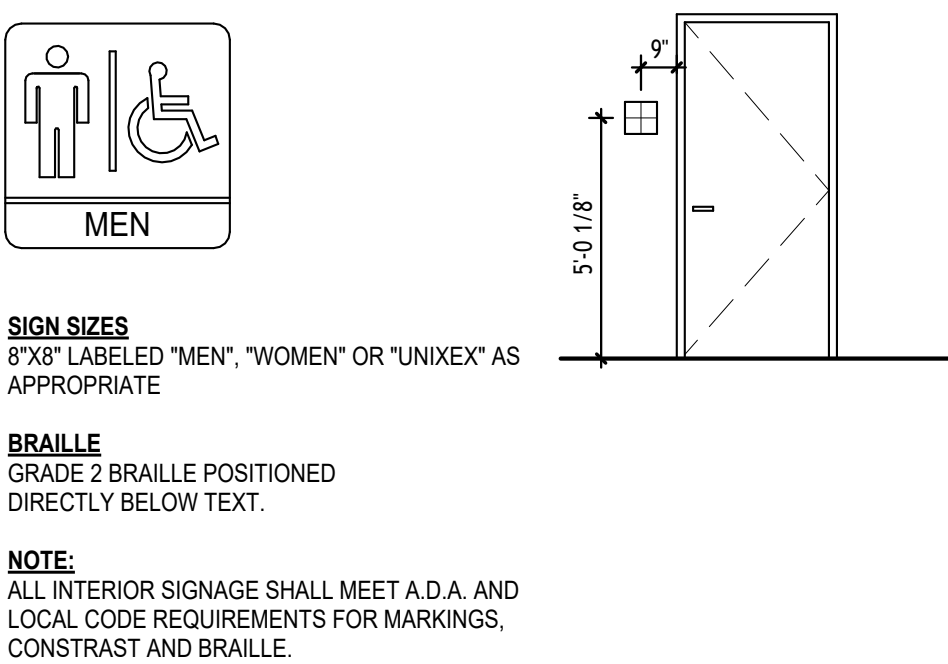
RAMP DIAGRAMS



WHEELCHAIR TURNING REQUIREMENTS



RESTROOM ADA SIGNAGE



RYLAUR, LLC.
14 PHEASANT LANE
NORTH OAKS, MN 55127
P: 612.868.3636
philger@rylaur.com

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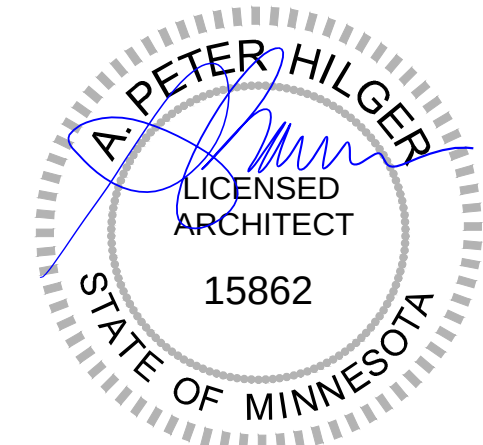
PROJECT INFORMATION:
Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

CLIENT INFORMATION:
Auto Pros of Chaska
1603 Old Audubon Road
Chaska, MN 55318

PRELIMINARY DEVELOPMENT PLAN

A. PETER HILGER #15862

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SHEET DATE: 8/5/2025

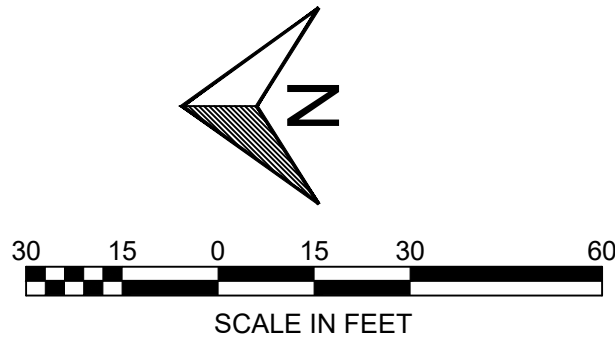
NO	DESCRIPTION	DATE
1	Revision 1	Date 1

DRAFTED: JH
REVIEWED: APH

SHEET TITLE:
TYPICAL SYMBOLS AND DIAGRAMS

Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
—F—	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
—G—	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
—OH—	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—>—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
--->---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
—>>—	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
--->>---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
—T—	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
—W—	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SOIL BORING
---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
—X—	CHAINLINK FENCE LINE	⊠	CATCH BASIN	⊠	SET OR TO BE SET IRON MONUMENT
—□—	WOODEN FENCE LINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
—//—	IRON FENCE LINE	⊠	TELEPHONE BOX		
—△—	GUARDRAIL	⊠	TELEPHONE MANHOLE		
—△—	ACCESS RESTRICTION	⊠	HYDRANT		
—△—	CONCRETE SURFACE	⊠	FIRE CONNECTION		
—△—	PAVER SURFACE	⊠	POST INDICATOR VALVE		
—△—	BITUMINOUS SURFACE	⊠	WATER MANHOLE		
—△—	GRAVEL/LANDSCAPE SURFACE	⊠	WATER VALVE		
—△—		⊠	WELL		



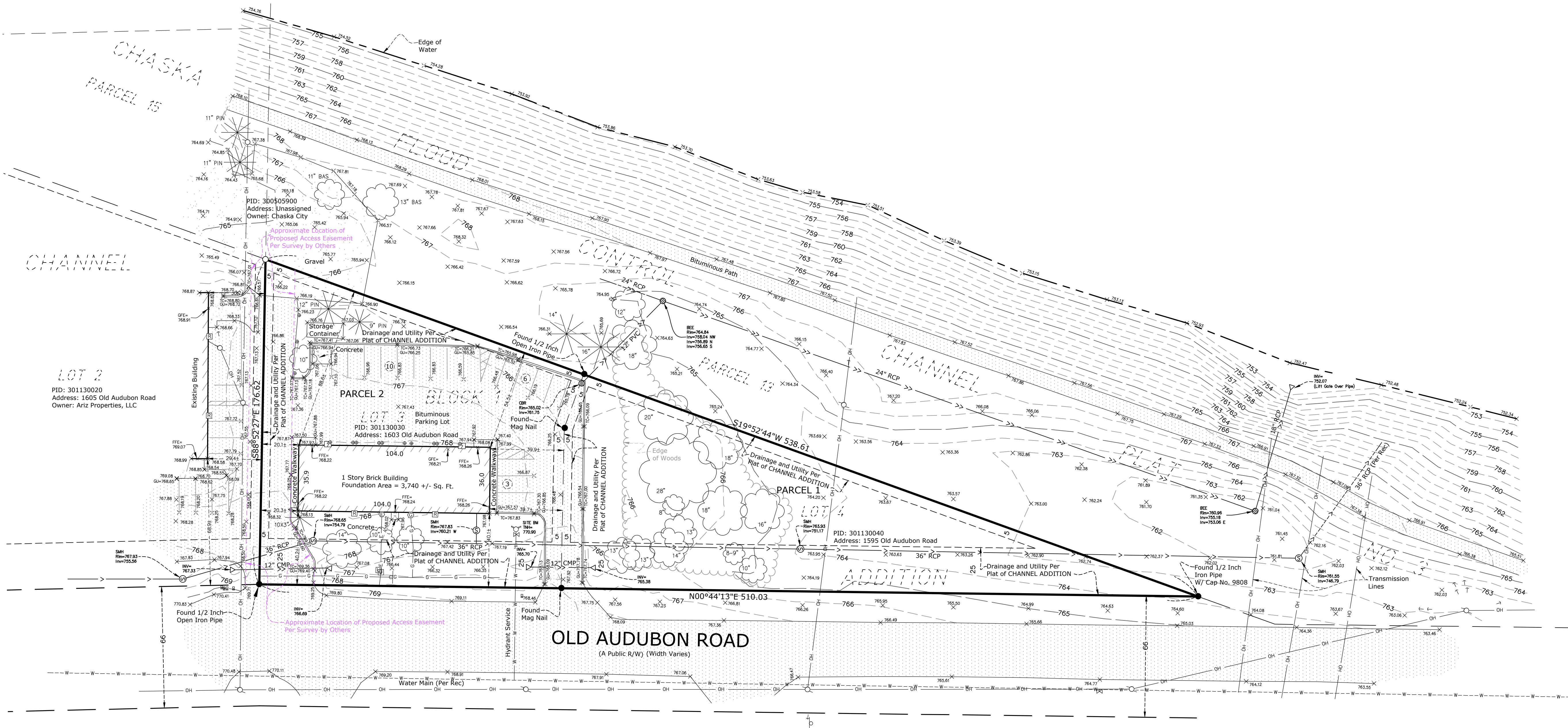
DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:
Lot 4, Block 1, Channel Addition, Carver County, Minnesota.

PARCEL 2:
Lot 3, Block 1, Channel Addition, Carver County, Minnesota.

GENERAL SURVEY NOTES

- Bearings are based on the Carver County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located approximately 18 feet southwest of the southwest building corner of 1603 Old Audubon Road, as shown hereon. Elevation = 770.90 Feet.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- Site Address: 1595 & 1603 Old Audubon Road, Chaska, Minnesota 55318. (Please note that Carver County's website lists this address as 1601 not 1603)
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27019C0237D, effective date of December 21, 2018.
- The Gross land area is 45,039 +/- square feet or 1.034 +/- acres.
- The number of striped parking stalls on this site are as follows: 19 Regular + 0 Handicap = 19 Total Parking Stalls.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Carver County Interactive Property Map.
- Fieldwork was completed on 5-6-2024.
- Please note that the purpose of this survey is to show the topographic information and existing conditions of the described property as requested by the client. A boundary determination was not part of the scope of this project. The property description, boundary and easement information shown hereon was obtained per an ALTA/NSPS Land Title Survey prepared by Northwestern Surveying and Engineering, Inc., dated 10/4/2023, last revised 1/11/2024, provided to us by the client, and is shown hereon for reference purposes only.



1595 & 1603 Old Audubon Road

Chaska, Carver County, Minnesota 55318

Rylaur, LLC

14 Pheasant Lane, North Oaks, Minnesota 55127

PROJECT

CLIENT

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

RORY L. SYNSTELIEN
DATE 5-17-2024 LICENSE NO. 44565

QA/QC
FIELD CREW DHICK
DRAWN BY DPISW
REVIEWED BY CJ
UPDATED BY



REVISION SUMMARY
DATE DESCRIPTION

PROJECT NO. 24036

TOPOGRAPHIC SURVEY

V1.0

1603 OLD AUDOBON ROAD

AUTOPROS EXPANSION

Daniel J. Knaeble

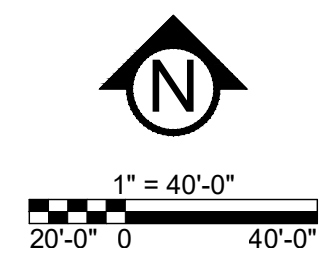
ISSUE/SUBMITTAL SUMMARY

[illegible]

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK
PROJECT NUMBER	24036

[illegible]

C1.0



JECT

AUTOPROS EXPANSION

1603 OLD AUDOBON ROAD

AUTOPROS EXPANSION

CHASKA, MN 55318

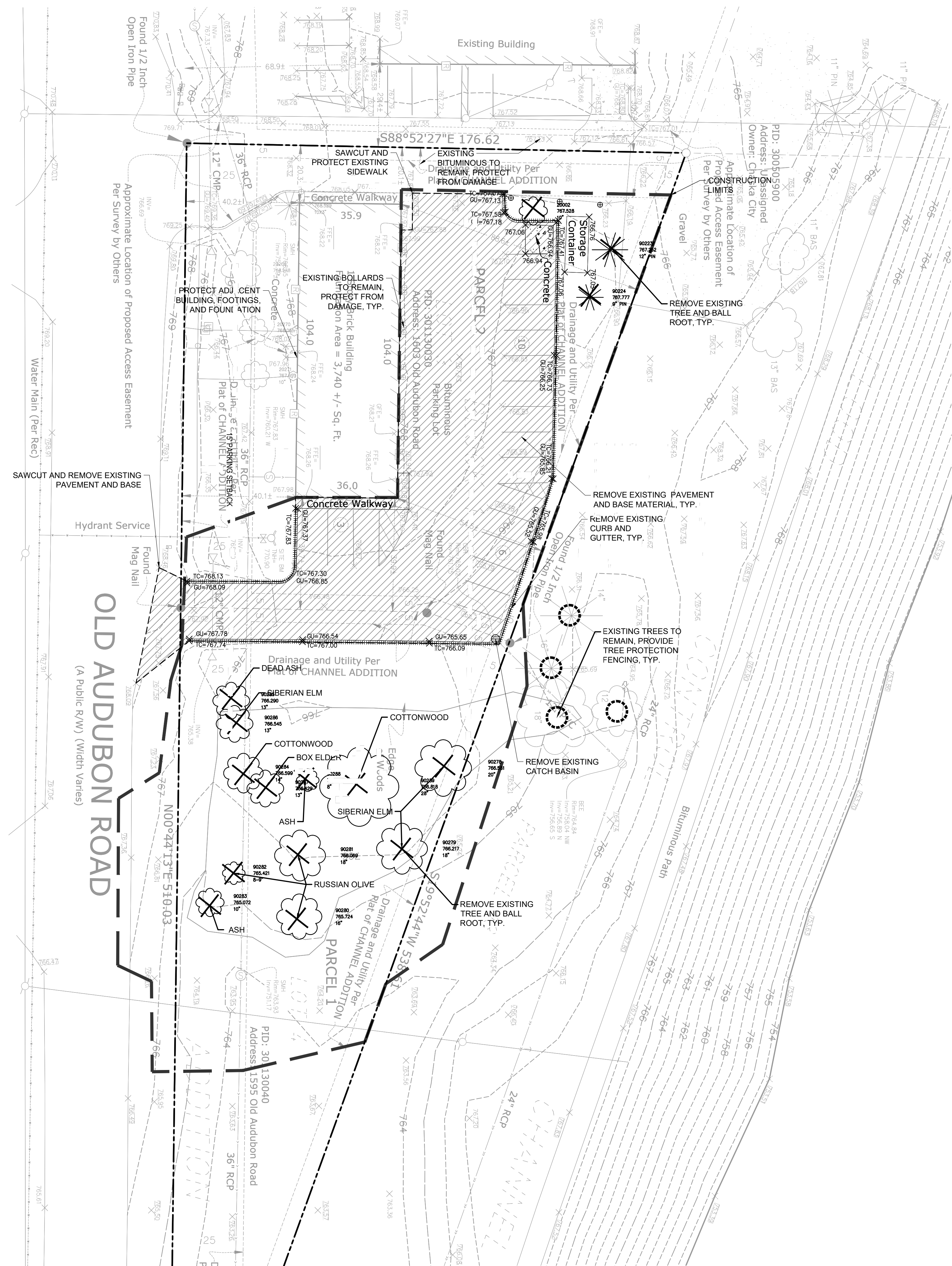


David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

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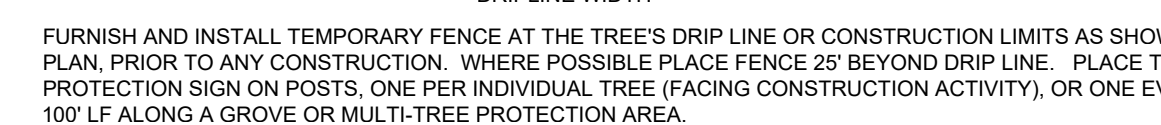


1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES

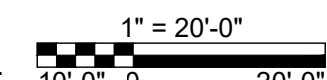
CHASKA AUTO HOLDINGS LLC
11540 BASS LAKE ROAD, SUITE #300
PLYMOUTH, MN 55442
BRANDON GOEMAN
952-448-6655
BGOEMAN@AUTOPROSMN.COM

SEE SWPPP ON SHEETS SW1.0 - SW1.3



1 TREE PROTECTION

	REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PMVTS.
	REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
	REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
	CONSTRUCTION LIMITS
	PROPERTY LINE
	REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS



PROJECT


MICHAEL R. C. FERRAN
DATE 8-5-2025 LICENSE NO. 88000

DATE	DESCRIPTION
8-5-2025	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK
PROJECT NUMBER	24036

DATE	DESCRIPTION
------	-------------

TREE PRESERVATION
PLAN

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TREE TAG #	POINT ELEVATION	TYPE	SPECIES	SIZE CAL. INCHES	REMOVED CALIPER INCHES	PRESERVED CALIPER INCHES	CATEGORY	SIGNIFICANT TREE
90223	767.25	TRC	PIN	12	12		R	12
90224	767.78	TRC	PIN	9	9		R	9
20260	768.58	TRC	ARB	10		10	S	10
20002	767.53	TRD	CRAB	10	10		R	10
20269	768.58	TRD	MAP	14		14	S	14
20270	768.07	TRD	CRAB	10		10	S	10
20271	767.70	TRD	CRAB	10		10	S	10
90285	766.29	TRD	ASH	13	13		R	13
90286	766.55	TRD	ELM	13	13		R	13
90284	766.60	TRD	COT	14	14		R	14
90287	766.43	TRD	BOX ELDER	13	13		R	13
90282	765.42	TRD	RUSSIAN OLIVE	9	9		R	9
90283	765.07	TRD	ASH	10	10		R	10
90280	765.72	TRD	RUSSIAN OLIVE	16	16		R	16
90281	766.07	TRD	RUSSIAN OLIVE	18	18		R	18
90288	766.56	TRD	ASH	8	8		R	8
90289	766.82	TRD	COT	28	28		R	28
90279	766.22	TRD	SIBERIAN ELM	18	18		R	18
90278	766.58	TRD	SIBERIAN ELM	20	20		R	20

TOTAL TREES ON SITE	19	
TOTAL INCHES ON SITE	255	
TOTAL INCHES REMOVED	211	
TOTAL PERCENTAGE INCHES REMOVED	83%	
TOTAL INCHES SAVED	44	
TOTAL PERCENTAGE INCHES SAVED	17%	
TOTAL TREES SAVED	4	
TOTAL TREES REMOVED	15	

X



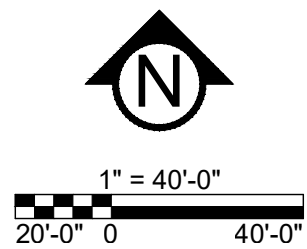
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
8-5-2025	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0960 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK
PROJECT NUMBER	24036

PROPOSED CONDITIONS OVERLAY PLAN

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JECT
AUTOPROS EXPANSION
1603 OLD AUDOBON ROAD
AUTOPROS EXPANSION
CHASKA, MN 55318

I HEREBY CERTIFY THAT THIS PLAN,
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LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF
MINNESOTA.



David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8-5-2025	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703

DRAWN BY	DK,ZH
REVIEWED BY	DK
PROJECT NUMBER	24036

REVISION SUMMARY	

DATE	DESCRIPTION

GRADING PLAN	

GRADING PLAN

1000

C30

CS.0

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CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.

2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.

4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE

6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.

8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.

9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.

10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPE IN MAINTAINED AREAS IS 4:1.

11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.

13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.

EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.

15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.

16. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

17. TOLERANCES

17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.

17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

18. MAINTENANCE

18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.

18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDING AND MULCHED.

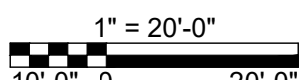
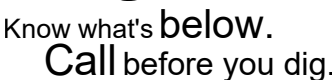
18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

1. RESERVED FOR CITY SPECIFIC GRADING NOTES

SEE SWPPP ON SHEETS SW1.0 - SW1.3

Diagram illustrating a vertical curve with the following data points and labels:

- Elevations: 1125, 1137, 41.26, 891.00 G, 891.00 TC, 891.00 BS/TS, 891.00 ME.
- Labels: EX. 1' CONTOUR ELEVATION INTERVAL, 1.0' CONTOUR ELEVATION INTERVAL, SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED), SPOT GRADE ELEVATION GUTTER, SPOT GRADE ELEVATION TOP OF CURB, SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS, SPOT GRADE ELEVATION MATCH EXISTING, GRADE BREAK - HIGH POINTS, CURB AND GUTTER (T.O = TIP OUT), TO, EOF=1135.52, EMERGENCY OVERTFLOW, CONSTRUCTION LIMITS.



GRADING PLAN

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
AUTOPROS EXPANSION
1603 OLD AUDUBON ROAD
CHASKA, MN 55318
AUTOPROS EXPANSION

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.

David J. Knaeble
David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8-5-2025	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 700
DRAWN BY	DK 2/4
REVIEWED BY	DK
PROJECT NUMBER	2403

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0

GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF CHASKA UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY PLAN LEGEND:

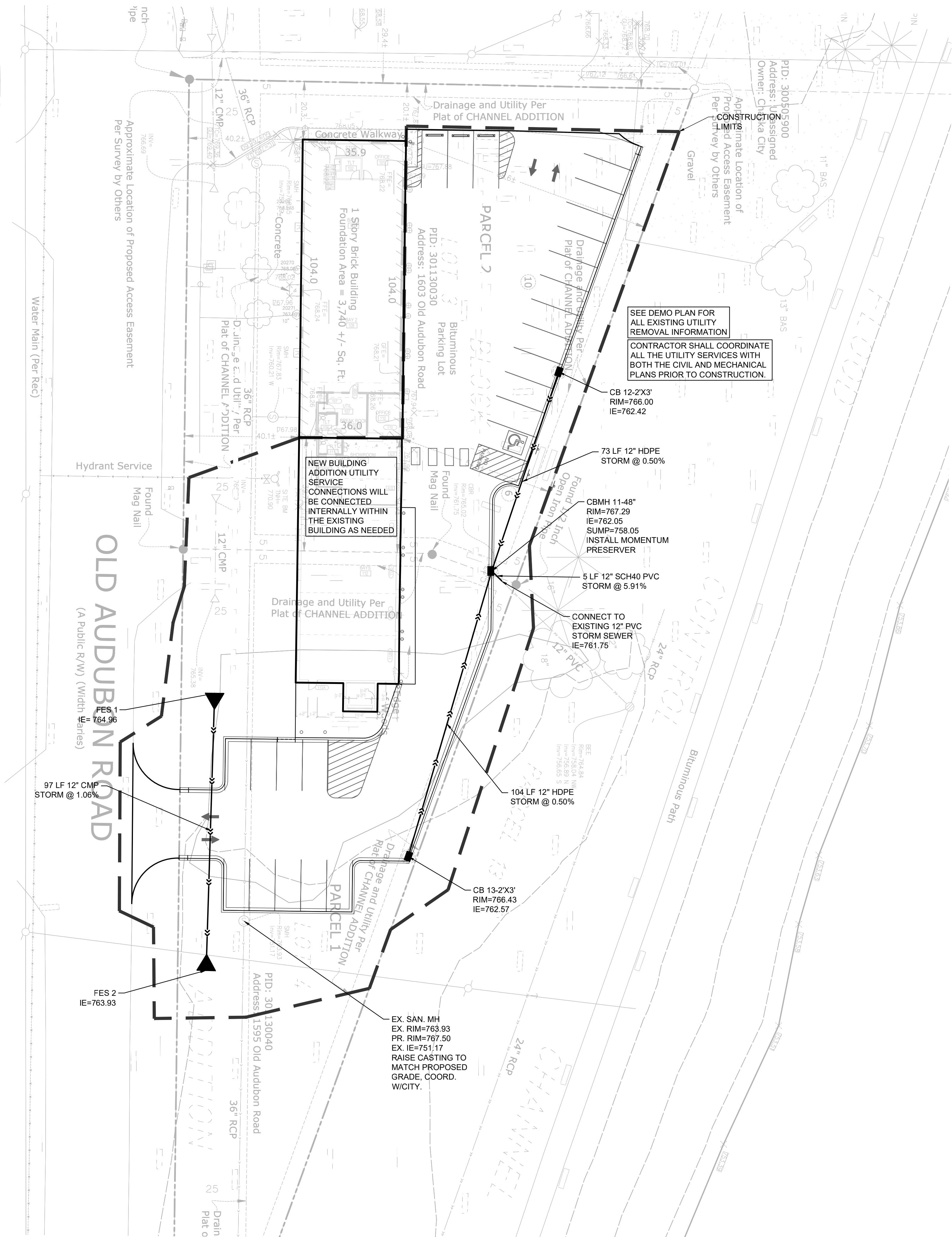
	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	DRAINTILE
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP
	TRENCH DRAIN
	CONSTRUCTION LIMITS



Know what's below.
Call before you dig.

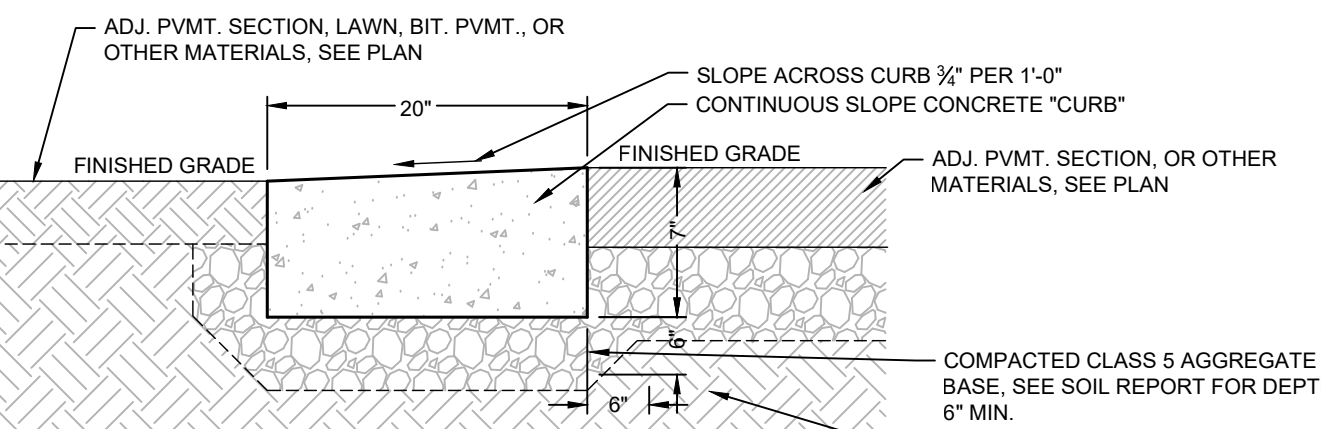


1" = 20'-0"
10'-0" 0 20'-0"



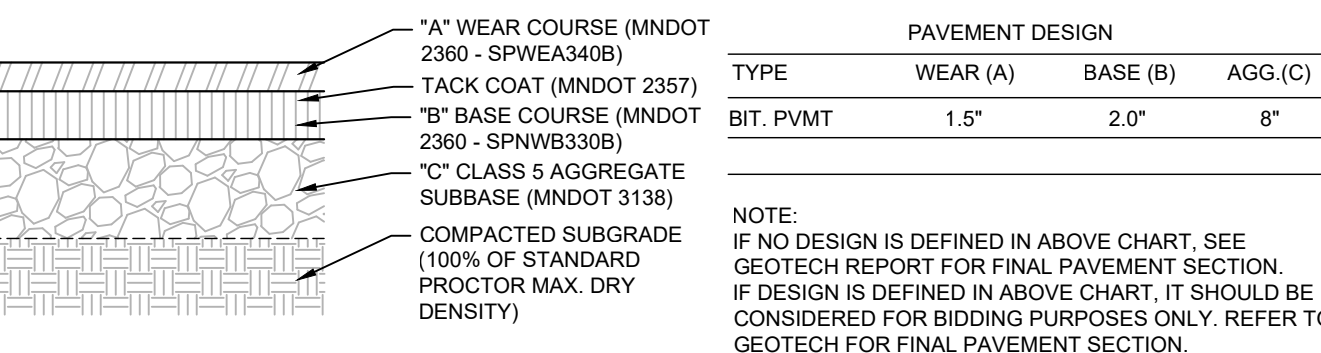
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

1 B-612 CONCRETE CURB AND GUTTER
N T S

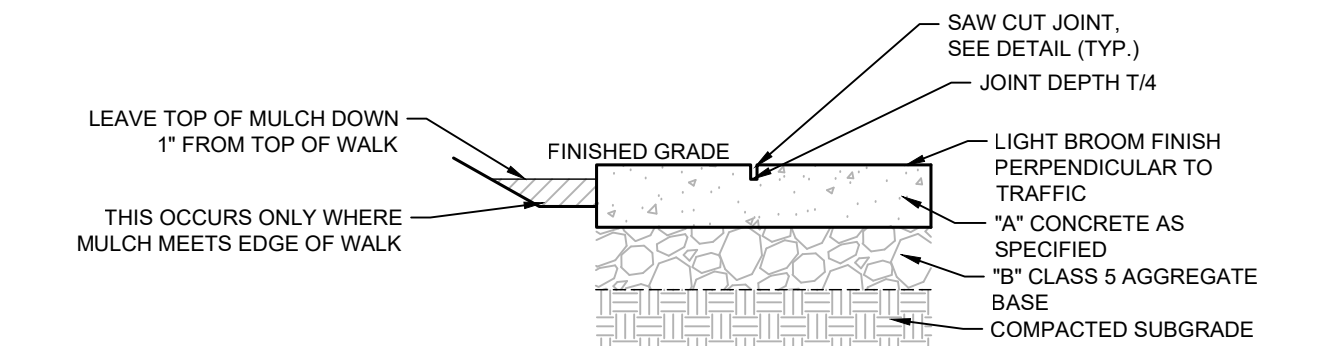


NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

2 RIBBON CURB



3 BITUMINOUS PAVEMENT - ALL TYPES



PAVEMENT DESIGN		
TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	6"	6"

1. CURING: APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.

2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315, AT 200 S.F. PER GAL.

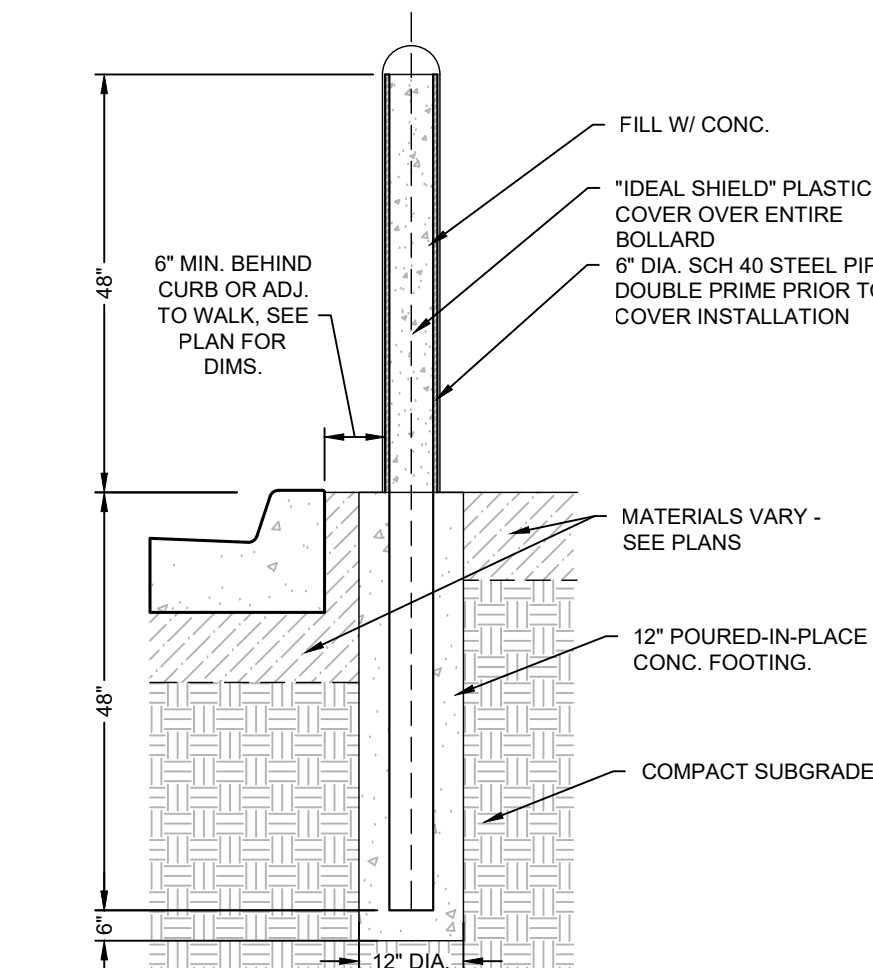
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

NOTES:

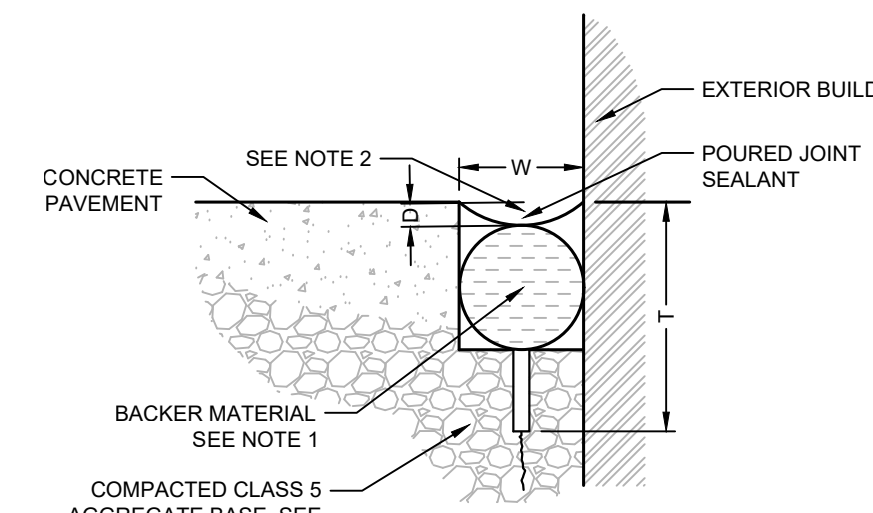
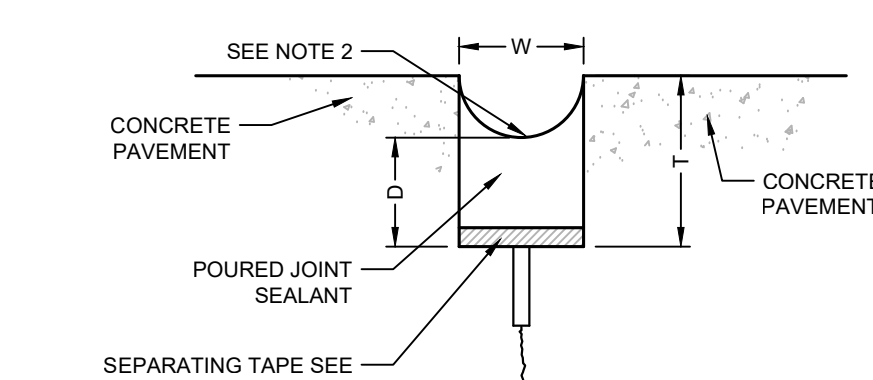
NOTES:

1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

4 CONCRETE PVMT./WALK/PAD- NO FIBER
N T S (PRIVATE PROPERTY)



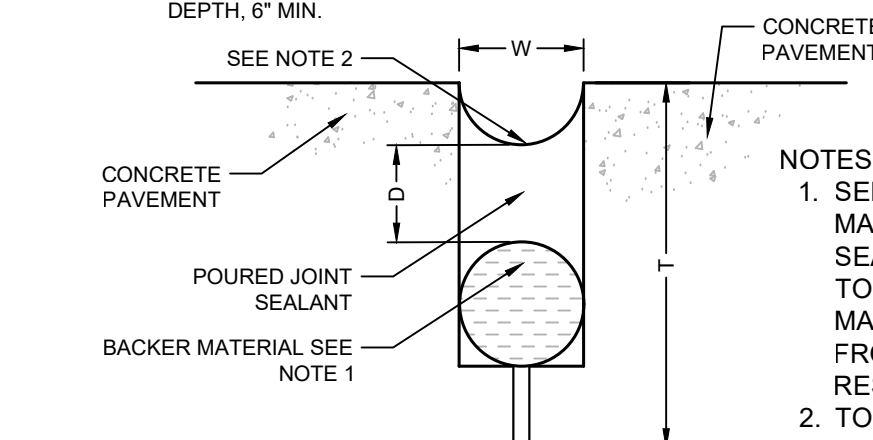
5 PIPE BOLLARD - EMBEDDED
NTS



W= WIDTH OF SEALANT RESERVOIR
1/2" MINIMUM
5/8" MAXIMUM
EXCEPT FOR 3/4" EXPANSION
JOINTS

D= DEPTH OF SEALANT
1.0 TO 1.5 TIMES W

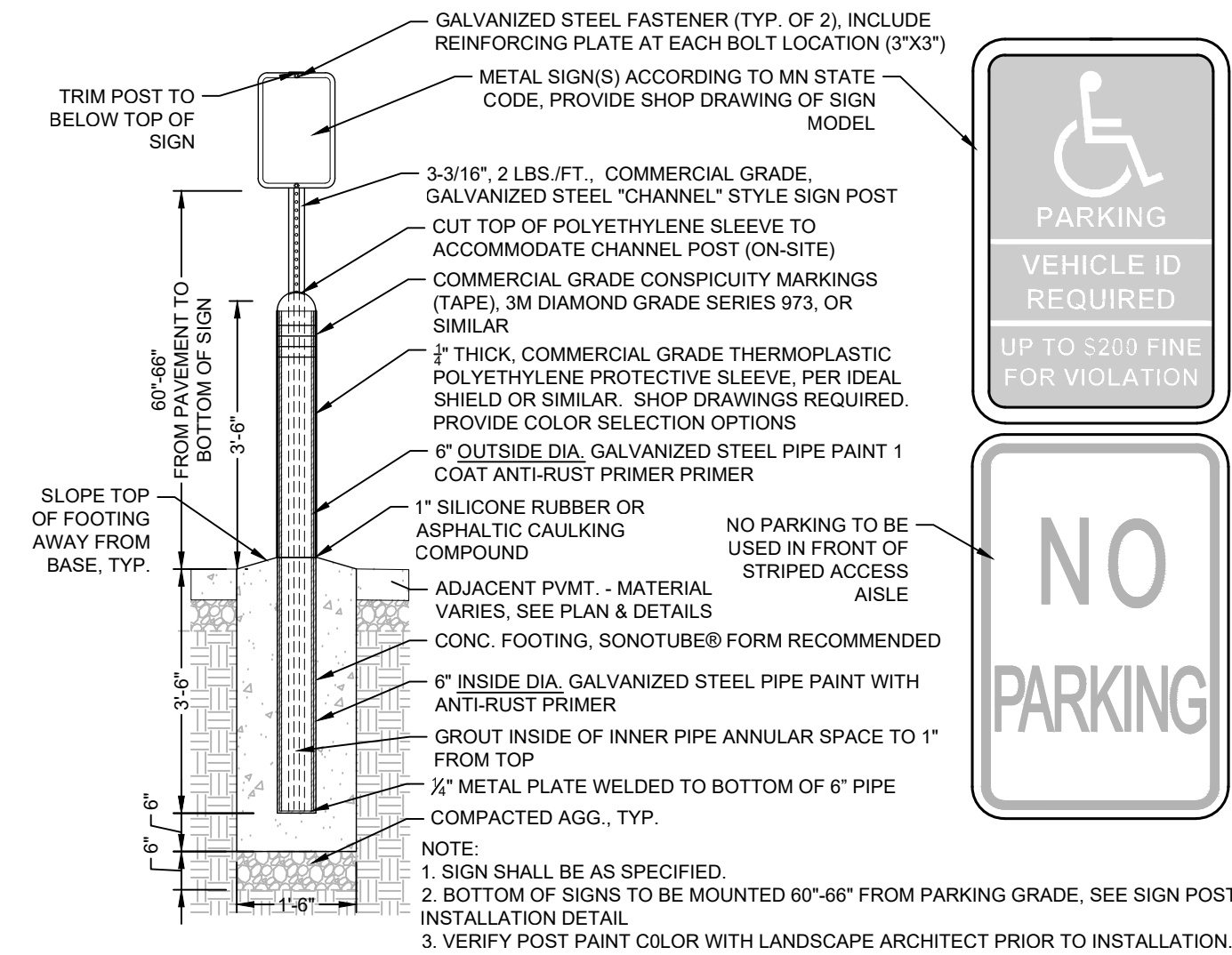
T= DEPTH OF INTIAL SAWCUT, 1/4 OF
THE SLAB THICKNESS FOR
PAVEMENT LESS THAN 12"



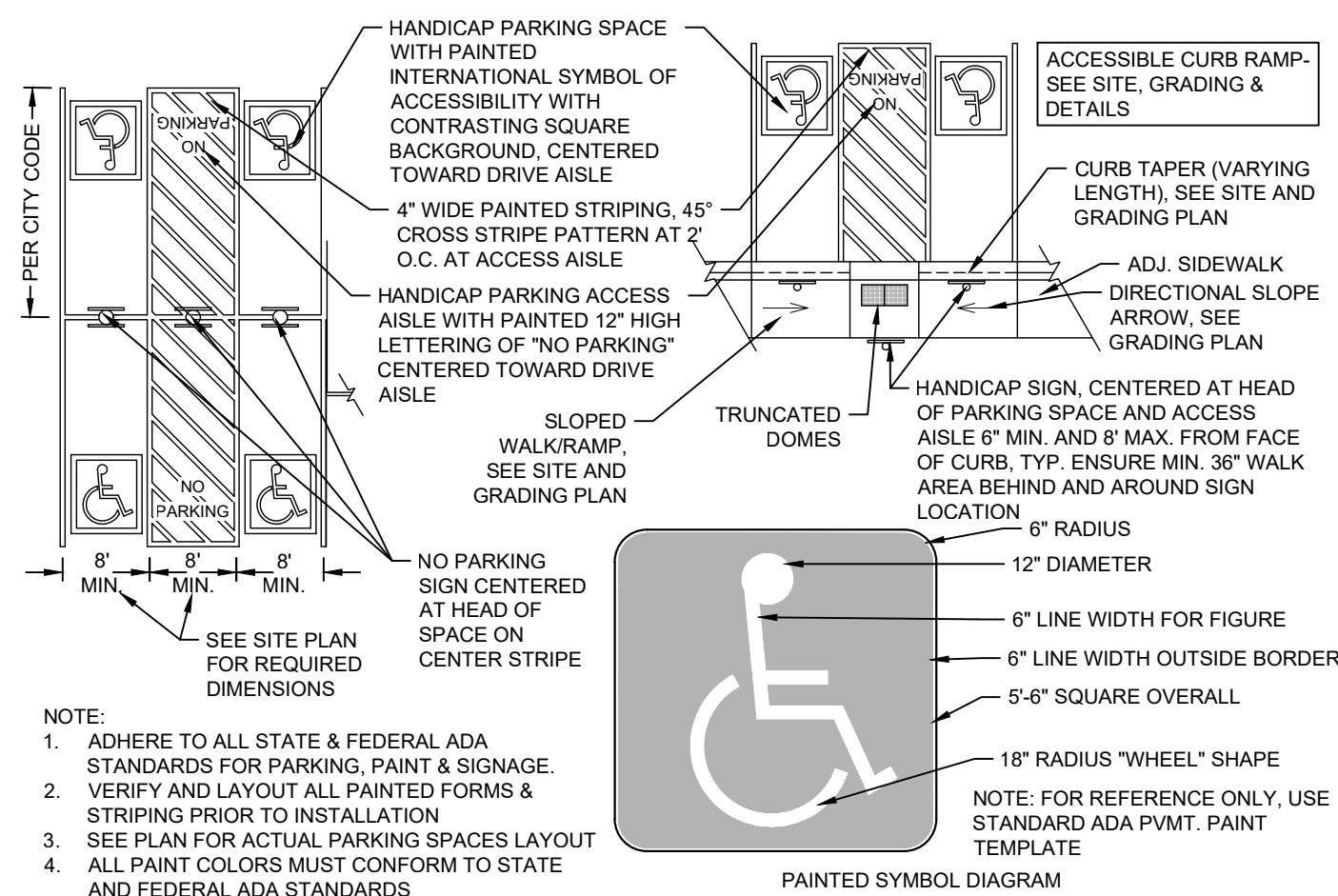
NOTES:

1. SEPARATING TAPE OR BACKER MATERIAL REQUIRED TO PREVENT JOINT SEALANT FROM FLOWING INTO SAWCUT, TO SEPARATE NONCOMPATIBLE MATERIALS AND TO PREVENT SEALANT FROM BONDING TO BOTTOM OF RESERVOIR.
2. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT.

6 EXPANSION JOINT SEALANT DETAILS



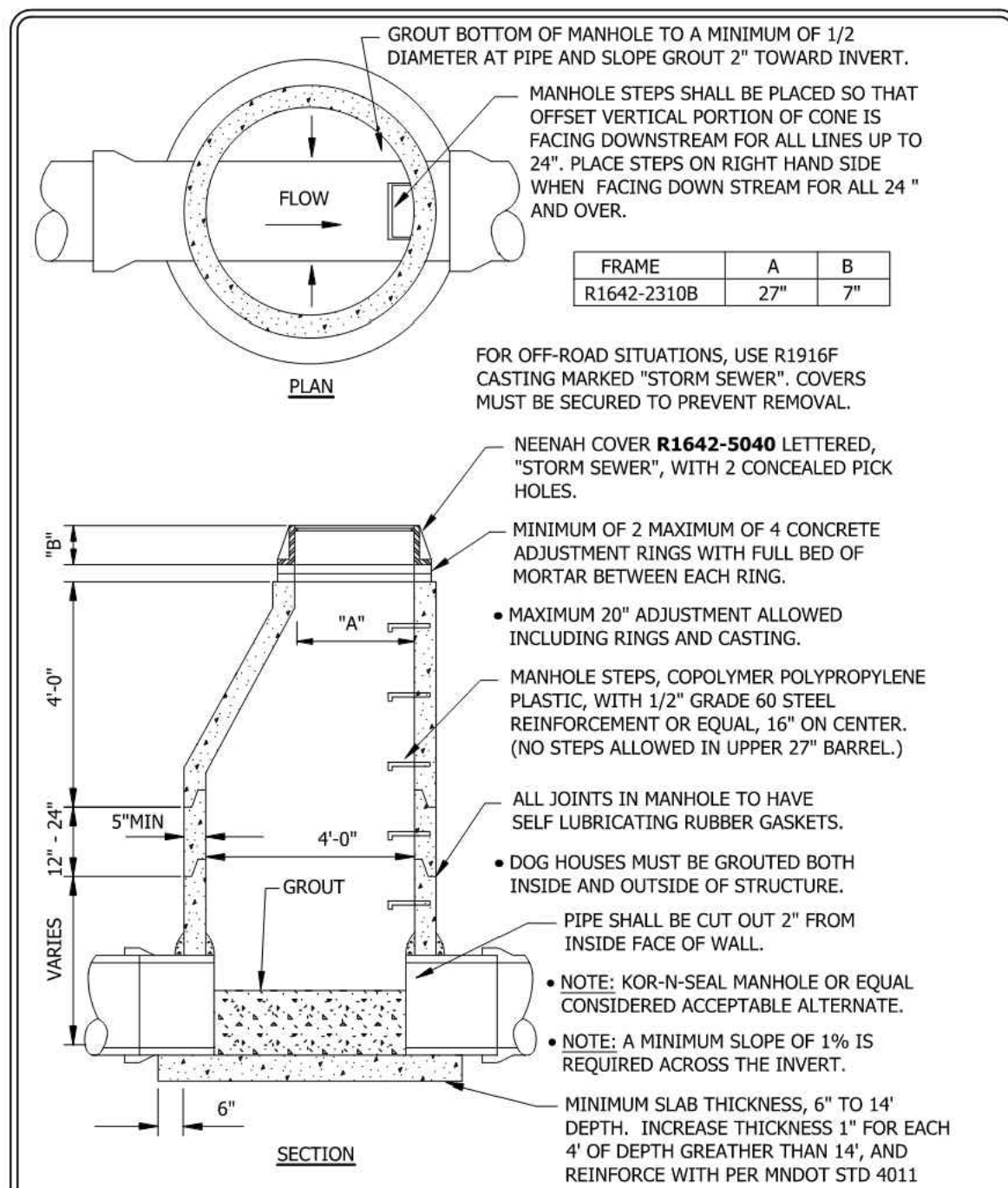
7 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



NOTE:

1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

8 ACCESSIBLE PARKING PAVEMENT MARKING

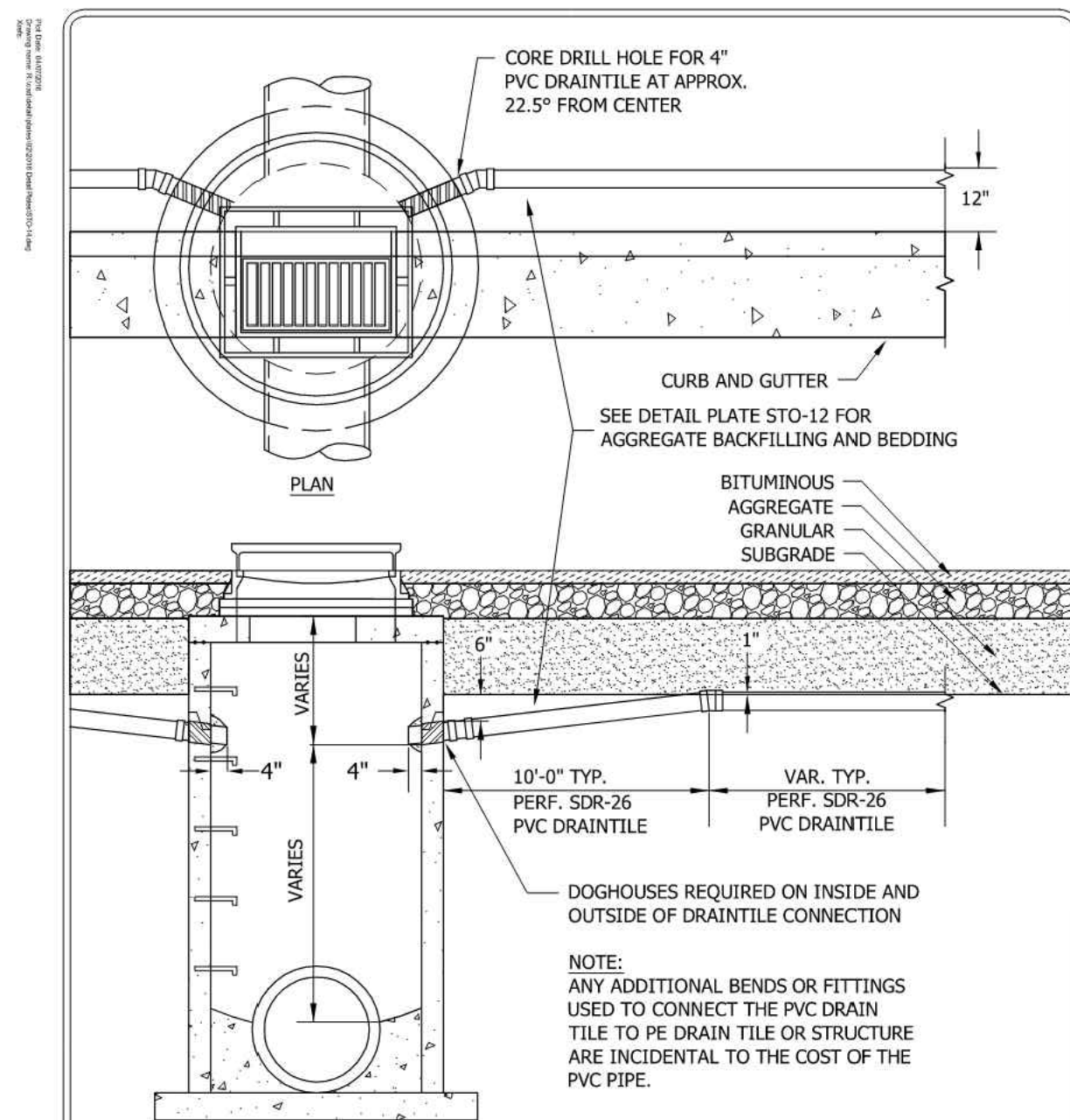


2335 Highway 36 W
St. Paul, MN 55113
www.stantec.com

STORM SEWER MANHOLE
CHASKA, MINNESOTA

LAST REVISION:
MARCH 2018

PLATE NO.
STO-1



2335 Highway 24 W
St. Paul, MN 55113
www.stantec.com

DRAINTILE INSTALLATION INTO CATCHBASIN MANHOLE

CHASKA, MINNESOTA

LAST REVISION:
APRIL 2016

PLATE NO.
STO-14

PRELIMINARY:
NOT FOR
CONSTRUCTION

JECT

AUTOPROS EXPANSION

1603 OLD AUDOBON ROAD

AUTOPROS EXPANSION

CHASKA, MN 55318

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.



David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

[illegible]

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK
PROJECT NUMBER	24036

[illegible]

CIVIL DETAILS

C5.0

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
AUTOPROS EXPANSION

1603 OLD AUDOBON ROAD

AUTOPROS EXPANSION

CHASKA, MN 55318

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
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MINNESOTA.



David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

[illegible][illegible]

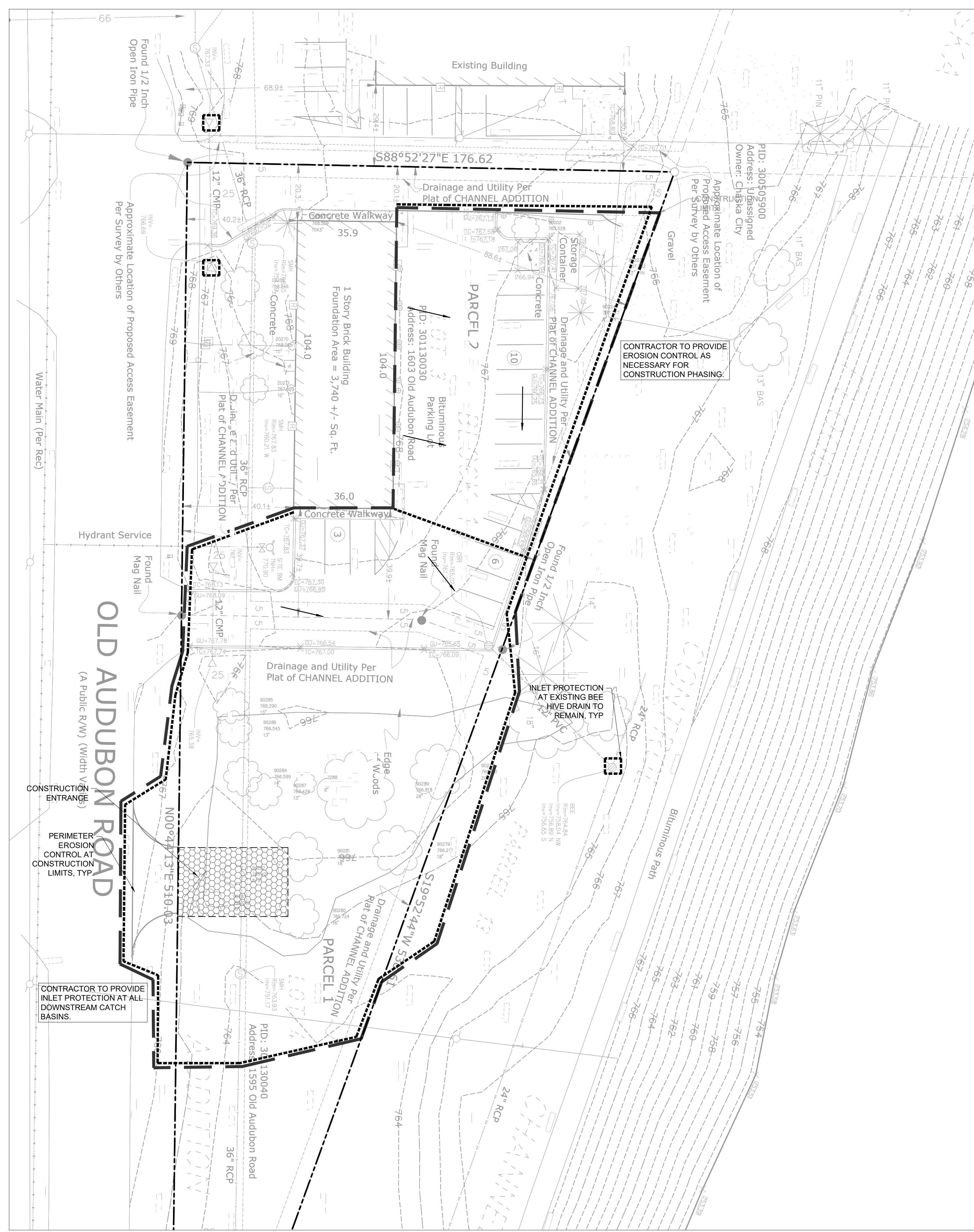
PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK

PROJECT NUMBER	24038

[illegible]SWPPP - EXISTING
CONDITIONS

SW1.0

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SWPPP NOTES:

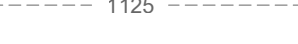
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

CITY OF CHASKA EROSION CONTROL NOTES:

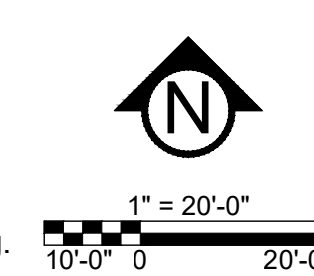
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

SWPPP LEGEND:

	1125 EX. 1' CONTOUR ELEVATION INTERVAL DRAINAGE ARROW SILT FENCE / BIOROLL - GRADING LIMIT INLET PROTECTION STABILIZED CONSTRUCTION ENTRANCE
---	--



Know what's below.
Call before you dig



PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
AUTOPROS EXPANSION
1603 OLD AUDUBON ROAD
CHASKA, MN 55318
AUTOPROS EXPANSION

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.

David J. Knaeble
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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8-5-2025	CITY SUBMITTAL

PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 710
DRAWN BY	DKP
REVIEWED BY	DK
PROJECT NUMBER	2450

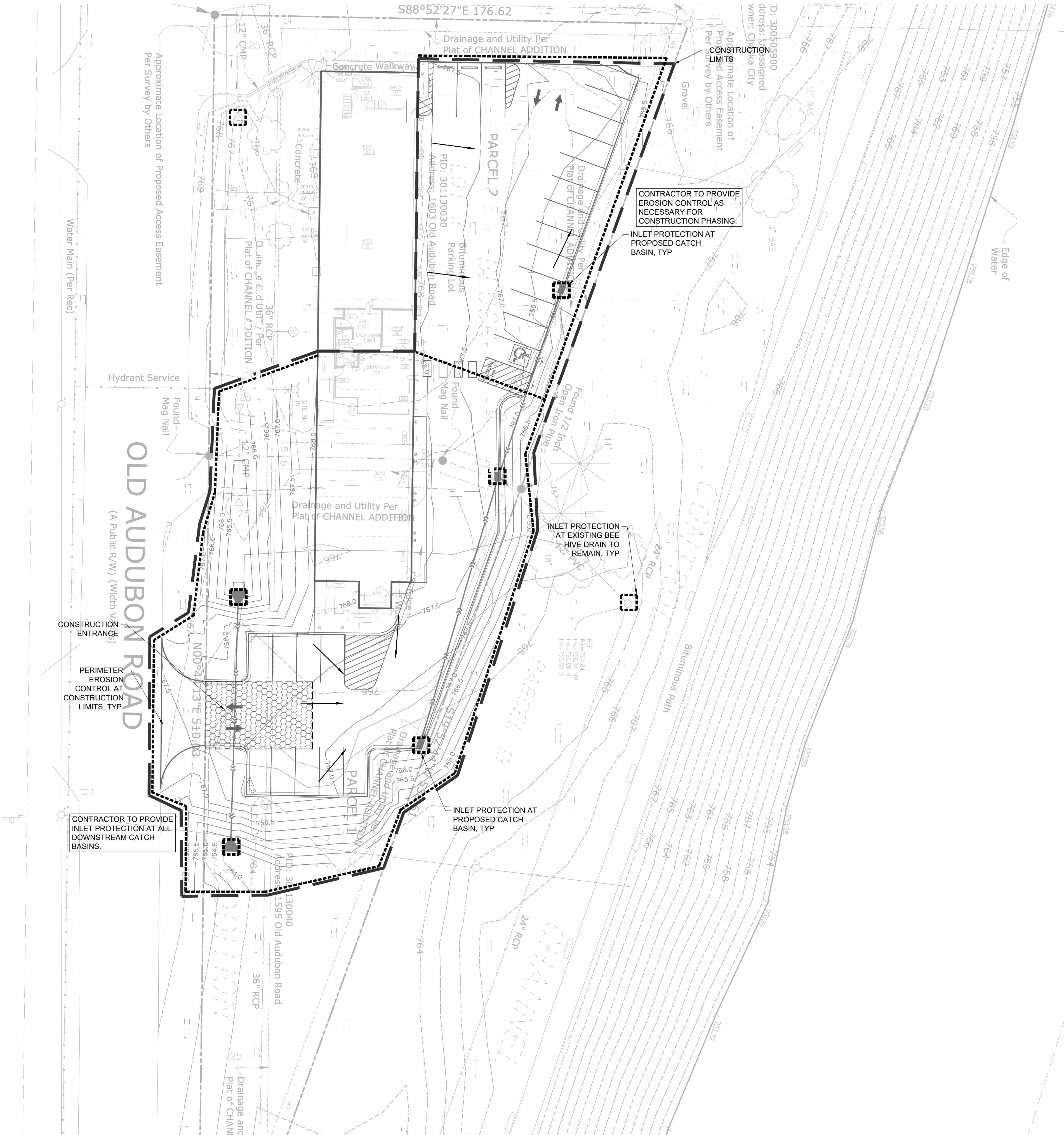
PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0060 X 710
DRAWN BY	DKP
REVIEWED BY	DK
PROJECT NUMBER	2450

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1



CITY OF CHASKA EROSION CONTROL NOTES:
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

- SWPPP NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - THIS PROJECT IS LESS THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
 - SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 - SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 - CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

- SWPPP LEGEND:
- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
 - 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
 - DRAINAGE ARROW
 - SILT FENCE / BIOROLL - GRADING LIMIT
 - INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - EROSION CONTROL BLANKET

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT

AUTOPROS EXPANSION

1603 OLD AUDOBON ROAD

AUTOPROS EXPANSION

CHASKA, MN 55318

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.



David J. Knaeble
DATE 8-5-2025 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION

[illegible]

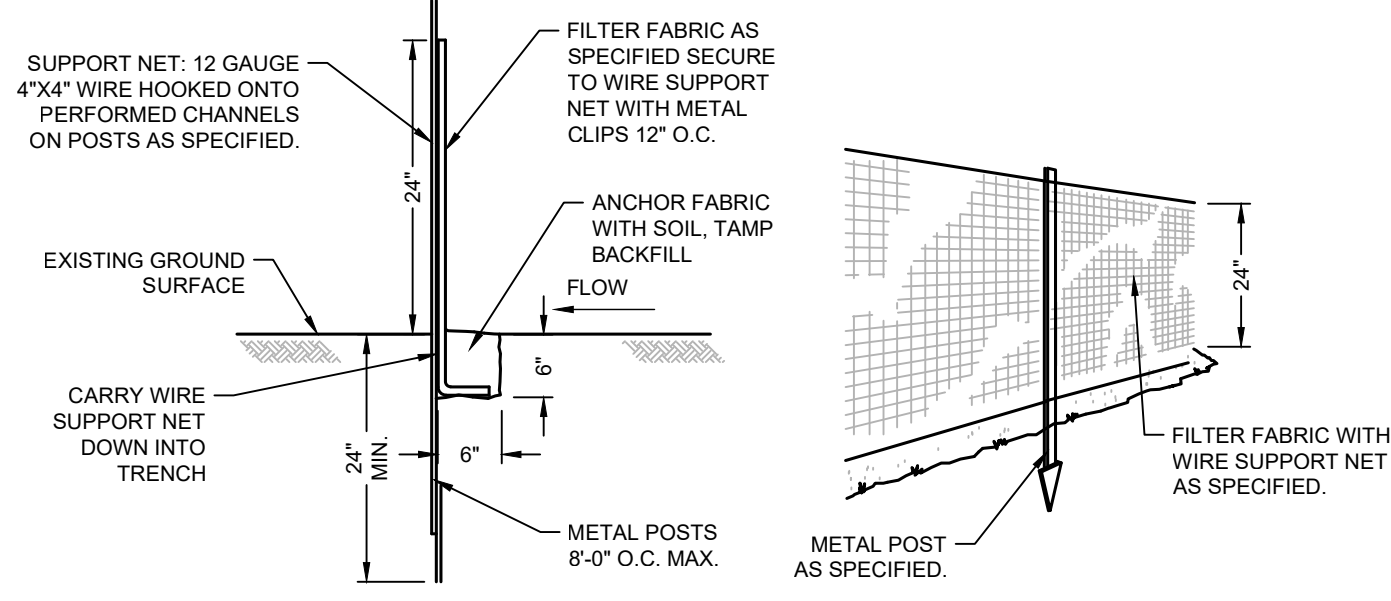
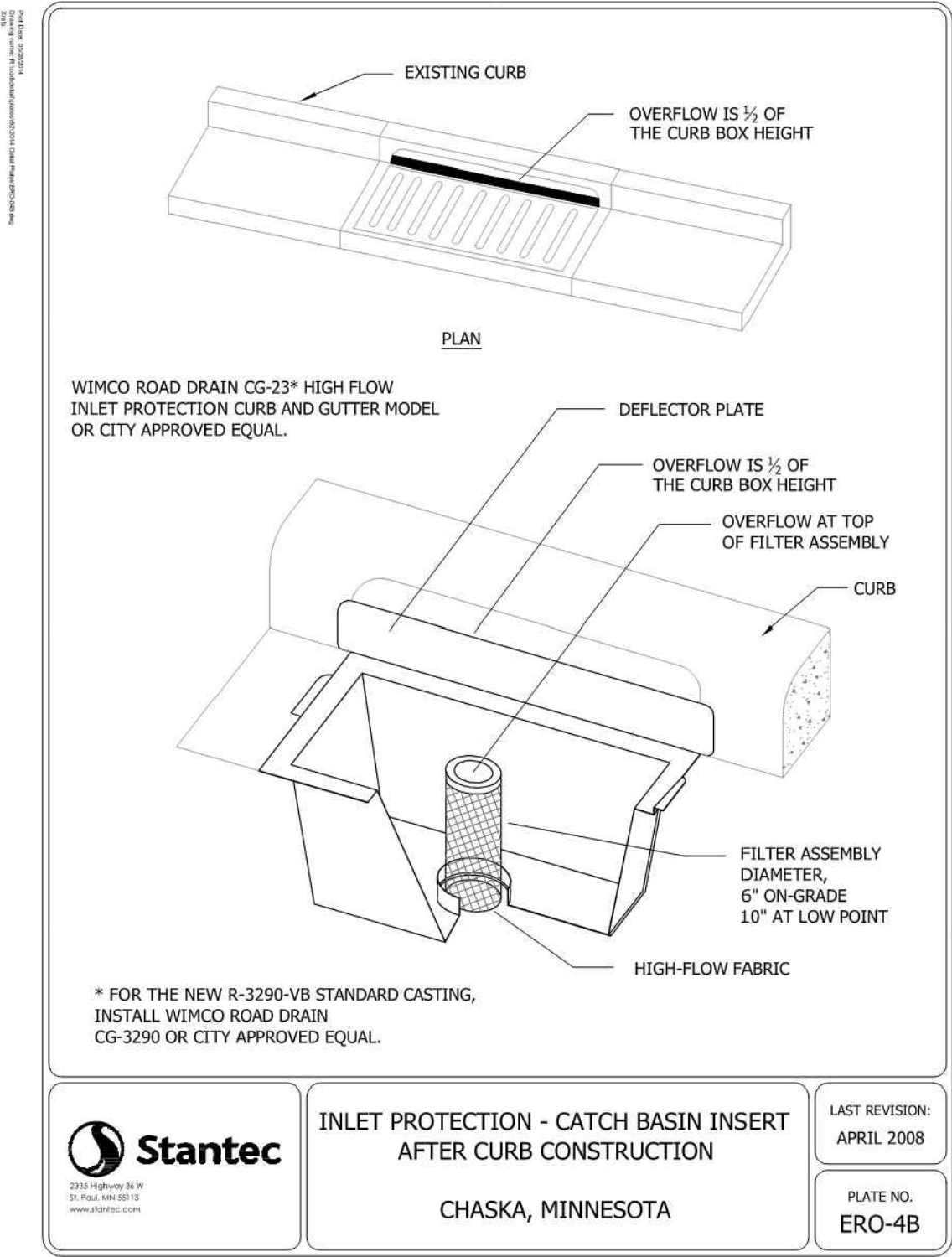
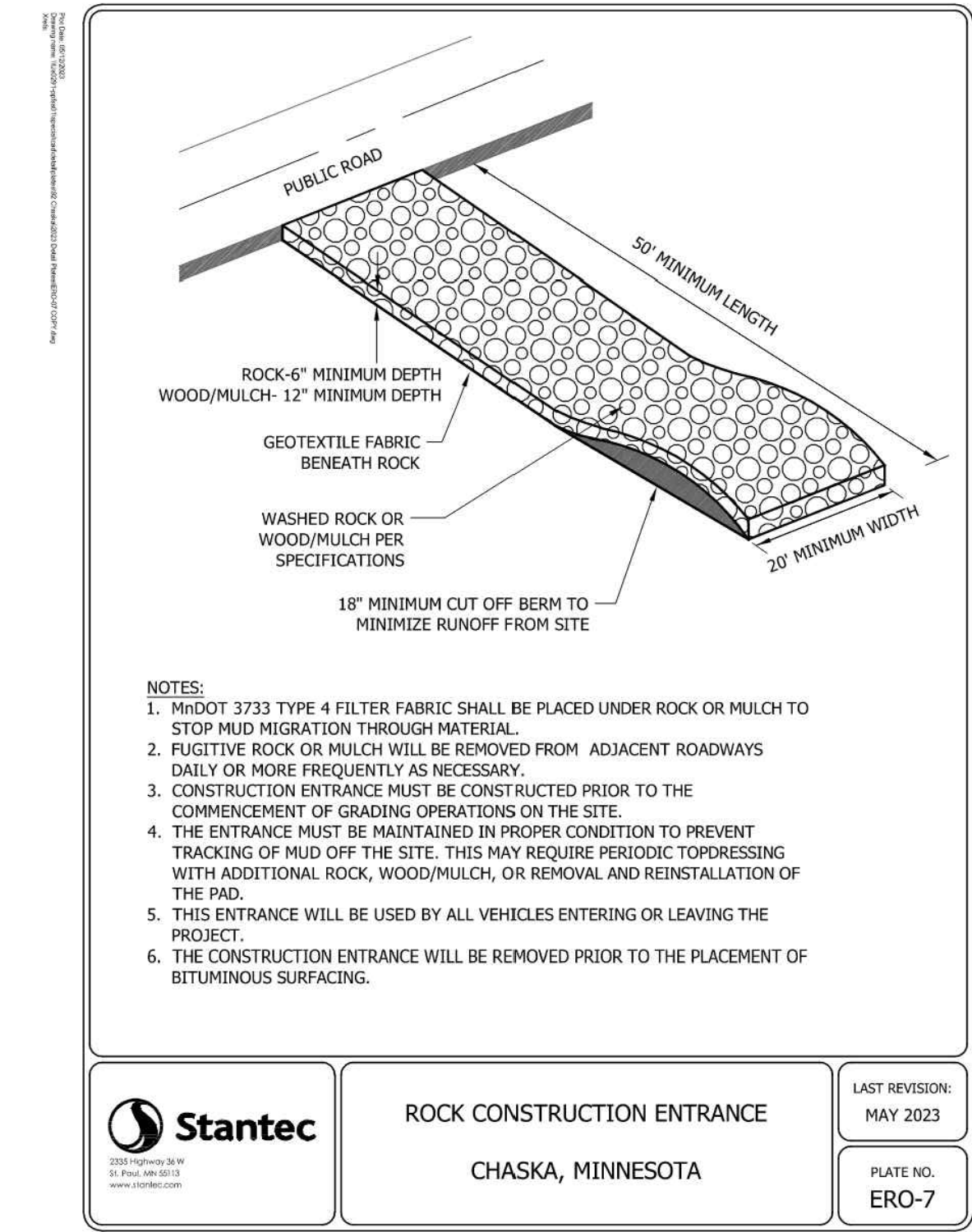
PROJECT MANAGER	DAVE KNAEBLE
CONTACT NUMBER	612-615-0360 X 703
DRAWN BY	DK,ZH
REVIEWED BY	DK

REVISION SUMMARY	

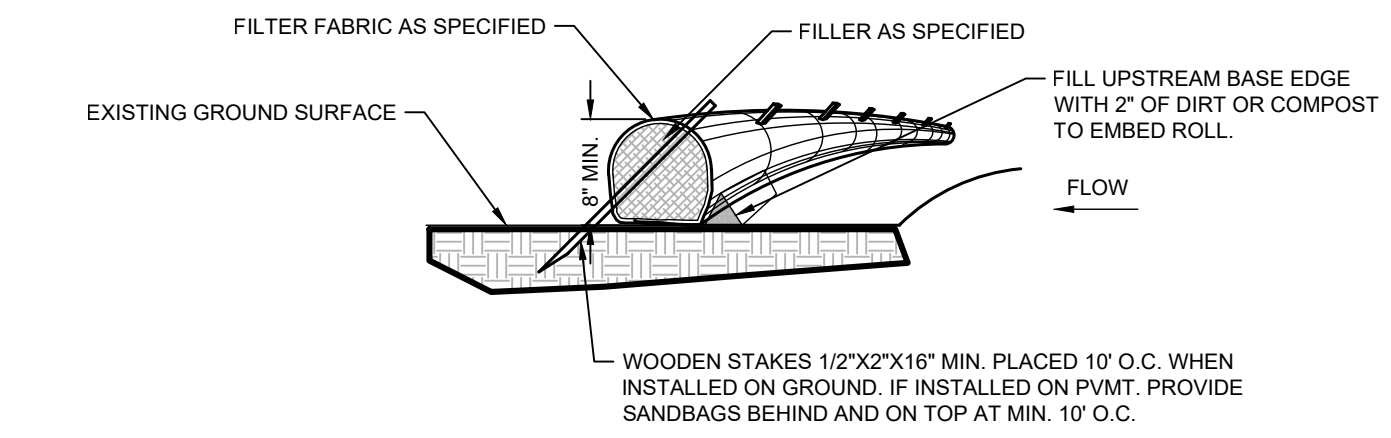
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SWPPP - DETAILS

SW1.2



2 SEDIMENT FENCE



NOTE:

1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTERXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS. PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG

THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPOSE A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CBS
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN/ POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOIL/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMP'S AND IMPLEMENTATION OF THE SWPPP
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
 - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMP'S AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMP'S IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WORKS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.

9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMP'S ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRAIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMP'S TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED, PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE AN INLET IF A PARTICULAR INLET IS A SPECIFIC SOURCE OF CONCERN (E.G., STREET FLOODING/FREEZING) AS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRAIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMP'S ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMP'S TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. STREET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND DISCHARGE CONDITIONS (E.G., MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR CAUSE IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMP'S.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECCLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECCLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT IT; OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS; AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND

1. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL, SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
9. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY, THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMP'S DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADEMENT PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES

- 3:1 (HORIZ:VERT.) OR FLATTER MICH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RE-CERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

CHASKA AUTO HOLDINGS LLC
11540 BASS LAKE ROAD, SUITE #6
PLYMOUTH, MN 55442
BRANDON GOEMAN
952-448-6655
BGOEMAN@AUTOPROS.MN.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES					
BUILDING COVERAGE	3,740 SF	8.3%	6,950 SF	15.4%	
PAVEMENT	13,793 SF	30.6%	15,363 SF	34.1%	
TOTAL	17,533 SF	38.9%	22,313 SF	49.5%	0.5 AC
PERVIOUS SURFACES					
TOTAL	27,506 SF	61.1%	22,726 SF	50.5%	0.5 AC
TOTAL SITE AREA	45,039 SF	100.0%	45,039 SF	100.0%	1.0 AC
DIFFERENCE (EX. VS PROP.)	4,780 SF	10.6%			
DISTURBED AREA	30,015 SF	0.7 AC			
EROSION CONTROL QUANTITIES					
DISTURBED AREA	30,015 SF				
SILT FENCE/BIO-ROLL	±750 LF				
EROSION CONTROL BLANKET	0 SF				
INLET PROTECTION DEVICES	±7 EA				

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:

ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT. TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

NA

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS LESS THAN 1.0 ACRE SO AN NPDES PERMIT IS NOT REQUIRED AND DOES NOT NEED TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING COMMERCIAL. SITE, GRADING, UTILITY IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT PROVIDED AS PART OF THIS PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

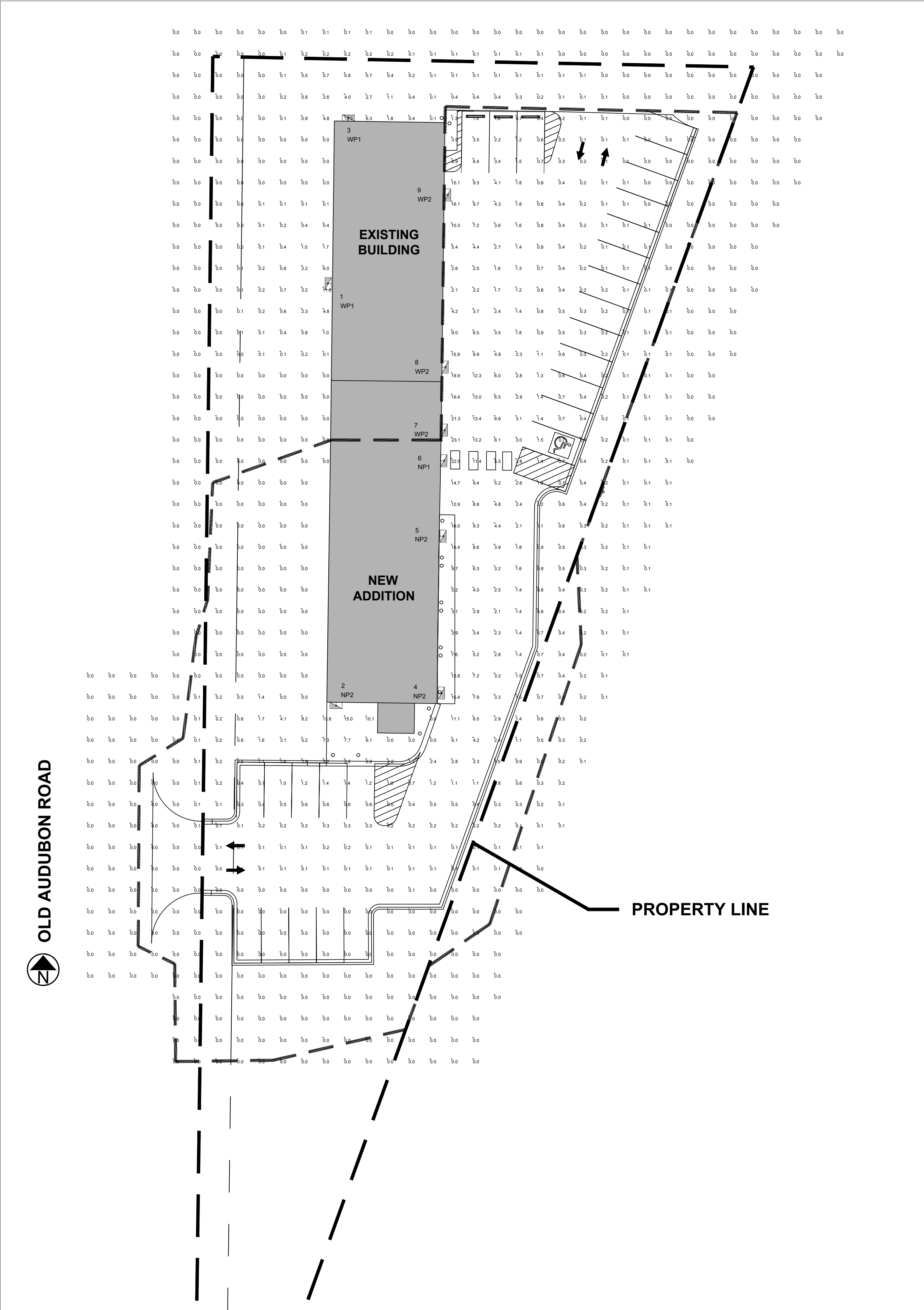
THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO MINNESOTA RIVER - MINNESOTA RIVER IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. MINNESOTA RIVER IS IMPAIRED FOR MERCURY IN FISH TISSUE; MERCURY IN WATER COLUMN; NUTRIENTS; PCB'S IN FISH TISSUE; TURBIDITY. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMP'S AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
 - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14, MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

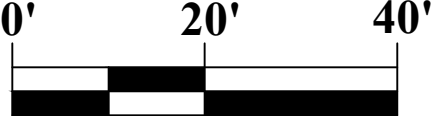
PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX

- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
 - DRY AREAS MNDOT SE



1 PROPOSED PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



DESIGN NOTES
ALL FIXTURES ARE LED, 4000K COLOR TEMP & FULL CUT OFF.
CHASKA CITY CODES ARE LIMITED AS TO PHOTOMETRIC DESIGN.
NO NEW POLE MOUNTED LIGHT FIXTURES ARE PROPOSED.

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:
On-Site Lighting & Survey, LLC
PH: 763.684.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH: 763.684.1548
FAX: 763.682.9048



RYLAUR, LLC

14 PHEASANT LANE
NORTH OAKS, MN 55127

AUTO PROS OF CHASKA

1603 OLD AUDUBON ROAD
CHASKA, MN 55318



PROJECT INFO

ENGINEER INFO

#	DATE	INIT	DESCRIPTION

PROPOSED PHOTOMETRIC PLAN

RY2507241

07.24.2025

NA

C.D.HEANER

C.D.HEANER

SL2.0

0



LEDVANCE LUMINAIRES
DUAL SELECTABLE
WALL PACK – CUT OFF

LEDVANCE LUMINAIRE SPECIFICATION DATA

Catalog #	Comments
Project	
Type	
Prepared by	

PERFORMANCE CLASS**



APPLICATION

The Performance Class Dual Selectable Cut Off Wall Pack boasts both wattage and CCT selectability to cover all your needs. It keeps the same form factor as the old technology for an easy LED upgrade without all the patchwork. With 12 different lumen packages in only 4 SKUs, this full cut off Wall Pack has all your projects covered. It also comes with an integrated photocell and offers plug and play field installable sensors.

BENEFITS & FEATURES

- Up to 150 LPW
- Selectable color temperature: 3000K, 4000K, or 5000K
- CRI>80
- Selectable wattage and lumens:
 - 20/30/35W | 3,000/4,500/5,250 lm
 - 40/50/60W | 6,000/7,500/9,000 lm
 - 65/80/100W | 9,750/12,000/15,000 lm
 - 120/130/150W | 18,800/19,500/22,500 lm
- Type III full cut off distribution
- DLC 5.1 Premium Listing assures high energy efficiency and qualifies this product for utility rebates
- Field installable motion/daylight sensor
- Integrated photocell
- UV stabilized polycarbonate lenses, vandal resistant
- Emergency Battery Backup options



LEDLUM197R1 4-24

1 of 6

ELECTRICAL

- 120-347 VAC
- Power Factor > 0.9
- THD < 20%
- Dimmable 0-10V
- Surge protection 4 kV

RATED LIFE

- 100,000 hours (L₇₀) @ 25°C ambient

CERTIFICATIONS & LISTINGS

- cULus listed to UL1598 standards
- RoHS
- FCC
- IP65, wet location rated
- DLC 5.1 Premium
- Dark Sky compliant (when used at 3000K)

OPERATING TEMPERATURE

- 40°F to +122°F (-40°C to +50°C)

WARRANTY

- 5 year
- NLB Trusted Warranty Program

INSTALLATION

- Wall mount

ORDERING GUIDE

WALPAC	9A	SXXX	XXX	D	B	SCX	BZ	X
PRODUCT NAME	GENERATION	WATTAGE	VOLTAGE	DIMMING	CRI	COLOR TEMPERATURE	COLOR FINISH	OPTIONS
WALPAC = Wall Pack CutOff	9A = Generation 9A	S035 = 20/30/35W S050 = 40/50/60W S100 = 65/80/100W S150 = 120/130/150W	UPH = 120-347V HLV = 277-480V	D = 0-10V Dimming	80 = >80 CRI	SC2 = 3000/4000/5000K	BZ = Bronze	P = Photocell E = Emergency

ORDERING INFORMATION

ITEM #	ORDERING ABBREVIATION	WATTAGE (W)	INPUT VOLTAGE (V)	DIM. (V)	CRI	COLOR TEMP. (CCT)	TOTAL LUMEN OUTPUT (LM)	DLC	LPW	OPTIONS	BUG RATING
65856	WALPAC9AS035UNHDBSC2B2P	20/30/35	120-347	0-10	>80	3000/4000 /5000	3000/4500 /5250	5.1 Prem*	Up to 150	Photocell/ Emergency	B2UJG1
65860	WALPAC9AS050UNHDBSC2B2P	20/30/35	120-347	0-10	>80	3000/4000 /5000	3000/4500 /5250	5.1 Prem*	Up to 150	Photocell/ Emergency	B2UJG1
65867	WALPAC9AS050UNHDBSC2B2P	40/50/60	120-347	0-10	>80	3000/4000 /5000	6000/7500 /9000	5.1 Prem*	Up to 150	Photocell/ Emergency	B2UJG1
65861	WALPAC9AS050UNHDBSC2B2P	40/50/60	120-347	0-10	>80	3000/4000 /5000	6000/7500 /9000	5.1 Prem*	Up to 150	Photocell/ Emergency	B2UJG1
65858	WALPAC9AS100UNHDBSC2B2P	65/80/100	120-347	0-10	>80	3000/4000 /5000	9750/12000 /15000	5.1 Prem*	Up to 150	Photocell	B3UJG2
65868	WALPAC9AS100UNHDBSC2B2P	65/80/100	277-480	0-10	>80	3000/4000 /5000	9750/12000 /15000	5.1 Prem*	Up to 150	Photocell	B3UJG2
65869	WALPAC9AS150UNHDBSC2B2P	120/130/150	120-347	0-10	>80	3000/4000 /5000	18000/19500 /22500	5.1 Prem*	Up to 150	Photocell	B4UJG2
65869	WALPAC9AS150UNHDBSC2B2P	120/130/150	277-480	0-10	>80	3000/4000 /5000	18000/19500 /22500	5.1 Prem*	Up to 150	Photocell	B4UJG2

*Coming Soon

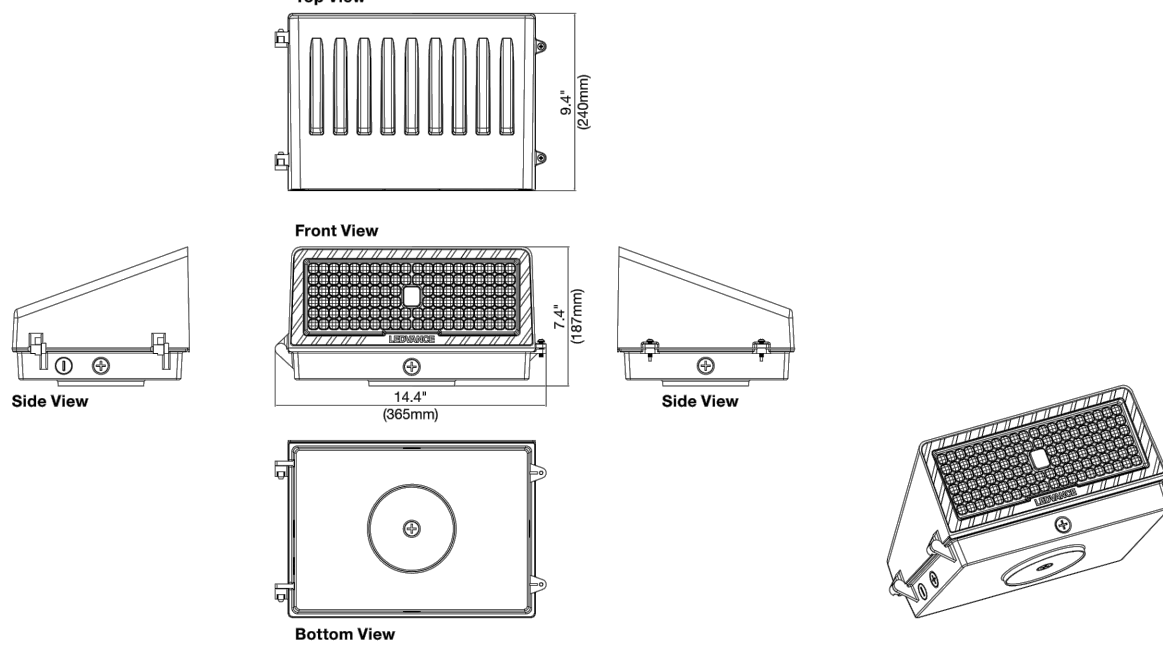
PHYSICAL INFORMATION

LUMINAIRE DESCRIPTION	LENGTH IN (MM)	WIDTH IN (MM)	HEIGHT IN (MM)	WEIGHT LB (KG)
35W/80W/100W	14.4 (365.4)	9.4 (237)	6.3 (160)	7.4 (3.4)
150W	17.9 (454.4)	9 (229)	6.3 (160)	11 (5.0)

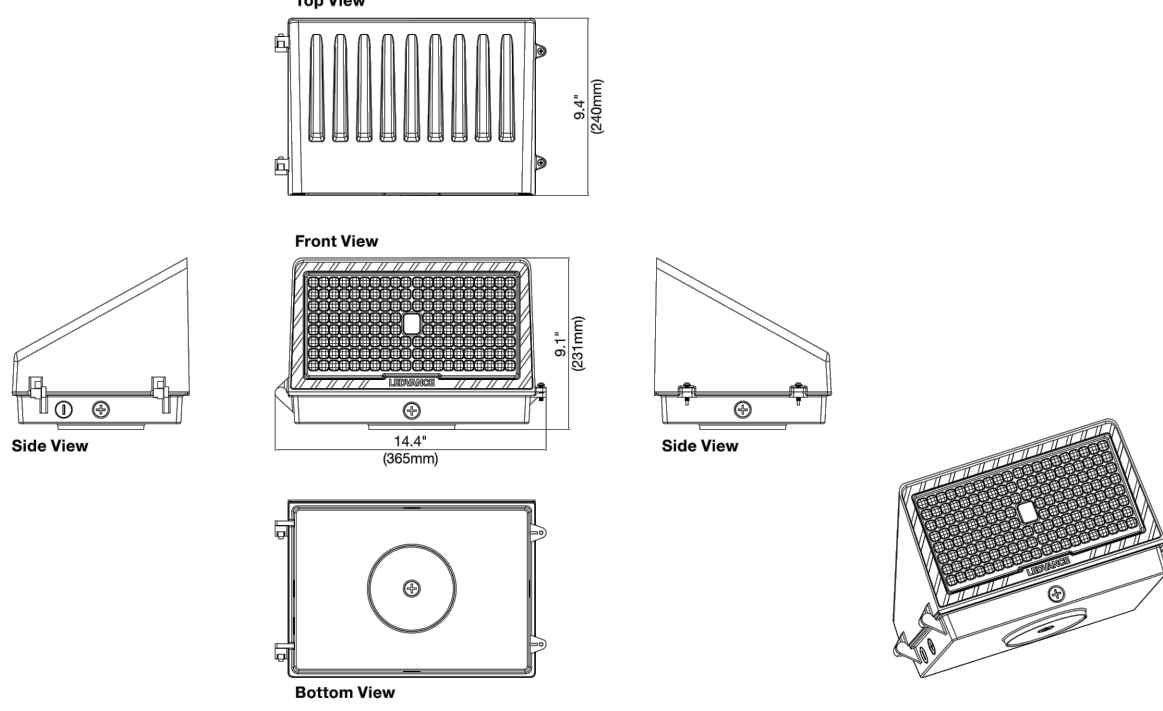
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PHYSICAL INFORMATION (continued)

35-100W



150W



3 of 6

1 WALL PACK FIXTURE TYPES WP1, WP2, NP1 & NP2
SPECIFICATION SHEET

CALCULATION SUMMARY

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
ALL CALC POINTS AT GRADE 7X7 GRID	0.95	23.1	0.0	N.A.	N.A.	1057

LUMINAIRE SCHEDULE

Symbol	Qty	Label	Arrangement	LLF	Description	BUG Rating
	1	NP1	Single	0.900	NEW WALL PACK FIXT NEW LOCATION 8'-4 MTG HT (4000K/ 3111 LUMENS) SYLVANIA PERFORMANCE CLASS FULL CUT OFF SELECTABLE 9A FIELD SET AT 20W-120V-4000K	B1-U2-G1
	3	NP2	Single	0.900	NEW WALL PACK FIXT NEW LOCATION 14'-4 MTG HT (4000K/12554 LUMENS) SYLVANIA PERFORMANCE CLASS FULL CUT OFF SELECTABLE 9A FIELD SET AT 80W-120V-4000K	B3-U2-G2
	2	WP1	Single	0.900	NEW WALL PACK FIXT IN EXISTING LOCATION 8'-4 MTG HT (4000K/ 3111 LUMENS) SYLVANIA PERFORMANCE CLASS FULL CUT OFF SELECTABLE 9A FIELD SET AT 20W-120V-4000K	B1-U2-G1
	3	WP2	Single	0.900	NEW WALL PACK FIXT IN EXISTING LOCATION 14'-4 MTG HT (4000K/12554 LUMENS) SYLVANIA PERFORMANCE CLASS FULL CUT OFF SELECTABLE 9A FIELD SET AT 80W-120V-4000K	B3-U2-G2

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14 PHEASANT LANE
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AUTO PROS OF CHASKA

1603 OLD AUDUBON ROAD
CHASKA, MN 55318



PROPOSED
SCHEDULES
&
SPECIFICATION
SHEETS

RY2507241

07.24.2025

NA

C.D.HEANER

C.D.HEANER

SHEET#:

SL2.1

REV#:

0

PLANT SCHEDULE

QTY	CODE	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)					
3	CO	CELTIS OCCIDENTALIS HACKBERRY	2.5"	BB	SPACE 28' O.C.
2	QB	QUERCUS BICOLOR SWAMP WHITE OAK	2.5"	BB	SPACE 30' O.C.
EVERGREEN TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)					
6	PG	PICEA GLAUCA WHITE SPRUCE	6' HT.	BB	SPACE 15' O.C.
UNDERSTORY TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)					
1	MS	MALUS 'PINK SPIRES' PINK SPIRES CRABAPPLE	2"	BB	SEE PLAN FOR SPACING
3	MF	MALUS SARGENTII 'SELECT A' FIREBIRD CRABAPPLE	2"	BB	SPACE 12' O.C.
SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)					
30	CS	CORNUS SERICEA 'BAILADELINE' FIREDANCE REDTWIG DOGWOOD	#5	CONT.	SPACE 4' O.C.
14	HP	HYDRANGEA PANICULATA 'JANE' LITTLE LIME HYDRANGEA	#5	CONT.	SPACE 4' O.C.
27	RA	RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC	#5	CONT.	SPACE 4' O.C.
13	SB	SPIREA BETULIFOLIA 'TOR' TOR SPIREA	#5	CONT.	SPACE 3' O.C.

NOTES:

- SEE SHEET L2 FOR PLANTING DETAILS AND LANDSCAPE NOTES
- SOD ALL AREAS DISTURBED BY CONSTRUCTION
- ALL SOD, TREES, AND PLANTING BEDS TO BE IRRIGATED.
- SEPARATE ALL SHRUB BEDS FROM SOD WITH EDGER, SEE LANDSCAPE NOTES SHEET L2.



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14 PHEASANT LANE
NORTH OAKS, MN 55127
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philger@rylaur.com
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PROJECT INFORMATION:
AUTOPROS OF CHASKA ADDITION
1603 OLD AUDUBON ROAD
CHASKA, MN 55318

CLIENT INFORMATION:
AUTO PROS OF CHASKA
CHASKA, MN 55318

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd.
St. Paul, MN 55105
(651) 695-0273
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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 Landscape Architect under the laws of the State of Minnesota.
Name: Carmen Simonet

License # 24236

Signature: *Carmen Simonet*

Date: JULY 28, 2025

Drawing Date: 07.28.2025

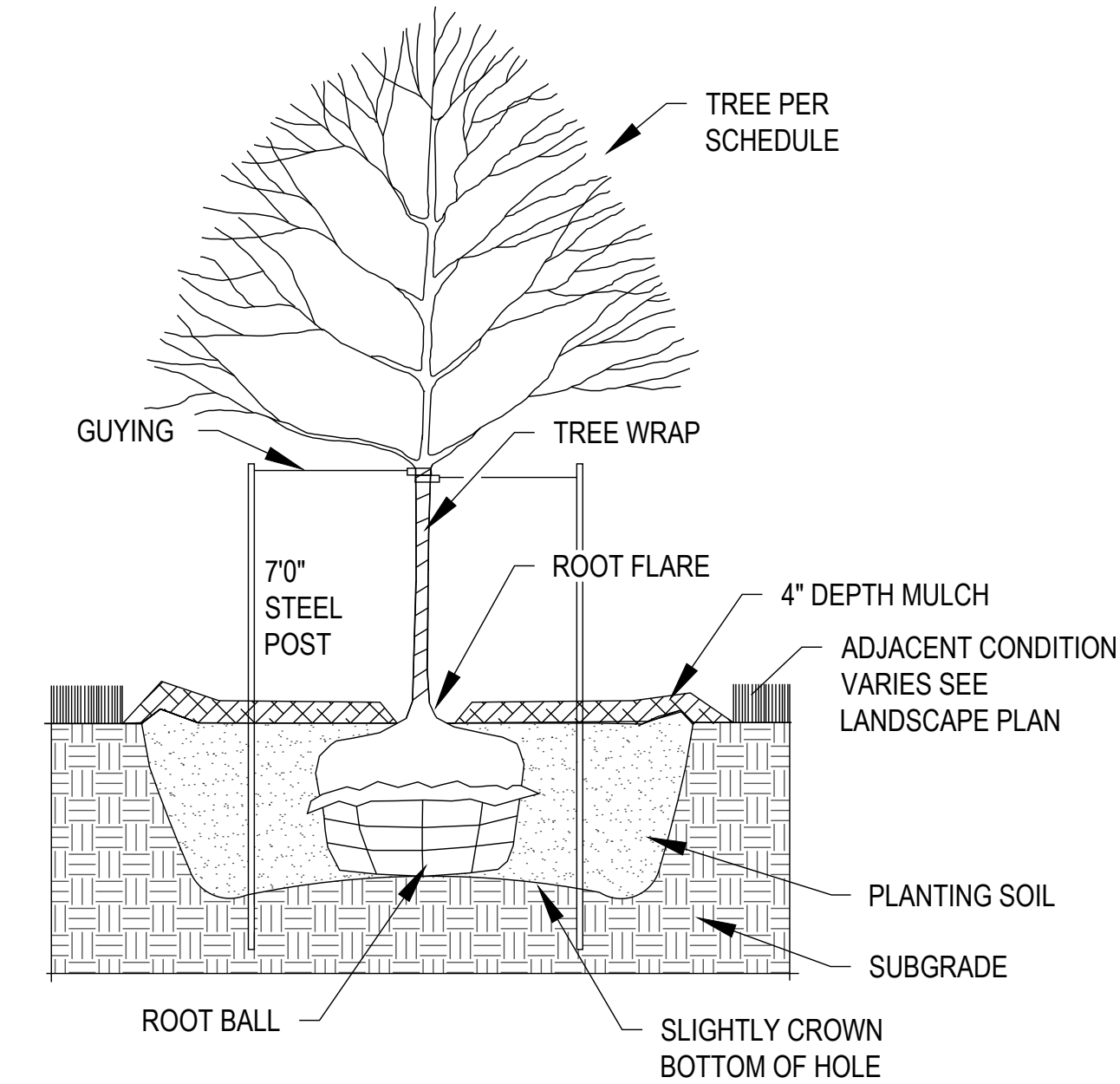
Drawing History/Revisions:
08.21.2025 - CITY REVIEW COMMENTS

Project Architect:
A. PETER HILGER, AIA

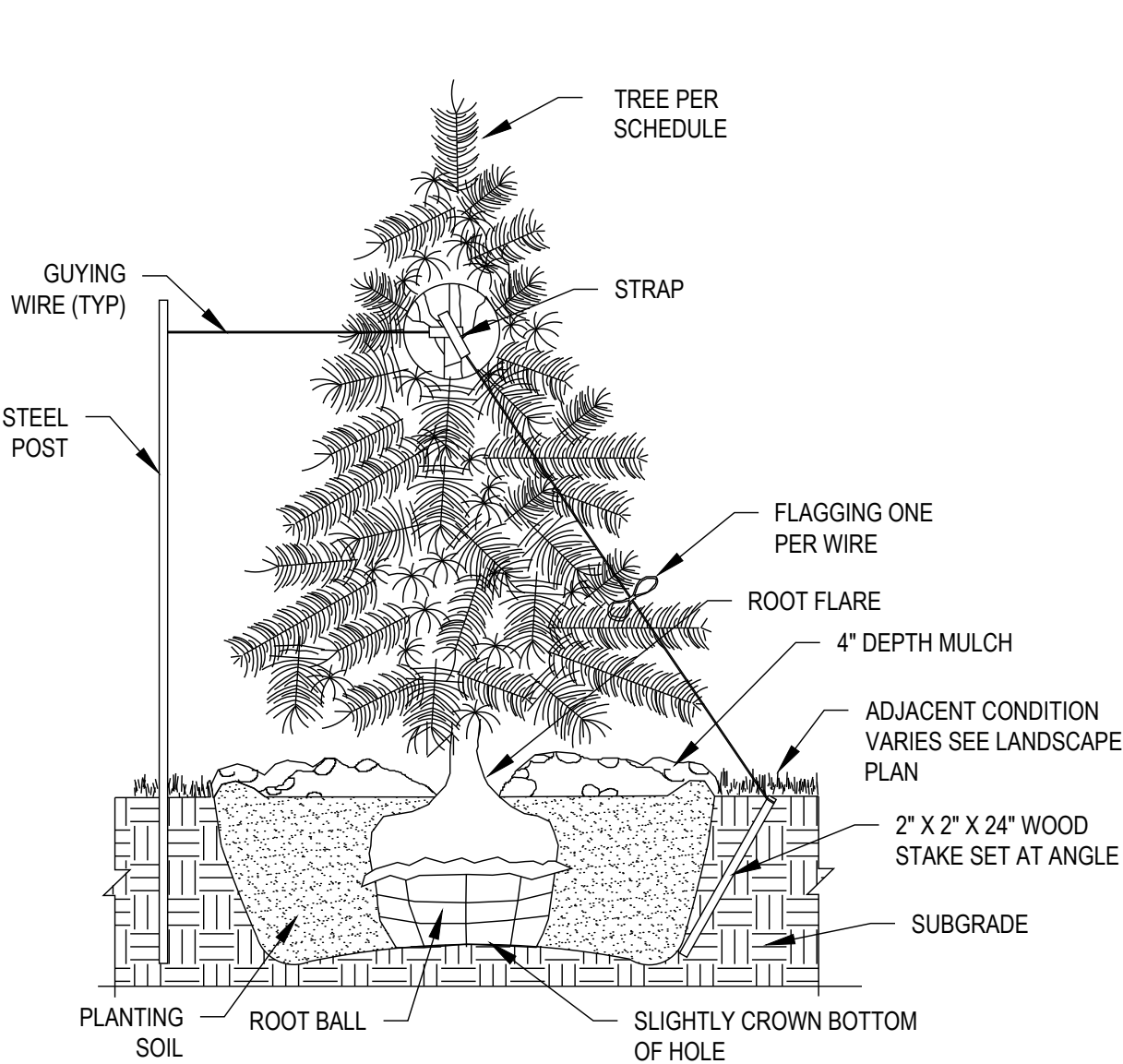
SHEET TITLE:
LANDSCAPE PLAN

Sheet No.: L1

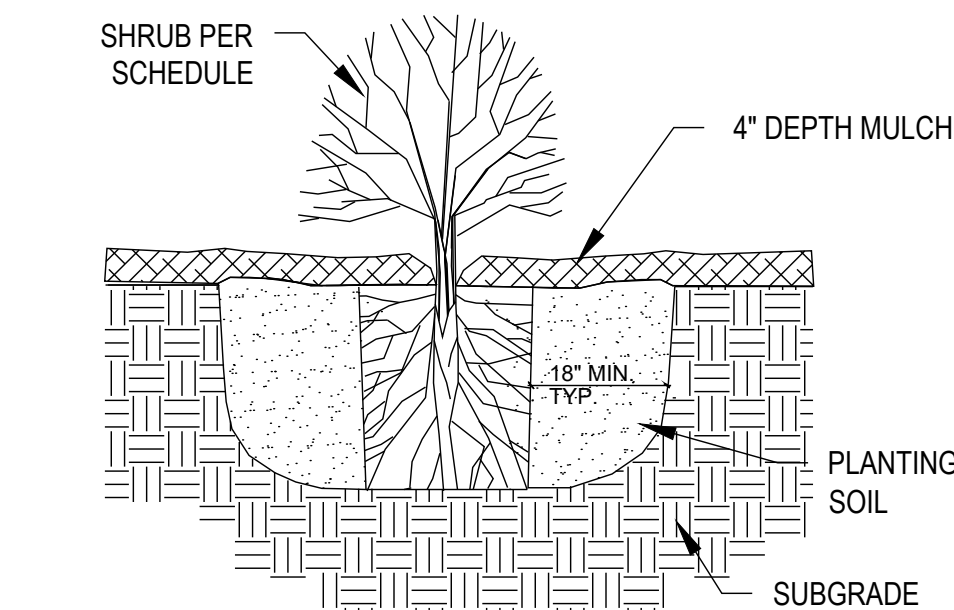
PLANTING DETAILS



1 TREE PLANTING DETAIL
L2 NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
L2 NOT TO SCALE

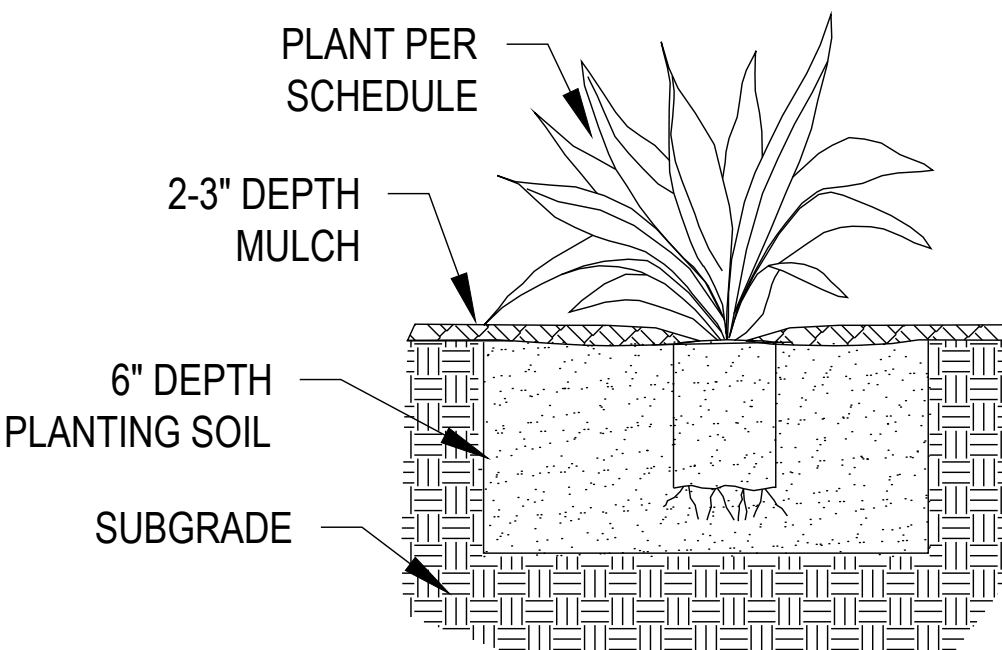


- NOTES:
1. DIG SHRUB HOLE 12" MIN. LARGER THAN CONTAINER SIZE, ALL SIDES.
 2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 3. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE SHRUB.
 4. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL. SCORE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS.
 5. SET SHRUB ON UNDISTURBED SOIL OR ON THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
 6. PLUMB AND BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN SHRUB PRIOR TO PLACING MULCH.
 7. PLACE MULCH OVER SHRUB BED. DO NOT PLACE ANY MULCH ON VEGETATION.
 8. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

3 SHRUB PLANTING DETAIL
L2 NOT TO SCALE

- NOTES:
1. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
 2. WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
 3. DEPTH OF HOLE: ROOT FLARE TO SIT AT, OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
 4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 5. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
 6. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
 7. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 8. SLIT REMAINING BURLAP AT 6" INTERVALS.
 9. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 10. BACKFILL VOIDS AND WATER A SECOND TIME.
 11. PLACE 4" MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
 12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" LONG, 1.5" WIDE STRAPS, AND ATTACH TO POST WITH WIRE. INSTALL POST 3' INTO GROUND. REMOVE WITHIN ONE YEAR.
 13. WRAP TRUNK IN FALL REMOVE IN SPRING.
 14. REFER TO SPECS. FOR ADDITIONAL INFORMATION.

- NOTES:
1. WIDTH OF PLANTING HOLE: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
 2. DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
 3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 4. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
 5. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL TWINE.
 6. REMOVE OR CORRECT STEM GIRDLING ROOTS OR REJECT PLANT.
 7. SLIT REMAINING BURLAP AT 6" INTERVALS.
 8. PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
 9. BACKFILL VOIDS AND WATER A SECOND TIME.
 10. PLACE DOUBLE SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK OR BRANCHES.
 11. TWO ALTERNATE METHODS OF STAKING TREES ARE ILLUSTRATED IN DETAIL.
 12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" X 1.5" POLYPROPYLENE OR POLYETHYLENE STRAPS, ATTACH TO POST, OR STAKE WITH 10 GAUGE WIRE. REMOVE WITHIN ONE YEAR.
 13. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.



- NOTES:
1. PLANT INTO PREPARED PLANTING BED. REMOVE WEEDS, LOOSEN COMPACTED SOILS TO A DEPTH OF 6", AND AMEND PLANTING SOIL WITH COMPOST.
 2. PLANT AT SAME DEPTH AS IN CONTAINER.
 3. PLACE MULCH OVER PERENNIAL BED. DO NOT PLACE ANY MULCH ON VEGETATION.
 4. THOROUGHLY WATER IN PLANTS.
 5. REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

4 PERENNIAL PLANTING DETAIL
L2 NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
 - A. MNDOT - MINNESOTA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION.
 - B. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
 - C. ASTM, AMERICAN SOCIETY FOR TESTING AND MATERIALS.
2. QUALITY ASSURANCE
 - A. WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR WITH EXTENSIVE HORTICULTURE KNOWLEDGE, AND A MIN. OF 3 YEARS EXPERIENCE.
 - B. HANDLE PLANTS IN SUCH A WAY AS TO PROTECT FROM DAMAGE EITHER PHYSICAL OR BY EXPOSURE TO SUN AND WIND. MISHANDLED PLANTS ARE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT.
 - C. PLANTS USED ON THIS PROJECT SHALL MEET THE GRADING STANDARDS RECOMMENDED BY THE ANSI Z60.1-2014.
 - D. EACH TREE AND SHRUB SHALL HAVE A PLANT TAG WITH BOTANICAL AND COMMON NAME ATTACHED TO IT FOR VERIFICATION OF ITEM.TAG TO REMAIN ON UNTIL ACCEPTANCE OF PROJECT.
3. PRODUCTS
 - A. PLANTS: PROVIDE AS SPECIFIED ON PLANT SCHEDULE.
 - B. EDGING: STEEL LANDSCAPE EDGING COMMERCIAL GRADE, 3/16" X 4" WITH 12" STAKES, BLACK COLOR, COLMET OR EQUAL.
 - C. MULCH: SHREDDED HARDWOOD MULCH.
 - D. WATER: CONTRACTOR TO PROVIDE.
 - E. PLANTING SOIL: RICH FRIABLE, LOAM TOPSOIL, FREE OF DEBRIS AND SEEDS, CONFORMING TO MNDOT 3877.2.B LOAM TOPSOIL BORROW.
 - F. COMPOST: CONFORMING TO MNDOT 3890.2, GRADE 2.
 - G. TREE WRAP: WHITE PLASTIC TREE GUARDS OR LIGHT COLORED TWO-PLY WEATHER RESISTANT PAPER PRODUCT.

4. PLANTING DATES: SPRING PLANTING: APR. 1 - JUNE 15. THESE DATES MAY BE EXTENDED IF DAYTIME TEMPS. REMAIN BELOW 80 DEGREES. FALL: SEPT. 30 - OCT. 30TH. DAYTIME TEMPS. NEED TO DROP BELOW 80 DEGREES BEFORE PLANTING BEGINS, AND MAY CONTINUE UNTIL FREEZE UP. CONIFEROUS TREES AUG. 15 - OCT. 1ST. PLANT UNDER FAVORABLE WEATHER CONDITIONS, DO NOT PLANT DURING DAYS OF EXTREME HEAT.

5. EXECUTION
 - A. PRIOR TO DIGGING, CONTRACTOR TO HAVE UTILITIES LOCATED.
 - B. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE OF WHEN PLANTING WORK WILL OCCUR.
 - C. PLANT INTO PREPARED PLANTING BEDS. FREE OF WEEDS.
 - D. INSTALL TREES, SHRUBS, AND PERENNIALS PER PLANTING DETAILS, ADJUST LOCATION IF IN CONFLICT WITH UTILITIES, VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - E. SEPARATE ALL SHRUB AND PERENNIAL BEDS FROM SOD/TURF SEED AREAS WITH EDGER.
 - F. CLEAN-UP ENTIRE SITE FOLLOWING PLANTING OPERATIONS.

6. ACCEPTANCE OF PLANTING WORK
 - A. CONTRACTOR TO NOTIFY OWNER WHEN PLANTING WORK IS COMPLETE FOR REVIEW AND PUNCH LIST.
 - B. CONTRACTOR TO WATER AND MAINTAIN THE TREES, SHRUBS AND PERENNIALS UNTIL OWNER ACCEPTANCE.
 - C. OWNER WILL GIVE ACCEPTANCE OF WORK FOLLOWING SATISFACTORY CORRECTION OF PUNCH LIST ITEMS.
 - D. WATERING AND REGULAR LANDSCAPE MAINTENANCE OF TREES, SHRUBS AND PERENNIALS WILL BE OWNERS RESPONSIBILITY FOLLOWING ACCEPTANCE OF WORK.

7. GUARANTEE PERIOD
 - A. CONTRACTOR TO WARRANTY TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FOLLOWING ACCEPTANCE OF WORK BY OWNER.
 - B. CONTRACTOR TO MAINTAIN THE TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - C. CONTRACTOR TO REMOVE ALL STAKING/WIRING/ STRAPS, AND ANY REMAINING TAGS OR RIBBONS FROM TREES AT THE END OF THE GUARANTEE PERIOD.
 - D. REPLACEMENTS: AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS WHICH ARE UNHEALTHY, DEAD, NOT HAVING A NORMAL DENSITY, SIZE, SHAPE OR COLOR SHALL BE SHALL BE REPLACED. REPLACEMENTS SHALL MATCH CALIPER AND/OR HEIGHT OF THE OTHER PLANTS AT TIME OF REPLACEMENT. SELECTION OF REPLACEMENT MATERIAL AND INSTALLATION PRACTICES SHALL FOLLOW THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

SODDING

1. AREAS TO SOD
 - A. SOD ALL AREAS DISTURBED BY CONSTRUCTION.
2. REFERENCES
 - A. MNDOT - MINNESOTA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION.
3. PRODUCTS
 - A. SOD: PROVIDE DROUGHT TOLERANT, STRONGLY ROOTED SOD, MACHINE CUT TO PAD THICKNESS OF 1", EXCLUDING TOP GROWTH AND THATCH. SOD TO BE AT LEAST 2 YEARS OLD, FREE OF WEEDS, DISEASE, OR OTHER MATERIAL WHICH MIGHT BE DETRIMENTAL TO THE DEVELOPMENT OF THE SOD. SOD TO BE MOIST WHEN CUT AND MAINTAINED IN MOIST CONDITION DURING TRANSPORTATION AND STORAGE AT THE SITE. DO NOT USE SOD THAT SHOWS SIGNS OF VISIBLE HEATING ON THIS PROJECT.
 - B. FERTILIZER: SLOW RELEASE 5-10-5 STARTER FERTILIZER.
 - C. WATER: CONTRACTOR TO PROVIDE.
 - D. TOPSOIL: PROVIDE RICH FRIABLE, SANDY LOAM, FREE OF DEBRIS AND SEEDS, AND CONFORMING TO MNDOT 3877.2 COMMON TOPSOIL BORROW.

4. SOIL PREPARATION
 - A. VERIFY ALL SOD AREAS HAVE A MINIMUM OF 4" OF TOPSOIL.
 - B. IMMEDIATELY PRIOR TO SODDING, LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
 - C. ON SLOPES OPERATE CULTIVATING EQUIPMENT AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE.
 - D. CONTRACTOR TO WORK ALL AREAS TO RECEIVE SOD UNTIL THE SOIL IS SMOOTH AND AN EVEN GRADE IS ESTABLISHED. FILL ALL HOLES, DEPRESSIONS AND RIVULETS TO ENSURE AN EVEN GRADE AND THAT PROPER ELEVATION IS ESTABLISHED. FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PROVIDE UNIFORM DENSITY AND TO RESIST EROSION. REMOVE ALL RUBBLE, STICKS, BRANCHES, STONES AND OTHER EXTRANEOUS MATERIAL OVER 1/2" IN DIAMETER ON THE SURFACE PRIOR TO SODDING.
 - E. FOR ALL AREAS TO BE SODDED WORK IN DRY, FREE FLOWING SLOW RELEASE STARTER FERTILIZER INTO THE TOP 1 INCH OF SOIL.

5. EXECUTION
 - A. INSTALL SOD DURING FAVORABLE WEATHER, DO NOT SOD IF GROUND IS FROZEN OR SOD IS DORMANT.
 - B. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPPING JOINTS, AND STAGGER ROWS TO OFFSET JOINTS. ANCHOR SOD ON SLOPES TO PREVENT SLIPPAGE.
 - C. THOROUGHLY WATER SOD IMMEDIATELY AFTER INSTALLING. CONTINUE WATERING AT FREQUENCY NECESSARY TO INITIATE ROOTING, AND UNTIL THE WORK IS ACCEPTED BY OWNER.
 - D. CLEAN UP AND REMOVE ALL DEBRIS RESULTING FROM SODDING ACTIVITY AND DISPOSE OF PROPERLY. RESTORE ALL AREAS DISTURBED BY SODDING OPERATION TO THEIR ORIGINAL CONDITION.

6. ACCEPTANCE OF SOD WORK
 - A. CONTRACTOR TO NOTIFY OWNER WHEN SOD WORK IS COMPLETE FOR REVIEW AND PUNCH LIST.
 - B. OWNER TO ACCEPT WORK FOLLOWING SATISFACTORY CORRECTION OF PUNCH LIST ITEMS.
 - C. CONTRACTOR WILL MAINTAIN ALL TURF AREAS IN A HEALTHY, GROWING CONDITION BY WATERING, MOWING, AND ANY OTHER MAINTENANCE NECESSARY TO ESTABLISH THE LAWN, FOR A MINIMUM OF 30 DAYS FROM TIME OF ACCEPTANCE.
 - D. ANY SOD THAT DOES NOT SHOW DEFINITE GROWTH AND ESTABLISHMENT DURING THE 30 DAYS FROM TIME OF ACCEPTANCE, SHALL BE REPLACED AND ESTABLISHED AT THE PROPER SEASON BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

IRRIGATION

1. DESCRIPTION
 - A. WORK INCLUDES: DESIGN, FURNISH, AND INSTALL COMPLETE, FULLY AUTOMATIC AND PROGRAMMABLE UNDERGROUND IRRIGATION SYSTEM, CAPABLE OF ALTERNATE DATE WATERING FOR ALL LANDSCAPE AREAS. THE SYSTEM SHALL PROVIDE FULL COVERAGE WITH UNIFORM LEVELS OF TOTAL PRECIPITATION THROUGHOUT ALL IRRIGATED AREAS.
 - B. THE SYSTEM IS TO INCLUDE WATER EFFICIENT TECHNOLOGIES INCLUDING: A WATERSENSE LABELED CONTROLLER, A FLOW METER, SOIL MOISTURE AND/OR EVAPOTRANSPIRATION (ET) SENSORS, A RAIN SENSOR, AND BE CALIBRATED TO MEET ALL APPLICABLE CITY CODES.
 - C. DRIPLINE TO BE USED IN PERENNIAL AND SHRUB BEDS NOT COVERED BY LAWN SPRINKLERS.
 - D. THE SYSTEM IS TO MEET STATE DEPARTMENT OF HEALTH STANDARDS AND HAVE A BACKFLOW PREVENTER.
 - E. MATERIALS, EQUIPMENT, AND METHODS OF DESIGN AND INSTALLATION SHALL COMPLY WITH, BUT NOT BE LIMITED TO, THE FOLLOWING CODES AND STANDARDS:
 - ALL LOCAL AND STATE LAWS AND ORDINANCES, AND WITH ALL THE ESTABLISHED CODES APPLICABLE THERETO.
 - NATIONAL ELECTRICAL CODE.
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
 - NATIONAL SANITATION FOUNDATION (NSF).
 - THE BEST MANAGEMENT PRACTICES DEVELOPED BY THE IRRIGATION ASSOCIATION.
 - F. THE DESIGNER SHALL PROVIDE BALANCED PRESSURE AND FLOW AND OPTIMUM OPERATING EFFICIENCY.
 - G. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR INSTALLATION OF IRRIGATION SYSTEM.

2. QUALITY ASSURANCE
 - A. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A CONTRACTOR SPECIALIZING IN IRRIGATION WORK, AND WILL HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE DESIGNING AND INSTALLING SYSTEMS OF SIMILAR SCOPE AND SIZE.
 - B. THE CONTRACTOR SHALL MAINTAIN A SKILLED FOREMAN ON SITE DURING THE INSTALLATION OF ALL WORK AND THE FOREMAN WILL HAVE A MINNESOTA POWER LIMITED TECHNICIAN LICENSE.

3. SUBMITTALS
 - A. SHOP DRAWINGS: SUBMIT IRRIGATION PLAN, PRODUCT SCHEDULE, AND SPECIFICATIONS FOR REVIEW AND ACCEPTANCE.
 - B. OPERATION AND MAINTENANCE MANUAL: FOLLOWING COMPLETION OF WORK, PROVIDE THE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL OF THE COMPLETE SYSTEM IN A DIGITAL PDF FILE FORMAT AND ONE HARD COPY.
 - C. AS-BUILT PLAN: FOLLOWING COMPLETION OF WORK, CONTRACTOR TO FURNISH OWNER A SCALED AS-BUILT IRRIGATION MAP, WITH DIMENSIONS AS NEEDED, ON DURABLE PAPER OR LAMINATED TO BE MOUNTED ON WALL WITH THE MAIN CONTROL PANEL AND A DIGITAL FILE IN PDF FORMAT. THE MAP SHALL INDICATE THE ZONES, LOCATION OF ALL CONTROLS, PIPING AND DEPTHS, HEADS (INCLUDING TYPE), DRIP-LINES, VALVES, CONNECTION TO WATER SERVICE, AND OTHER RELATED COMPONENTS.

4. PRODUCTS
 - A. SELECT PRODUCTS SUITABLE TO THE LANDSCAPE AREAS.
 - B. ALL PRODUCTS AND MATERIALS USED IN THE SYSTEM SHALL BE NEW AND PROFESSIONAL GRADE.
 - C. PROVIDE SPRINKLER HEADS, DRIPLINES, ELECTRIC VALVES, AND AUTOMATIC CONTROLLER FROM ONE MANUFACTURER: TORO, RAINBIRD, HUNTER INDUSTRIES, OR EQUAL.

5. EXECUTION
 - A. PRIOR TO DIGGING, CONTRACTOR TO HAVE UTILITIES LOCATED.
 - B. WATER COVERAGE: PROVIDE UNIFORM WATER COVERAGE OVER TURF AREAS AND PLANTING BEDS.
 - C. TURF: TURF AREAS TO BE IRRIGATED WITH SPRAY HEADS. LOCATE HEADS TO AVOID OVERSPRAY ONTO SIDEWALKS, PARKING AREAS, SIGNS AND BUILDINGS.
 - D. PLANTING BEDS: ALL CONTINUOUS SHRUBS, TREES, PERENNIAL BEDS TO BE IRRIGATED WITH A DRIP SYSTEM AND SPRAY HEADS WHERE DRIP LINES ARE IMPRACTICAL.
 - E. WINTERIZATION: SYSTEM TO ACCOMMODATE WINTERIZATION BY BLOWING SYSTEM DRY WITH COMPRESSED AIR.
 - F. INSTALL THE IRRIGATION SYSTEM PER CONTRACTOR'S PLAN AND SPECIFICATIONS.
 - G. INSTRUCTIONS: CONTRACTOR TO INSTRUCT THE OWNER IN PROPER OPERATION AND MAINTENANCE OF THE SYSTEM.
 - H. CLEANUP: REPLACE LANDSCAPING DISTURBED BY OPERATIONS. CLEANUP ALL DEBRIS AND RESTORE SITE TO ORIGINAL CONDITION.

6. REVIEW AND ACCEPTANCE
 - A. CONTRACTOR TO TEST SYSTEM TO A HYDROSTATIC PRESSURE OF NOT LESS THAN 100 PSI. REMOVE AND REPLACE ANY COMPONENTS THAT DO NOT PASS TEST.
 - B. CONTRACTOR TO CONTACT OWNER AND PERFORM OPERATIONAL TEST AFTER SYSTEM IS FULLY IN PLACE AND DEMONSTRATE TO THE OWNER THAT THE IRRIGATION SYSTEM MEETS COVERAGE REQUIREMENTS AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY. ANY CORRECTIVE WORK IDENTIFIED SHALL BE COMPLETED WITHIN TWO WEEKS OF RECEIPT OF COMMENTS.
 - C. OWNER TO ACCEPT WORK FOLLOWING: SATISFACTORY COMPLETION OF ANY CORRECTIVE WORK, RECEIVING HANDS-ON INSTRUCTIONS FOR OPERATION, AND RECEIVING AS-BUILT PLAN AND OPERATION AND MAINTENANCE MANUAL SUBMITTALS.

7. MAINTENANCE
 - A. CONTRACTOR TO DRAIN AND WINTERIZE IRRIGATION SYSTEM IN THE FALL, FOLLOWING FIRST YEAR OF OPERATION, AND SHALL PUT THE SYSTEM BACK IN SERVICE THE FOLLOWING SPRING AS PART OF THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

8. GUARANTEE
 - A. WARRANTY IRRIGATION SYSTEM MATERIALS AND LABOR FOR ONE YEAR FOLLOWING ACCEPTANCE OF WORK BY OWNER. CONTRACTOR TO PROMPTLY FURNISH AND INSTALL, AT NO COST TO OWNER, ANY PARTS THAT PROVE DEFECTIVE IN MATERIAL OR WORKMANSHIP.



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PROJECT INFORMATION:
AUTOPROS OF CHASKA ADDITION
1603 OLD AUDUBON ROAD
CHASKA, MN 55318

CLIENT INFORMATION:
AUTO PROS OF CHASKA
CHASKA, MN 55318

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
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(651) 695-0273
carmen@simonetdesign.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.
Name: Carmen Simonet

License # 24236

Signature: *Carmen Simonet*

Date: **JULY 28, 2025**

Drawing Date:
07.28.2025

Drawing History/Revisions:

Project Architect:
A. PETER HILGER, AIA

SHEET TITLE:
LANDSCAPE DETAILS AND NOTES

Sheet No.:
L2

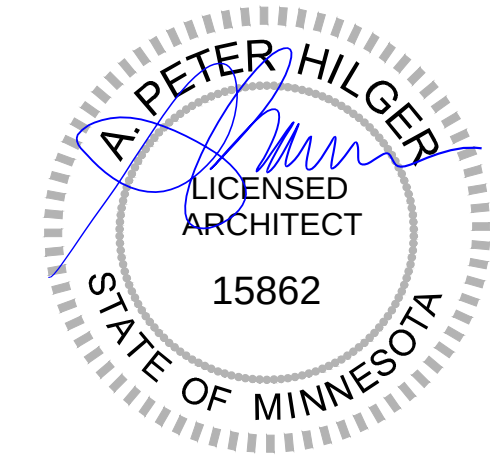


PROJECT INFORMATION:
Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

CLIENT INFORMATION:
Auto Pros of Chaska
1603 Old Audubon Road
Chaska, MN 55318

PRELIMINARY DEVELOPMENT
PLAN

A. PETER HILGER #15862
I hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision and that I am a duly
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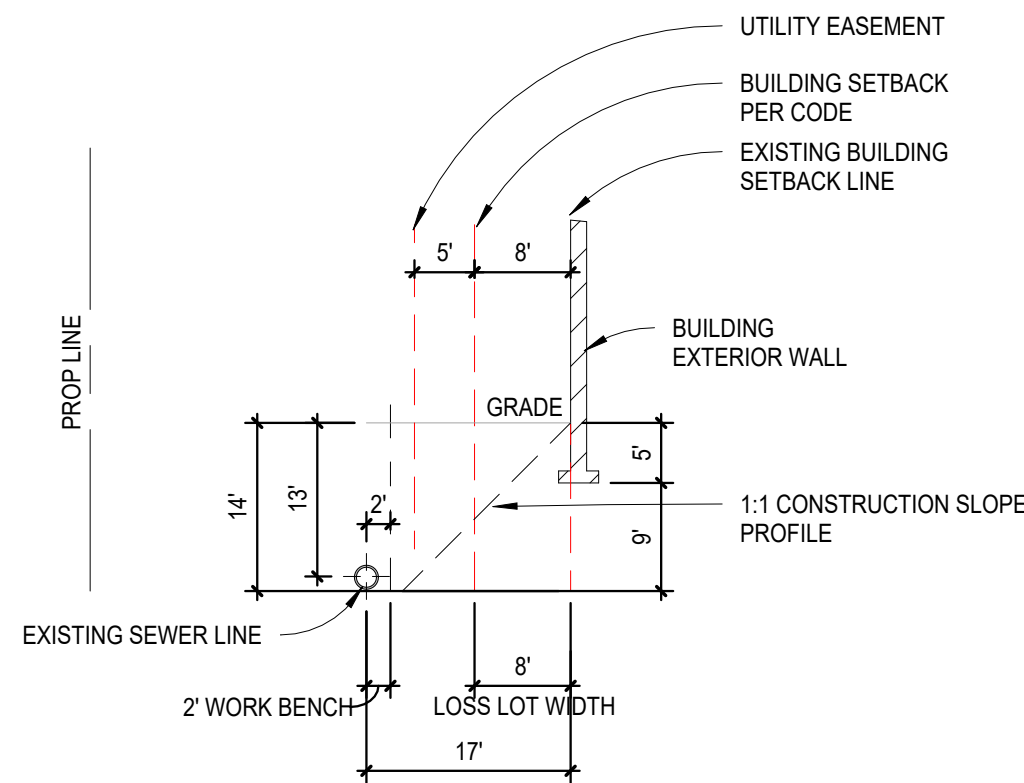


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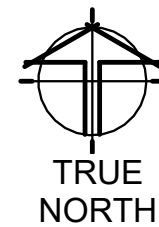
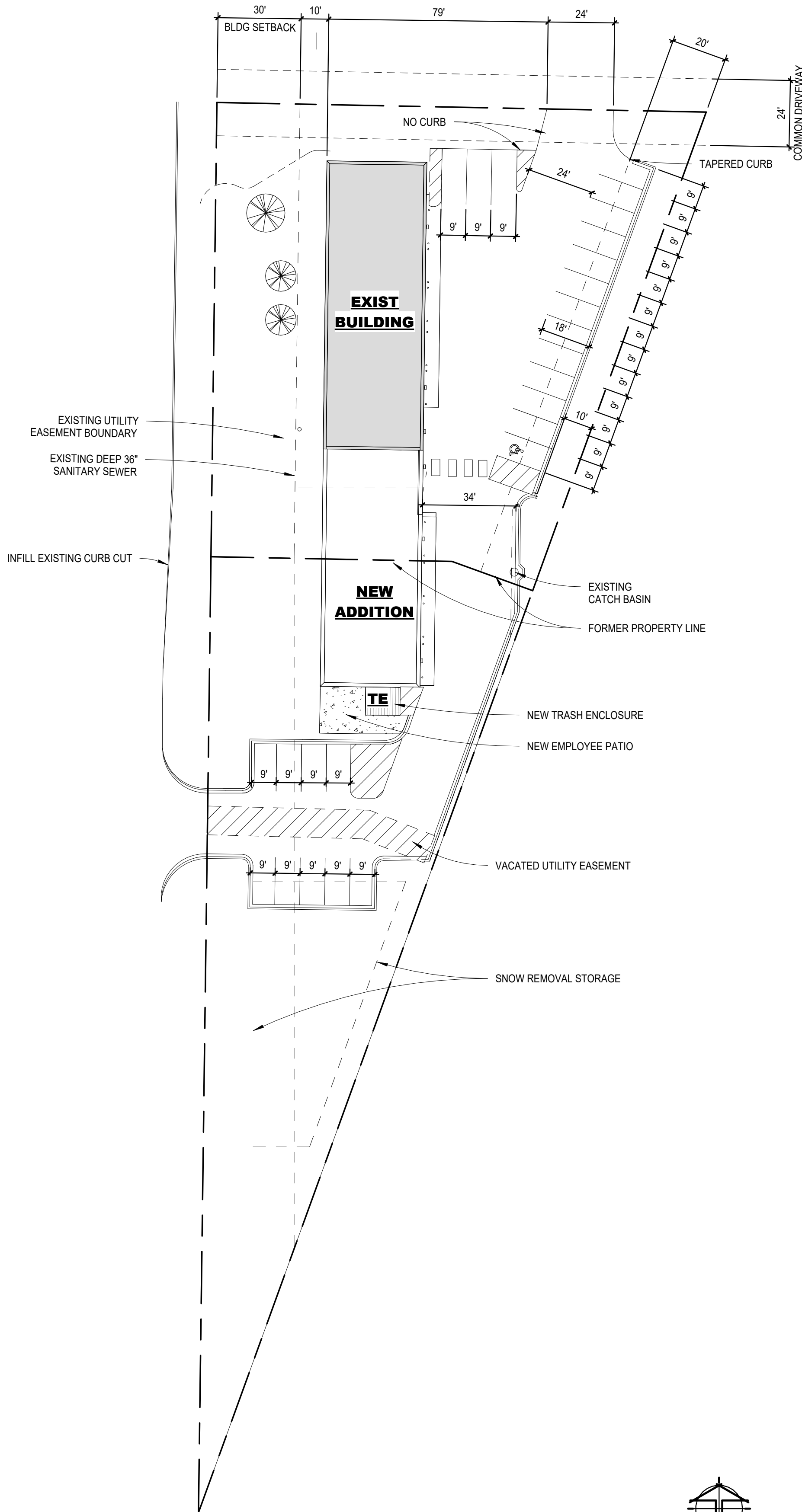
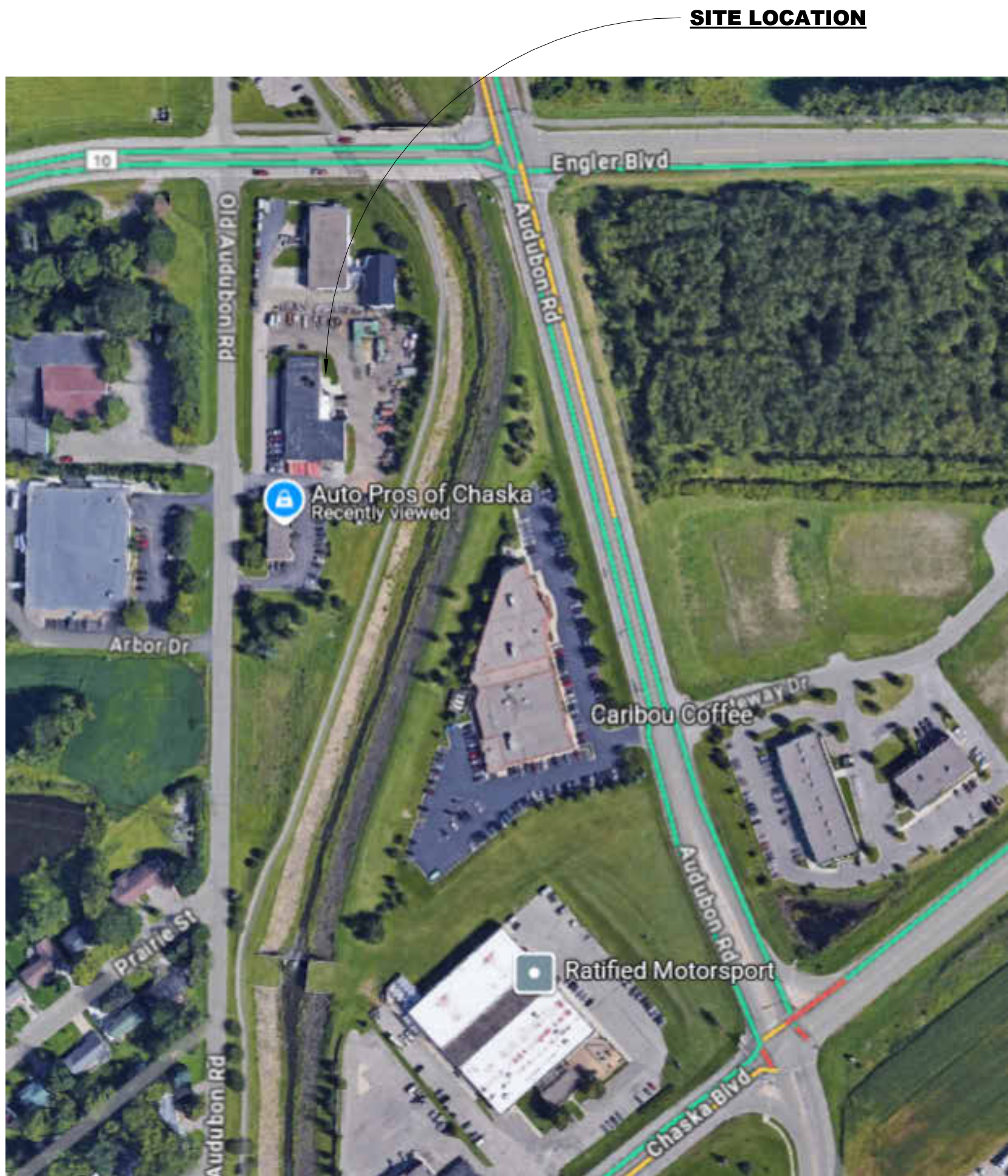
REVISION SCHEDULE		
NO	DESCRIPTION	DATE

DRAFTED: JH
REVIEWED: APH
SHEET TITLE:
SITE PLAN

A100



3 THROUGH UTILITY SEWER LINE EASEMENT/RELATIONSHIP TO BUILDING
1/16" = 1'-0"



1 01 - SITE PLAN - BLDG ADDITION
1" = 30'-0"



PROJECT INFORMATION:

Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

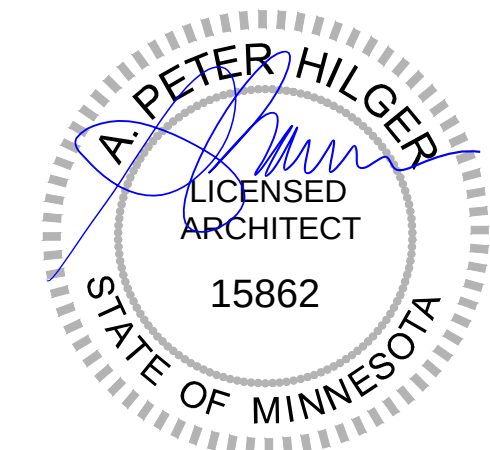
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Chaska, MN 55318

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REVISION SCHEDULE

NO	DESCRIPTION	DATE
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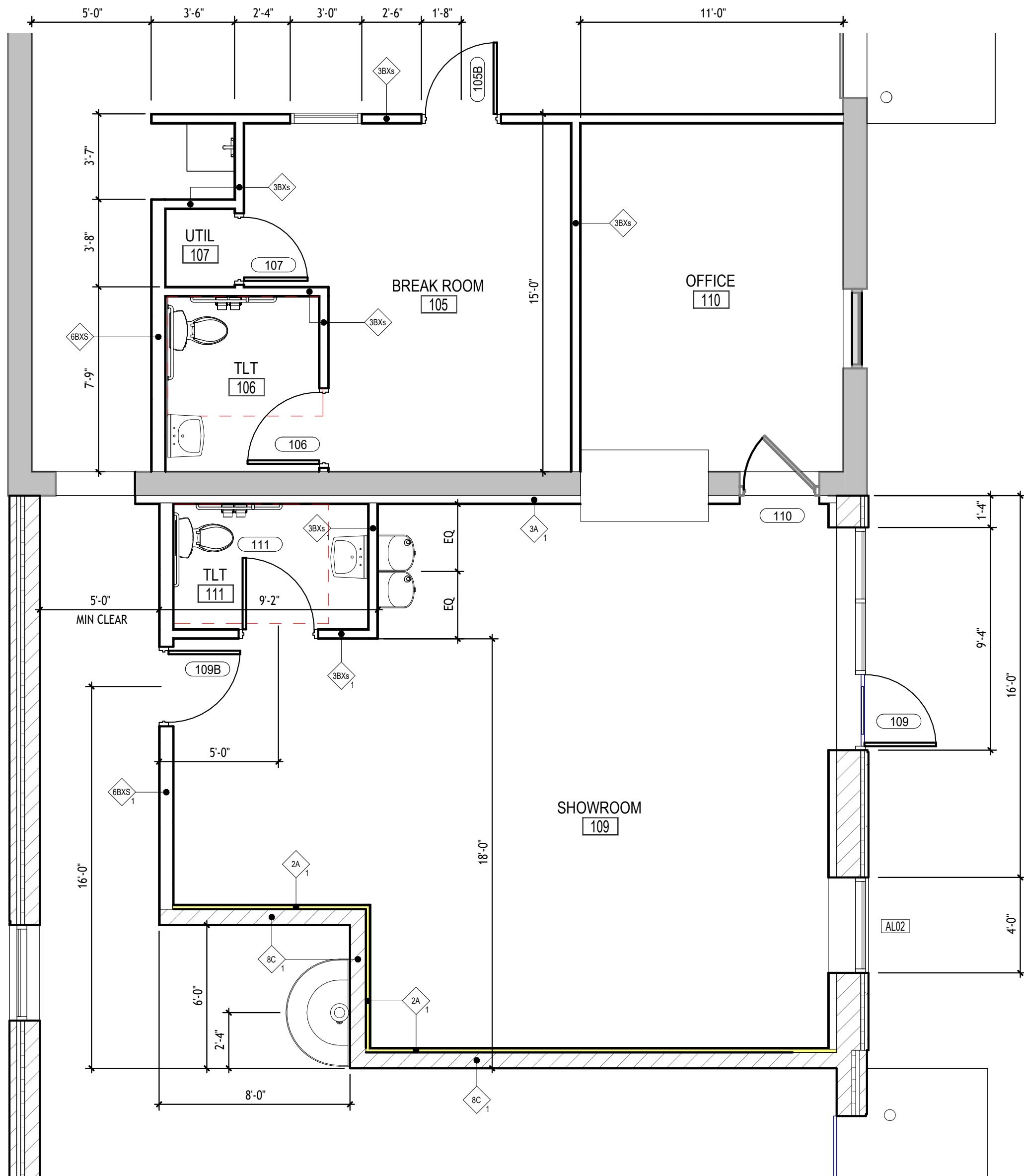
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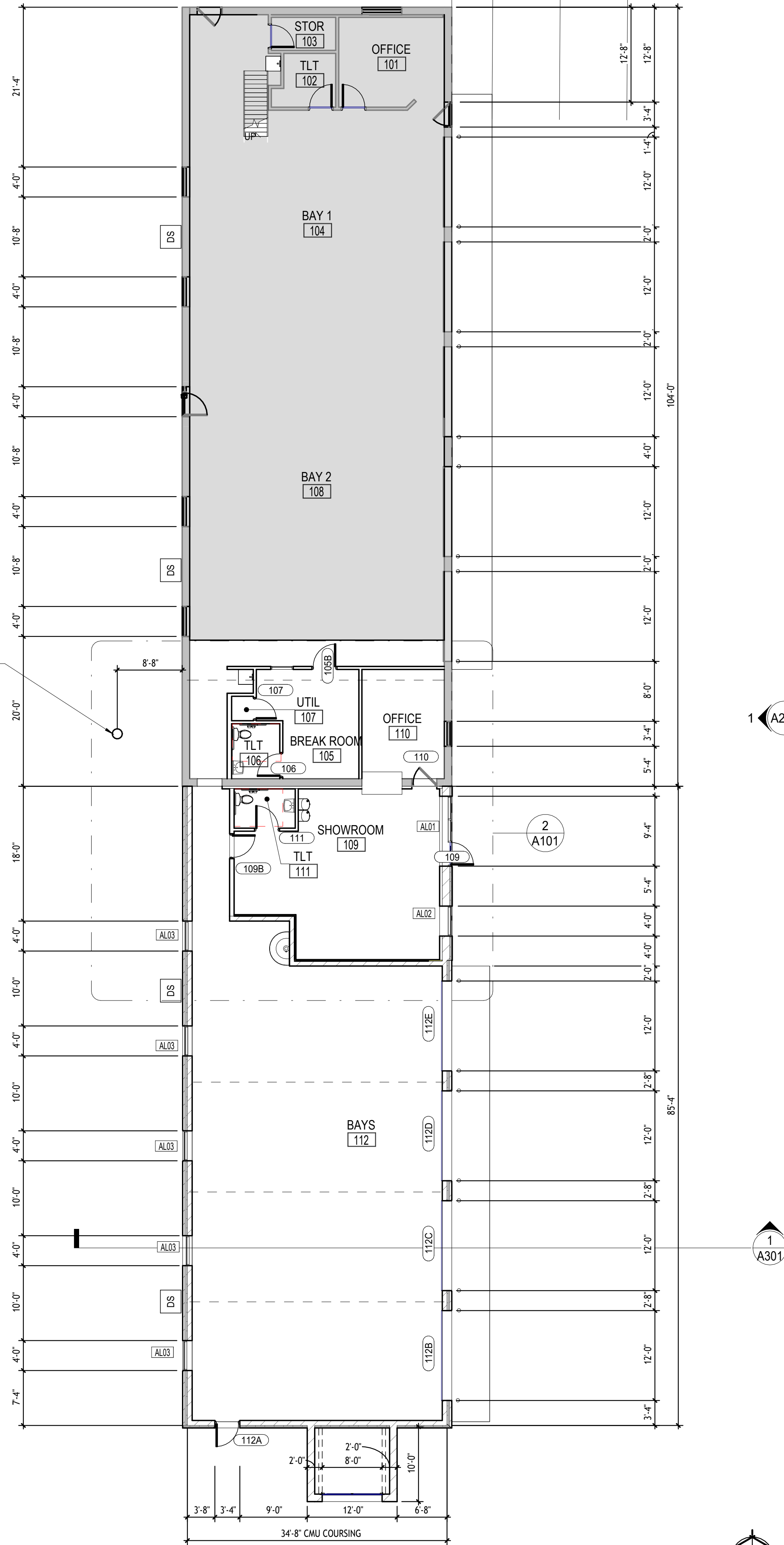
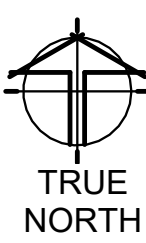
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GROUND LEVEL FLOOR PLAN

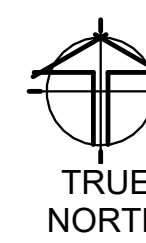
A101



2 ENLARGED PLAN - SHOWROOM/OFFICE
1/4" = 1'-0"



1 01 - GROUND LEVEL
1" = 10'-0"





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Chaska, MN 55318

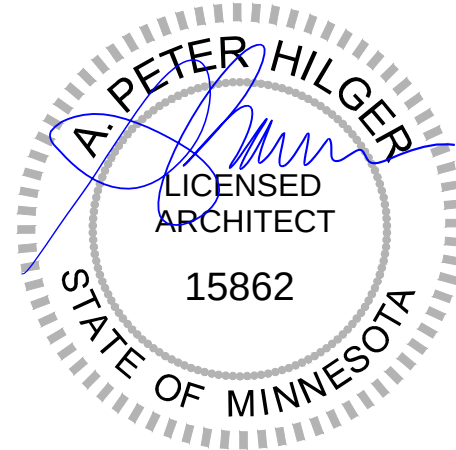
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licensed Architect under the laws of the
State of Minnesota



SHEET DATE: 8/5/2025

REVISION SCHEDULE

NO	DESCRIPTION	DATE
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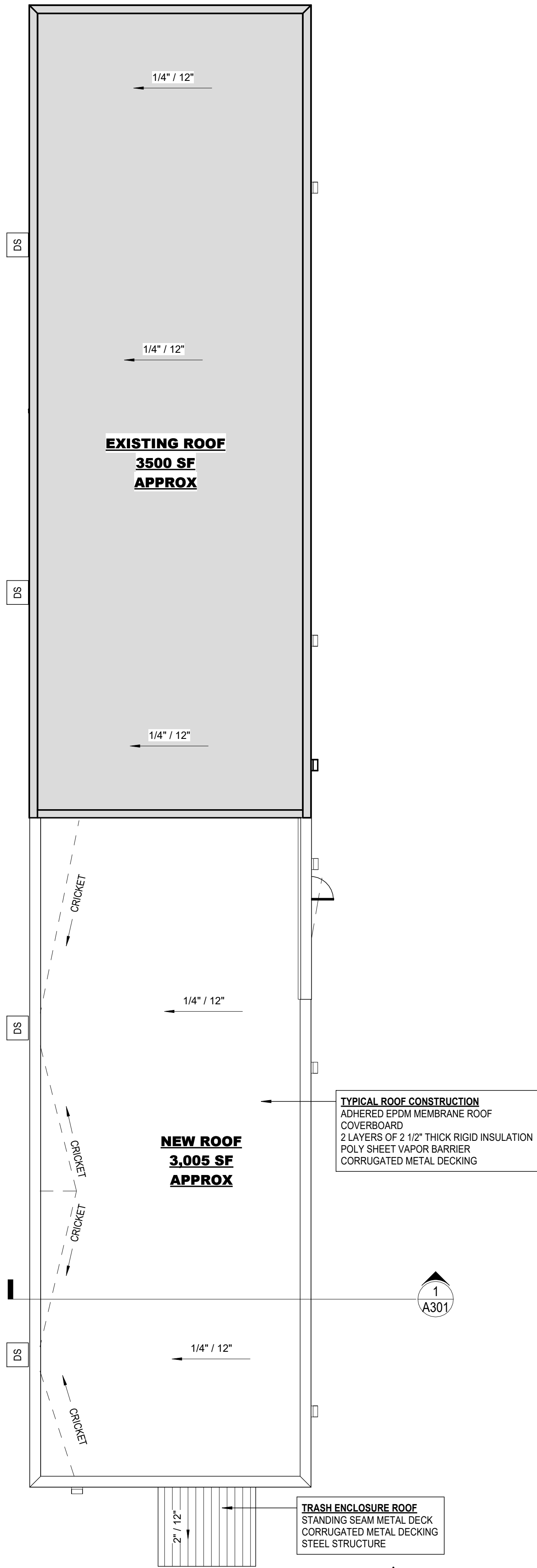
DRAFTED: JH

REVIEWED: APH

SHEET TITLE:

ROOF PLAN

A102



1 ROOF PLAN
1" = 10'-0"

PROJECT INFORMATION:

Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

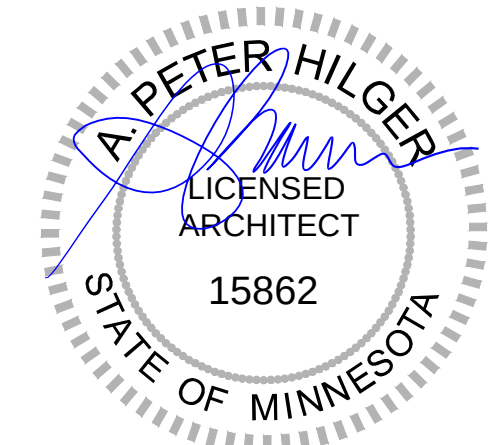
CLIENT INFORMATION:

Auto Pros of Chaska
1603 Old Audubon Road
Chaska, MN 55318

PRELIMINARY DEVELOPMENT
PLAN

A. PETER HILGER #15862

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



SHEET DATE: 8/5/2025

REVISION SCHEDULE

NO	DESCRIPTION	DATE
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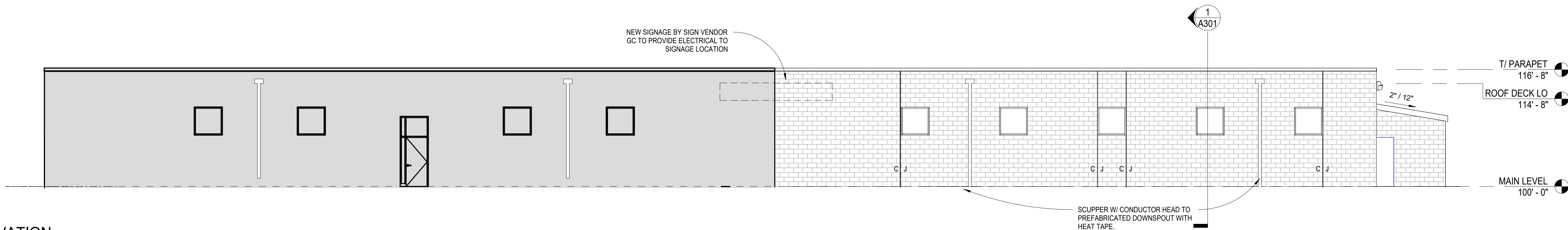
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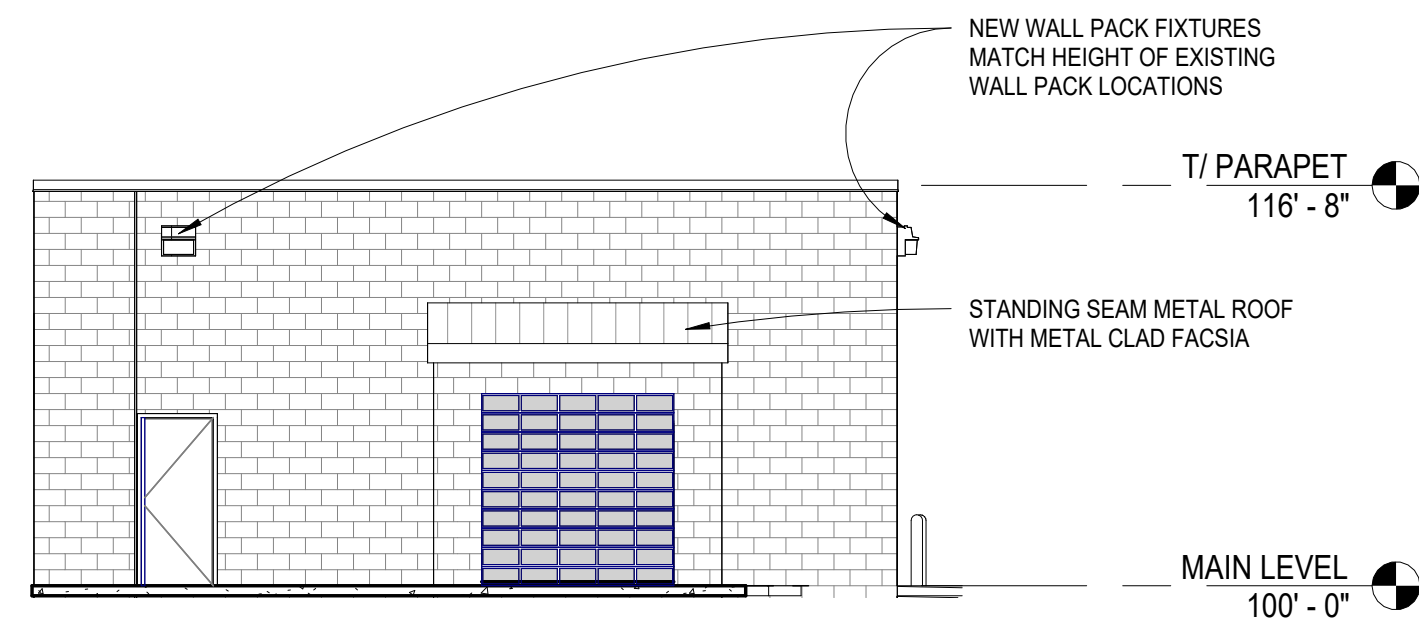
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EXTERIOR ELEVATIONS

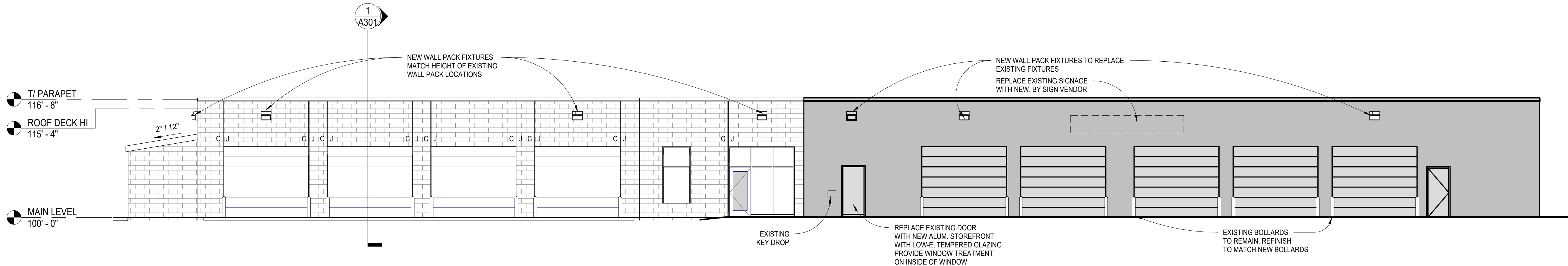
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4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION - A
1/8" = 1'-0"

PROJECT INFORMATION:

Auto Pros of Chaska Addition
1603 Old Audubon Road
Chaska, MN 55318

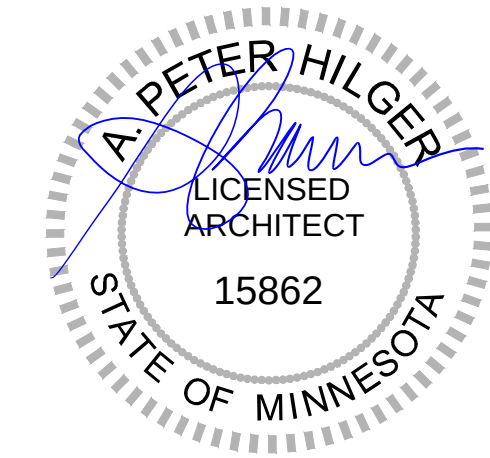
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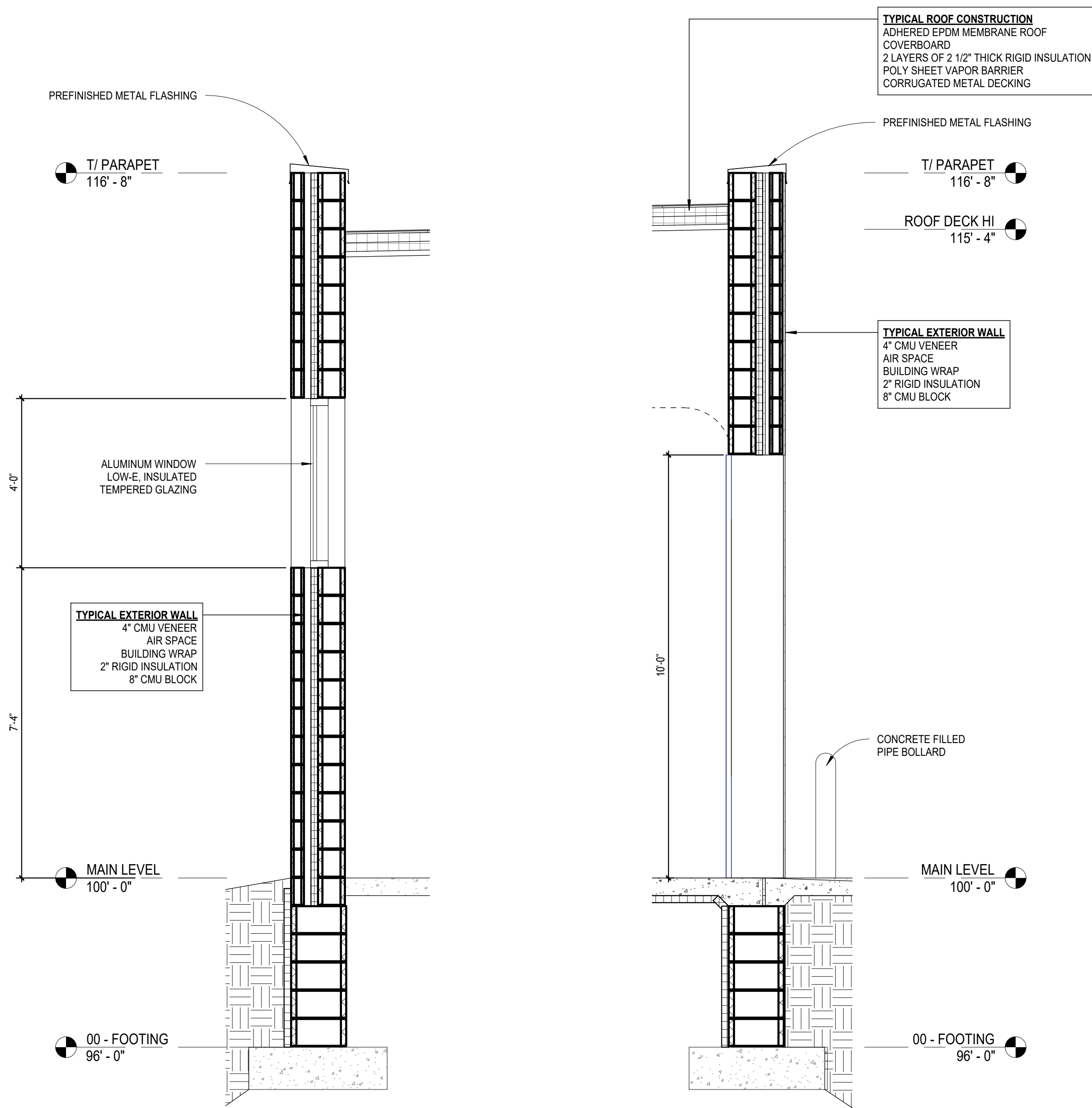
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SHEET TITLE:

BUILDING SECTIONS, WALL
SECTIONS

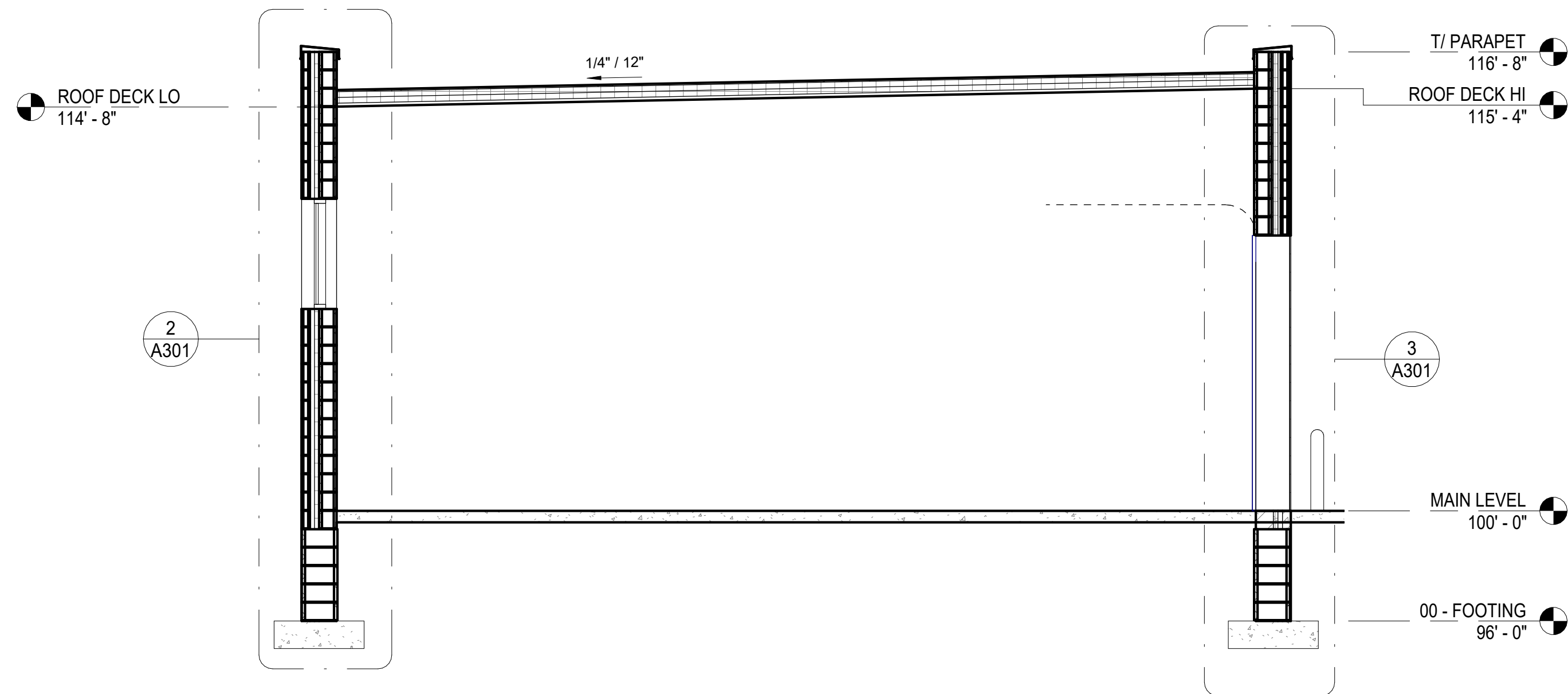
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2 WALL SECTION - PUNCHED OPENING
1/2" = 1'-0"

3 WALL SECTION - OH DOOR
1/2" = 1'-0"



1 BUILDING SECTION - NEW ADDITION
1/4" = 1'-0"

REQUEST FOR ACTION CHASKA CITY COUNCIL 9/15/25

Subject: **Public Hearing: Modification of the Redevelopment Plan for Redevelopment Dist. No. 4, Establishing Tax Increment Financing (TIF) Dis. No. 25, Adopting a TIF Plan, and Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy**

Prepared By: Julie Grove, Economic Development Coordinator

BACKGROUND

EDCO Products Inc is proposing to construct a two-story office/manufacturing/warehouse building totaling approximately 235,000 square feet southeast of Engler Blvd and Creek Road in the SW Chaska Business Park. The planned project will include manufacturing and warehousing of prefinished metal siding products, along with office space to serve as the corporate headquarters and accommodate supporting operations. To help make the construction financially feasible, EDCO has submitted an application requesting Tax Increment Financing (TIF) assistance.

On May 19, 2025, Chaska City Council approved the EDCO Preliminary Site & Building Plan, Preliminary Plat & Rezoning for a two-story office/manufacturing/warehouse building.

On July 21, 2025, the EDA approved a letter of intent defining the general terms with EDCO for TIF assistance.

On August 4, 2025, the City Council called for a public hearing to be held on September 15, 2025, on the establishment of TIF District No. 25.

On September 10, 2025, the Planning Commission recommended approval of the final site & Building Plan and Plat & Rezoning. The Planning Commission also approved a resolution finding that the TIF Plan for TIF District 25 conforms to the Comprehensive Plan and general plans for the development and redevelopment of the city.

On September 29, 2025, the City Council is expected to consider the final Site and Building Plan, Final Plat and Rezoning approvals. These final approvals were initially scheduled on September 15, 2025, however had to be delayed to allow time for final wetland approvals. Following final planning approvals, the City Council and EDA will be asked to consider approving the establishment of the TIF District.

ANALYSIS

Modification Redevelopment District #4, Establishing TIF District No. 24, and Adopting a Tax Increment Financing Plan

For the Chaska EDA and City Council to have the authority to establish a TIF District and enter into a development agreement with the developer for financial assistance, the TIF District must be located within an established Development District. For the past several decades, the City of Chaska has placed all its TIF Districts within Redevelopment District No. 4, which outlines the overarching goals and policies guiding the creation and use of TIF Districts within its boundaries. The project site is located within the existing Redevelopment District No. 4, however a modification to the Plan/Area for the establishment of TIF District #25 is necessary. A map showing the boundaries of the proposed TIF District No. 25 is attached to this report.

The TIF Plan for District No. 25 establishes findings such as the public purpose, objectives, need, duration and estimated public costs and revenue within the district.

As outlined in the TIF Plan, the established TIF District will be created as an Economic Development District, which may remain for eight years from the date of receipt of the first tax increment. The first increment is anticipated in 2028, and the district is expected to expire in 2036.

Under the City's policy, industrial development is eligible for TIF assistance and may receive TIF assistance equal to two times the amount of TIF-eligible property taxes generated upon project completion. That amount may increase to three times the eligible taxes if the project includes sufficient land to accommodate a future expansion of at least 50% of the building's size. This project meets that later criterion and is therefore eligible for TIF assistance equal to three times the TIF-eligible property taxes generated. This was outlined in the Letter of Intent entered into earlier this year.

The TIF Plan finds that there is no reasonable expectation that development generating a comparable increase in market value would occur on the site without the proposed TIF assistance. Furthermore, it has been determined that the proposed development is not reasonably expected to occur without the use of tax increment financing assistance.

Objectives for the District established by the plan include:

1. Redevelopment of underutilized property.
2. Funding eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

The Plan finds the proposed development within the district consists of the construction of an approximate 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space. There is a potential for a future expansion of up to 120,000 square feet.

The Developer has requested financial assistance to write down a portion of the site improvement costs associated with development of the site. There are also extraordinary costs

related to the installation of public infrastructure. The City intends to use a portion of the tax increment to finance the public infrastructure. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

The attached TIF plan summarizes estimated public costs associated with this development at a total of just over \$4.8 million. The estimated revenue to be generated by the TIF is also just over \$4.8 million.

Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy

The TIF Agreement for EDCO's development is in line with the Letter of Intent approved by Chaska City Council and EDA on July 21, 2025. It should be noted that the TIF Agreement will be executed with TCWG, LLC, who is acting as the developer on behalf of EDCO (both are identified in the agreement). The LOI applies the City and EDA's policy that industrial development is eligible for an 8-year economic development TIF district to receive an amount equal to three times the eligible taxes generated if the project includes sufficient land to accommodate a future expansion of at least 50% of the building's size.

The total development cost to construct the proposed manufacturing headquarters is approximately \$43,700,000 million. There are significant infrastructure extensions that will be required to serve both the building directly and future industrial development in the area. Among the needed public improvements include the sewer extension on Creek Road, water connections, and the upgrade of Creek Road west of Chaska Creek Boulevard.

The TIF Agreement commits up to \$1,644,173 in pay-as-you-go TIF assistance to the developer for eligible site improvement/prep costs. The remainder of the tax increment generated by the district will be used to pay for administrative expenses and public infrastructure improvements as indicated above. The full details are included in the attached substantially finalized TIF Agreement.

The new headquarters will create both significant tax base and bring valuable industrial jobs to the community. EDCO plans to relocate its corporate offices, along with approximately 150 full-time equivalent (FTE) employees, from its existing facility in Hopkins. In addition to retaining these jobs, the proposed project is expected to create 25 new full-time positions within two years with an average wage of \$20/hour.

Staff has worked with Baker Tilly (city's financial consultant) to analyze the TIF request and Dorsey and Whitney (city's economic development attorney) in drafting the TIF Agreement and TIF plan to ensure it is consistent with State Statutes regarding TIF.

The City Council was originally expected to consider the Developer's final site and building plan, plat, and rezoning request at tonight's meeting on September 15th. However, this approval has been delayed to allow time for final wetland approvals. Typically, the Council establishes the TIF district after all final planning approvals are complete. Based on the original timeline, the public hearing for the TIF district was scheduled and published for September 15th. Despite the delay in planning approvals, staff is recommending that the City Council proceed with holding the

public hearing on the TIF Plan and business subsidy tonight. Formal action to establish the TIF district will be requested at a future meeting, once the final planning approvals are in place.

Recommendation

The project proposed by EDCO aligns with the City's and EDA's goals for job growth and industrial development west of Hwy 212. The City and EDA's previous approvals for this project demonstrates their support. The TIF established through tonight's proposed action, along with the associated TIF Agreement with EDCO, will generate significant revenue to support EDCO's project and fund essential City infrastructure that will also open up additional areas for further industrial development.

Staff recommends holding the public hearing for consideration of establishing TIF District #25. The EDA will be asked to take a similar action following this City Council meeting. No approvals on the establishment of the TIF District will take place at this meeting and will be considered on September 29th.

CITY COUNCIL ACTION REQUESTED

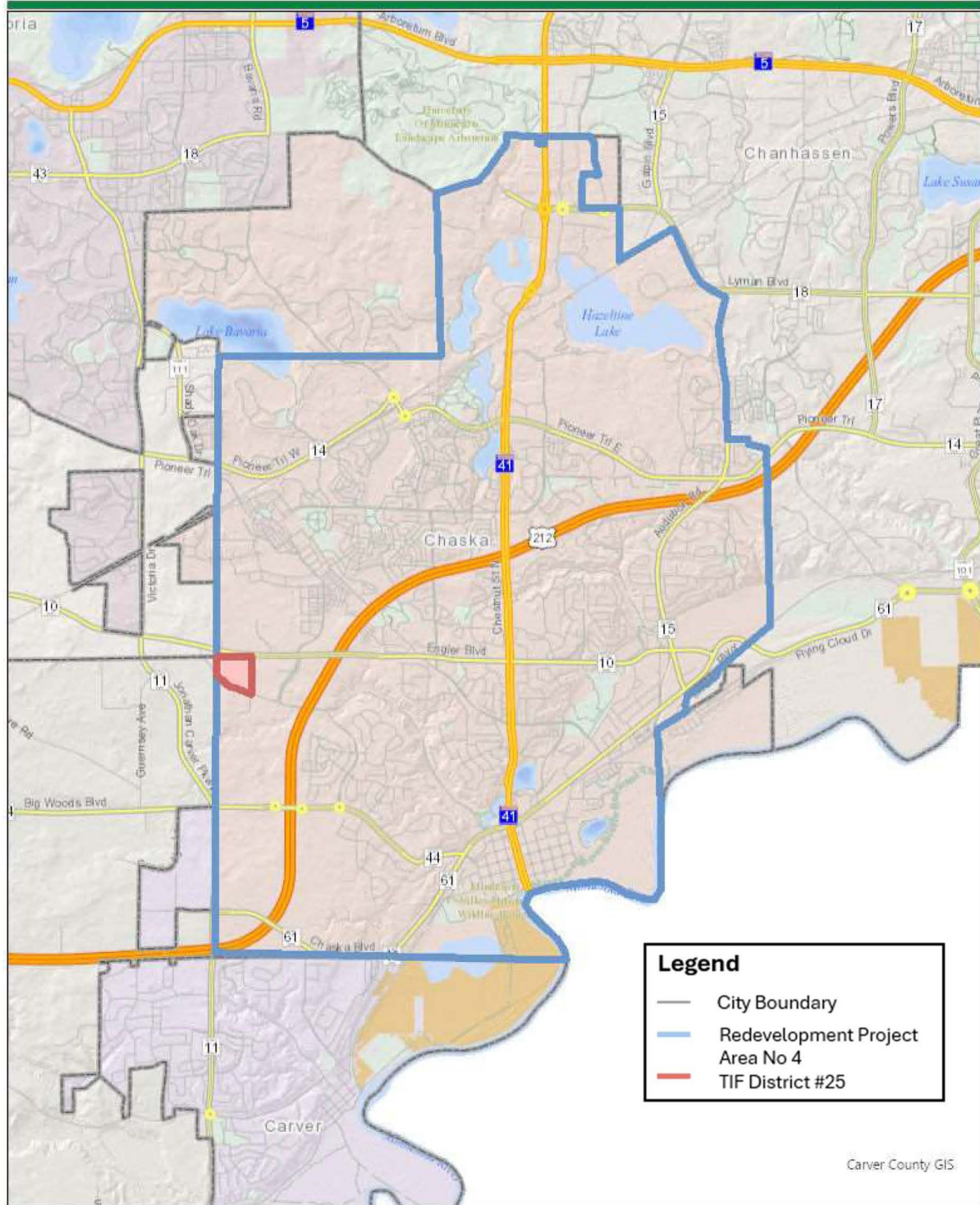
Hold a public hearing considering the establishment of TIF District #25 and the granting of the business subsidy.

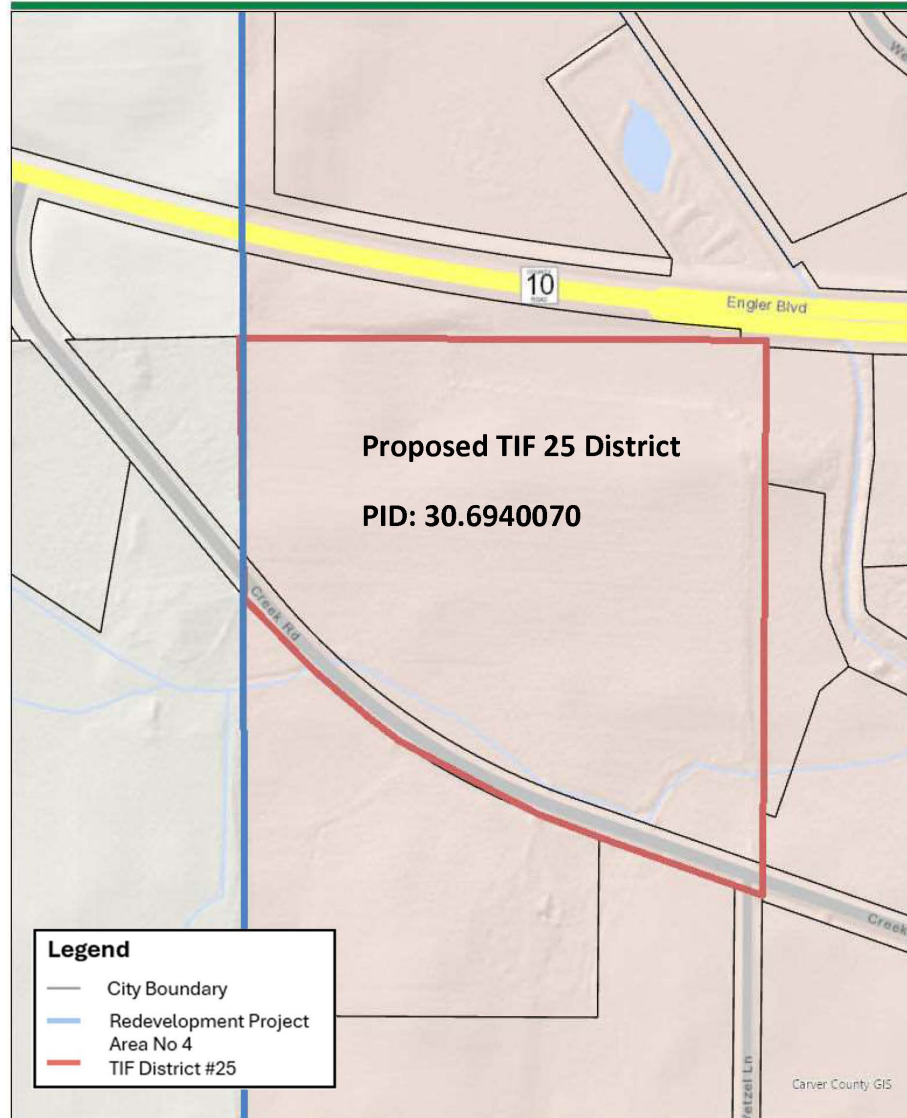
CITY OF CHASKA

City of Chaska

Date: 8/15/2025

0 1,500 3,000 6,000 9,000 12,000
ft





Tax Increment Financing Plan
for
Tax Increment Financing (Economic
Development) District No. 25
within
Redevelopment Project Area No. 4
(EDCO Industrial Project)

City of Chaska, Minnesota

Economic Development Authority of the City of Chaska

Prepared by
Baker Tilly Municipal Advisors, LLC

Draft Dated: September 15, 2025

Public Hearing Scheduled: September 15, 2025
Anticipated Approval by City Council: September 15, 2025

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SECTION I – MODIFICATION TO THE REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT NO. 4

Foreword

The following text represents a Modification to the Redevelopment Plan for Redevelopment Project No. 4. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for Redevelopment Project No. 4. The changes include a change to the geographic boundaries of the Project Area and the establishment of Tax Increment Financing (Economic Development) District No. 25.

For further information, a review of the Redevelopment Plan for Redevelopment Project No. 4 is recommended. It is available from the City Administrator at the City of Chaska. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Redevelopment Project No. 4.

SECTION II – ESTABLISHMENT OF THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (ECONOMIC DEVELOPMENT) DISTRICT NO. 25

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the Economic Development Authority of the City.

"City" means the City of Chaska, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City.

"County" means Carver County, Minnesota.

"Redevelopment Project" means Redevelopment Project Area No. 4 in the City, which is described in the corresponding Redevelopment Plan.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project Area.

"Project Area" means the geographic area of the Redevelopment Project Area.

"School District" means Independent School District No. 112, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Economic Development) District No. 25.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section B Statutory Authorization

Minnesota Statutes, Sections 469.001-469.047, as amended (Housing and Redevelopment Authority Act) grants the authority to designate redevelopment areas within the boundaries of the municipality. Within

these areas, the governing body of a state public body may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project consists of a redevelopment project as defined in Section 469.002, Subdivision 14.

Section C Statement of Need and Public Purpose

The Authority has determined that conditions exist within the Redevelopment Area which has prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the Authority in the private development process. The City and Authority have prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

Section D Statement of Objectives

The Authority, through implementation of this plan, seeks to achieve the following objectives:

1. Redevelopment of underutilized property.
2. Funding of eligible improvements related to the qualification of the property as an economic development district, through the use tax increment.
3. Expansion of tax base and facilitation of job growth.

Section E Designation of Tax Increment Financing District as an Economic Development District

Economic development districts are a type of tax increment financing district which consists of any project, or portions of a project, which the Authority finds to be in the public interest because:

- (1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality;
- (2) it will result in increased employment in the state; or
- (3) it will result in preservation and enhancement of the tax base of the state.

The TIF District qualifies as an economic development district in that the proposed development described in this TIF Plan (see Section I) meets the criteria listed above in (1), (2) and (3).

Tax increments from an economic development district must be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or other assistance in which at least 85% of the square footage of the facilities to be constructed are used for any of the following purposes:

- (1) manufacturing, production, or processing of tangible personal property;
- (2) warehousing, storage and distribution of tangible personal property, excluding retail sales;
- (3) research and development related to the activities listed in (1) or (2) above;

- (4) telemarketing if that activity is the exclusive use of the property;
- (5) tourism facilities (see M.S. Section 469.174, Subd. 22);
- (6) space necessary for and related to the activities listed in (1) through (5) above;
- (7) a workforce housing project that satisfies the requirements under Minnesota Statutes, Section 469.176, subdivision 4c, paragraph (d).

Tax increments from the TIF District will be used to provide financial assistance to the proposed development (see Section I) as related to the construction of an approximate 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space, and a potential future expansion of up to 120,000 square feet; which improvements meet the criteria listed in (1) and (2) above.

Section F Duration of the TIF District

Economic development districts may remain in existence 8 years from the date of receipt by the Authority of the first tax increment. The Authority anticipates that the TIF District will remain in existence for the maximum duration allowed by law (projected to be through the year 2036, due to anticipated receipt of first increment in 2028). Modifications of this plan (see Section AA) shall not extend these limitations.

Section G Property to be Included in the TIF District

The TIF District is an area of land comprising of the parcel listed below that is located within the Project Area. A map showing the boundaries of the TIF District is shown in Exhibit I.

Parcel ID Number Legal Description*

306940070	SECTION 06 TOWNSHIP 115 RANGE 023 WETZELS WOODS (C) OUTLOT C ANNEXED FOR PAY 2006
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The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the property described above.

Section H Property to be Acquired in the TIF District

The City and/or Authority may acquire and sell any or all of the property located within the TIF District. Neither the City nor Authority will be acquiring any property at this time or will be selling the property to facilitate development.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project is anticipated to include construction of one building which will consist of approximately 235,000 square foot manufacturing and warehouse facility for EDCO with small ancillary office space with a potential future expansion of up to 120,000 square feet. Tax increment is a financing tool the Authority is planning to use for financing of a portion of the eligible costs associated with construction of the project. The square footage of the completed buildings will comply with the requirements of an economic development district in which the project will be with a qualifying purpose.

It is anticipated that the Authority will use the tax increment to finance all or a portion of the related site development, acquisition and other related costs that are necessary for this project to proceed. In addition, the Authority may use tax increment for related administrative expenses, and any other eligible expenditures associated with development of the site that may include additional necessary public improvements.

Construction of the project is expected to commence in mid-2026 with construction expected to be 100% completed by December 31, 2027, for assessment year 2028 and taxes payable in 2029.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

- (1) The TIF District qualifies as an economic development district;

See Section E of this document for the reasons and facts supporting this finding.

- (2) The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed development consists of the construction of a new industrial building within the City. The developer has requested financial assistance to finance a portion of the site development and preparation costs as needed for the project to proceed. The Developer has provided supplemental financial information demonstrating that the development of this site would not occur without the assistance provided in this TIF Plan.

Therefore, the City has determined that the proposed development would not occur but for the financial assistance provided in this TIF Plan because of the increased costs related to development within the TIF District and construction of the project. The cost of constructing the project and incurring additional costs as related to site development and public improvements has created a financial gap that requires public assistance from the Authority.

No higher market value expected:

The project to be constructed within TIF District No. 25 requires significant investment. Assistance with financing a portion of the extraordinary costs that are barriers to the project occurring will be necessary to commence construction of the project. Given the nature of this project, there is no reasonable expectation of any development occurring that would generate as much market value increase as is estimated to be generated by the proposed development by the new business. Therefore, the Authority has concluded that substantial development at this particular site--and hence any significant increase in market value--is not reasonably expected to occur unless the Authority provides tax increment assistance as described in this Tax Increment Plan.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the City makes the following determinations:

- a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is \$0 (for the reasons described above), except some unknown amount of appreciation.
 - b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately \$32,016,190, including the value of the building (See Exhibit V).
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$3,524,557 (See Exhibit V).
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$28,491,633 (the amount in clause b less the amount in clause c) without tax increment assistance.
- (3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis: The proposed development is the construction of an industrial facility in the Project Area that is expected to be utilized as additional manufacturing spaces that will create new tax base and employment opportunities for the City and the state. The development meets the City's community development goals in terms of land use, tax base and employment opportunities.

- (4) The TIF Plan conforms to general plans for development of the City as a whole including Planning Commission opinion following review.

Factual basis: The City Council has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

- (5) The City is electing the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a) (see Section P).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Estimated Public Costs	Estimated Amount
Land/Building acquisition	\$0
Site Improvements/Preparation costs	\$1,644,173
Utilities	\$0
Other public improvements	\$2,395,855
Construction of affordable housing	\$0
Administrative expenses	\$240,091
Total Estimated Public Costs	\$4,280,118
Interest expenses	\$521,691
Total Costs	\$4,801,809

The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public costs (\$4,801,809) do not

increase. The Authority also reserves the right to fund any of the identified costs with any other legally available revenues, such as grants and/or loans, but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Estimated Sources of Revenue	Estimated Amount
Tax Increment revenue	\$4,801,809
Interest on invested funds	\$0
Total	\$4,801,809

The Authority anticipates providing financial assistance to the proposed development through pay-as-you-go financing for site improvement costs. As revenues are generated and collected from the TIF District in future years, the Authority will retain a portion to finance public improvement costs within the district, administrative and other expenses. The remaining funds will be pledged to the Developer as reimbursement for certain identified site improvement/preparation costs as necessary within the TIF District to assist with financing the public costs incurred (see Section K).

The Authority reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The Authority also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income. The projected tax increment report is included as Exhibit III.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District are \$4,801,809. The Authority currently plans to finance the public costs through pay-as-you-go financing. However, the Authority reserves the right to issue an interfund loan or issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of July 2, 2024, for taxes payable in 2025, is \$1,080,700. Upon establishment of the TIF District, it is estimated that the original net tax capacity of the TIF District will be \$20,864, upon classification as commercial/industrial.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

- (1) changes in the tax-exempt status of property;

- (2) reductions or enlargements of the geographic area of the TIF District;
- (3) changes due to stipulation agreements or abatements; or
- (4) changes in property classification rates.

Section O Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

It is anticipated that the request for certification of the District will occur before June 30, 2026, and the local tax rates for taxes levied in 2025 and payable in 2026 will apply. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2024 and payable in 2025 as shown below has been used to prepare the projections as the payable 2026 tax rate are not available at the time of drafting this plan.

<u>Taxing Jurisdiction</u>	<u>2024/2025 Local Tax Rate</u>
City of Chaska	38.886%
Carver County	30.934%
ISD #112	27.552%
Other	<u>4.599%</u>
Total	101.971%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The Authority anticipates that a portion of the site construction will be completed by December 31, 2026, creating a total tax capacity of \$133,804 as of January 2, 2027. The captured tax capacity as of that date is estimated to be \$112,940. Final development is expected to occur by December 31, 2027, creating a total tax capacity of \$537,466 as of January 2, 2028, with an estimated captured tax capacity of \$516,602. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume the property is classified as commercial/industrial. Commercial/industrial class rates assume 1.5% of the first \$150,000 of taxable value and 2% for taxable value above \$150,000. The projections also assume 3% annual increase in taxable values.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may

be made at any time from method (a) to method (b) above. The Authority elects method (a), or M.S. Section 469.177, Subdivision 3(a).

The County Auditor shall certify to the Authority the amount of captured net tax capacity each year. The Authority may choose to retain any or all of this amount. It is the Authority's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The Authority has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

- (1) pay for the estimated public costs of the TIF District (see Section K) and County administrative costs associated with the TIF District (see Section T);
- (2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or
- (5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other

leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the Authority shall use the excess tax increments to:

- (1) prepay any outstanding tax increment bonds;
- (2) discharge the pledge of tax increments thereof;
- (3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or
- (4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 20% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

- (1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;
- (2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.
- (3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district;
- (4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district;
- (5) revenues are spent for housing purposes.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that a portion of tax increments may be spent outside of the TIF District (including allowable administrative expenses) and reserves the right to allow for tax increment pooling from the TIF District in the future.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

- (1) amounts paid for the purchase of land or buildings;
- (2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;
- (3) relocation benefits paid to, or services provided for persons residing or businesses located in the project;
- (4) amounts paid for property taxes or payments in lieu of taxes; and
- (5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178 or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation of property or other site preparation, including qualified improvement of an adjacent street, has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District, and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of

the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified, and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be \$4,819,159.
2. To the extent the facility in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City does not anticipate issuing tax increment revenue bonds in conjunction with this project but reserves the right to issue bonds as necessary to facilitate development.
3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$1,302,112.
4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be \$1,461,963.
5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The Authority shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing an economic development district, more than 10% of the acreage of the property to be acquired by the Authority is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority should the development not be completed.

The City and Authority anticipate entering into an agreement with the Developer relating to the project but does not anticipate acquiring any property located within the TIF District.

Section Y Assessment Agreements

The Authority may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The City and Authority anticipate entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; determination to capitalize interest on the debt if it was not part of original plan; increase in that portion of the captured net tax capacity to be retained by the Authority; increase in the total estimated public costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

- (1) the only modification is elimination of parcels from the TIF District; and
- (2) the current net tax capacity of the parcel eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the Authority agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority shall submit a copy of such plan to the Minnesota Department of Revenue. The Authority shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the Authority shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

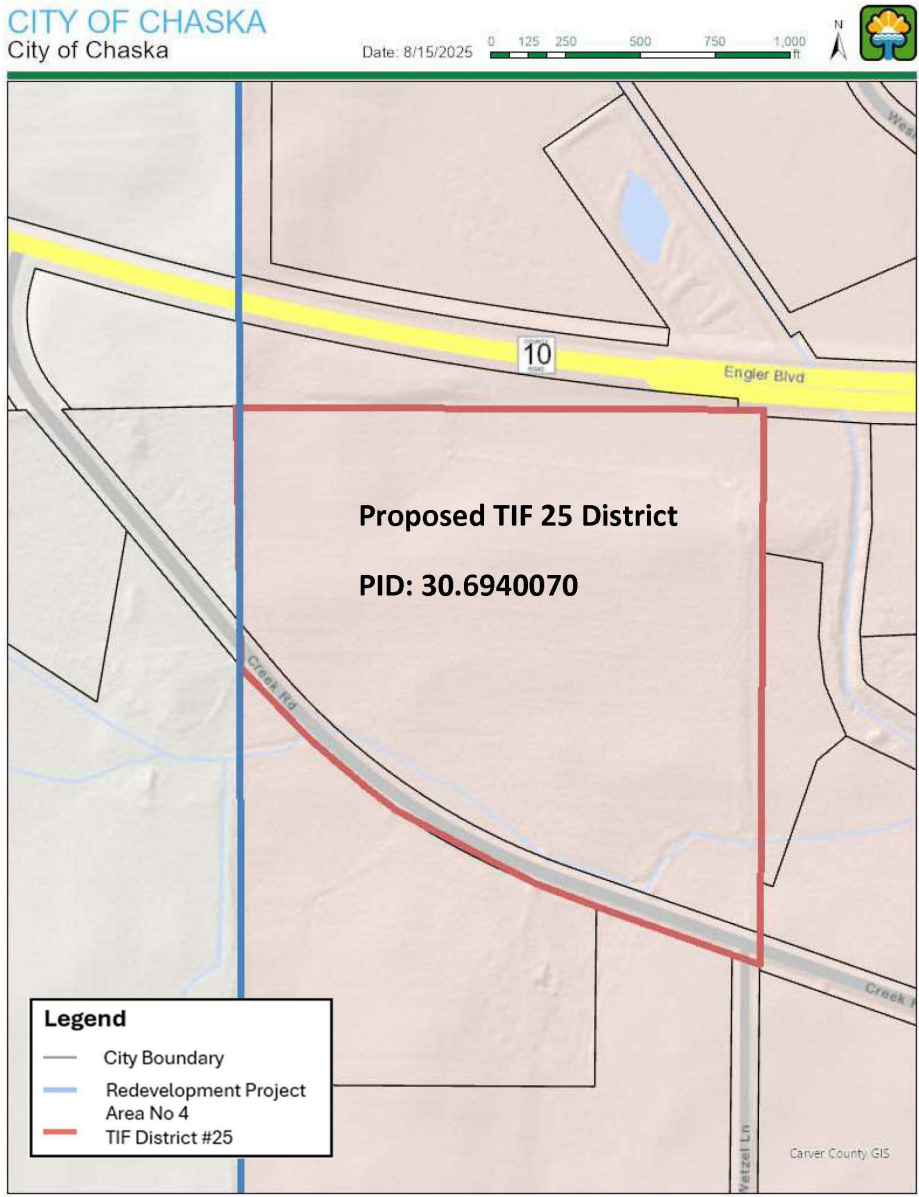
- (1) prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.
- (2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.
- (3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:
 - (a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;
 - (b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;
 - (c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the original net tax capacity of the TIF District.

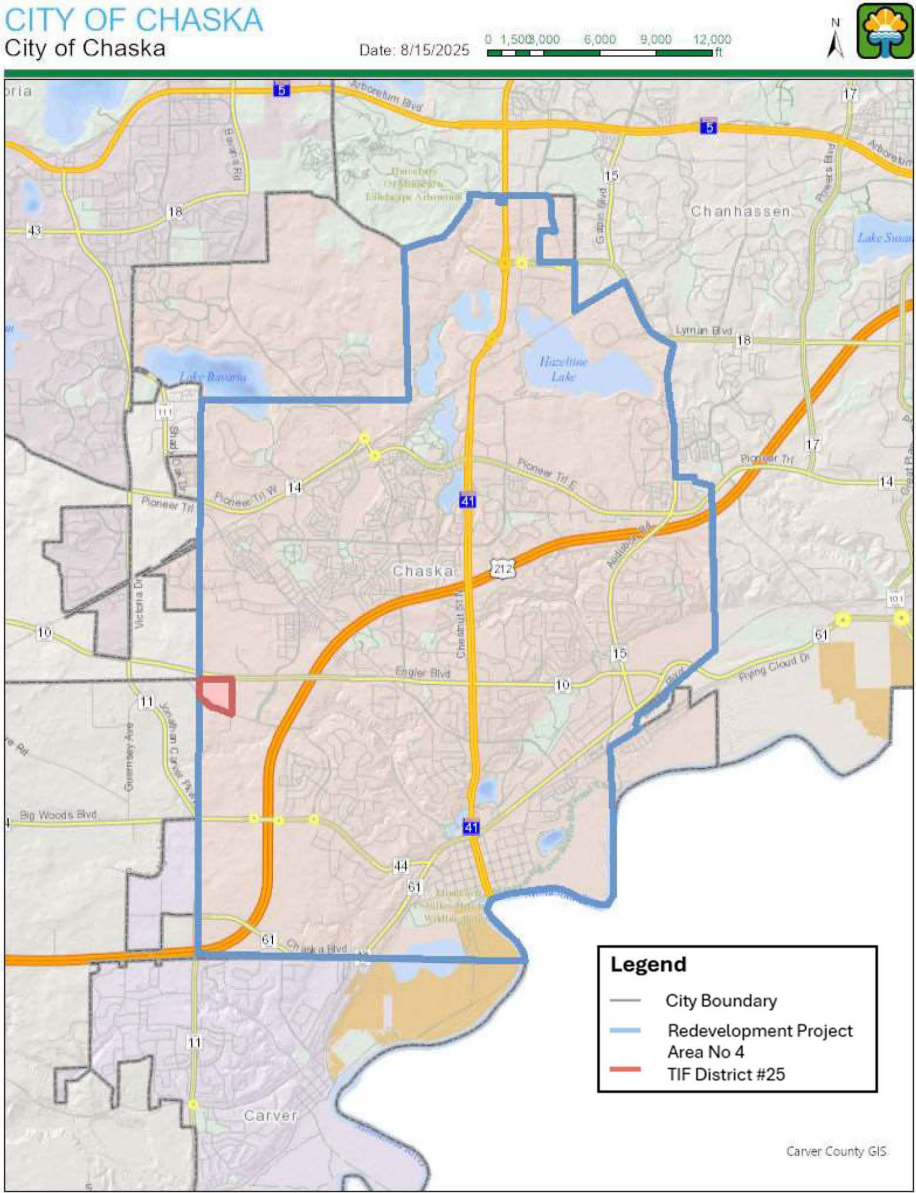
Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The City and Authority will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The Authority will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.

Map of
Tax Increment Financing (Economic Development) District No. 25



Map of
Tax Increment Financing (Economic Development) District No. 25
within Redevelopment Project Area No. 4



Assumptions Report

City of Chaska, Minnesota

Tax Increment Financing (Economic Development) District No. 25

EDCO Products Inc

Draft TIF Plan Exhibits: 235,000 SF Building with \$26.9 million taxable value

Type of Tax Increment Financing District

Economic Development

Maximum Duration of TIF District

8 years from 1st increment

Projected Certification Request Date

06/30/25

Decertification Date

12/31/36 (9 Years of Increment)

2024/2025

Base Estimated Market Value

\$1,080,700

Original Net Tax Capacity

\$ 20,864.00

Assessment/Collection Year

	2025/2026	2026/2027	2027/2028	2028/2029
Base Estimated Market Value	\$1,080,700	\$1,080,700	\$1,080,700	\$1,080,700
Estimated Increase in Value - New Construction	0	0	5,647,000	25,830,100
Total Estimated Market Value	1,080,700	1,080,700	6,727,700	26,910,800
Total Net Tax Capacity	\$20,864	\$20,864	\$133,804	\$537,466

City of Chaska

38.886%

Carver County

30.934%

ISD #112

27.552%

Other

4.599%

Local Tax Capacity Rate

101.971%

2024/2025

Fiscal Disparities Contribution From TIF District

0.0000%

Administrative Retainage Percent (maximum = 10%)

5.00%

Pooling Percent

65.00%

Bonds

Note (Pay-As-You-Go)

Bonds Dated

NA

Note Dated

08/01/27

Bond Rate

NA

Note Rate

5.00%

Bond Amount

NA

Note Amount

\$1,036,953

Present Value Date & Rate

08/01/27

5.00% PV Amount

\$1,597,898

Notes

Projections assume no future changes to classification rates and current tax rates remain constant.

Projections are based on certified pay 2025 rates.

Projections assume project 100% completed in 2027

Projections assume 3% market inflation

Projected Tax Increment Report

City of Chaska, Minnesota

Tax Increment Financing (Economic Development) District No. 25

EDCO Products Inc

Draft TIF Plan Exhibits: 235,000 SF Building with \$26.9 million taxable value

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 0.0000% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: City Retainage 5.00% (11)	Less: City Infrastructure 49.50% (12)	Annual Net Revenue to Developer * (13)	P.V. Annual Net Rev. To 08/01/27 5.00%
12/31/25	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/26	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/27	1,080,700	20,864	20,864	0	0	101.971%	0	0	0	0	0	0	0
12/31/28	6,727,700	133,804	20,864	0	112,940	101.971%	115,166	415	114,751	5,738	56,802	52,211	47,357
12/31/29	26,910,800	537,466	20,864	0	516,602	101.971%	526,782	1,896	524,886	26,244	259,819	238,823	206,304
12/31/30	27,718,124	553,612	20,864	0	532,748	101.971%	543,247	1,956	541,291	27,065	267,939	246,287	202,621
12/31/31	28,549,668	570,243	20,864	0	549,379	101.971%	560,206	2,017	558,189	27,909	276,304	253,976	198,997
12/31/32	29,406,158	587,373	20,864	0	566,509	101.971%	577,673	2,080	575,593	28,780	284,919	261,894	195,429
12/31/33	30,288,342	605,017	20,864	0	584,153	101.971%	595,664	2,144	593,520	29,676	293,792	270,052	191,921
12/31/34	31,196,993	623,190	20,864	0	602,326	101.971%	614,196	2,211	611,985	30,599	302,933	278,453	188,468
12/31/35	32,132,903	641,908	20,864	0	621,044	101.971%	633,283	2,280	631,003	31,550	312,346	287,107	185,072
12/31/36	33,096,890	661,188	20,864	0	640,324	101.971%	652,942	2,351	650,591	32,530	322,043	296,018	181,729
							\$4,819,159	\$17,350	\$4,801,809	\$240,091	\$2,376,897	\$2,184,821	\$1,597,898

⁽¹⁾ Total estimated market value based on information provided by City and County
Includes 3% annual market value inflator.

* to support TIF PayGO Note of \$1,644,173

⁽²⁾ Total net tax capacity based on commercial-industrial class rate of 1.5% first \$150,000 value and 2% value above \$150,000

⁽³⁾ Original net tax capacity based on existing land value for the property to be included in the development

⁽⁴⁾ Total local tax capacity rate for taxes payable 2025

Estimated Impact on Other Taxing Jurisdictions Report

City of Chaska, Minnesota

Tax Increment Financing (Economic Development) District No. 25

EDCO Products Inc

TIF Plan Exhibits based on \$26.9 million new taxable value

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District							
	Final 2024/2025 Taxable Net Tax Capacity (1)	2024/2025 Local Tax Rate	2024/2025 Taxable Net Tax Capacity (1)	Projected Retained Captured Net Tax Capacity	+	New Taxable Net Tax Capacity	=	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Chaska	48,195,903	38.886%	48,195,903	\$640,324		48,836,227		38.376%	0.510%	245,731
Carver County	223,633,170	30.934%	223,633,170	640,324		224,273,494		30.846%	0.088%	197,514
ISD #112	132,758,671	27.552%	132,758,671	640,324		133,398,995		27.420%	0.132%	175,575
Other (2)	-	4.599%	-	-	-	-	-	4.599%	-	-
Totals		101.971%						101.240%	0.730%	

*** Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.730% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.

(2) The impact on these taxing jurisdictions is negligible since they represent only 4.51% of the total tax rate.

Market Value Analysis Report

City of Chaska, Minnesota

Tax Increment Financing (Economic Development) District No. 25

EDCO Products Inc

Draft TIF Plan Exhibits: 235,000 SF Building with \$26.9 million taxable value

<u>Assumptions</u>			
Present Value Date		06/30/25	
P.V. Rate - Gross T.I.		5.00%	
Increase in EMV With TIF District			\$32,016,190
Less: P.V of Gross Tax Increment			<u>3,524,557</u>
Subtotal			\$28,491,633
Less: Increase in EMV Without TIF			<u>0</u>
Difference			\$28,491,633
	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2028	115,166	104,459
2	2029	526,782	455,054
3	2030	543,247	446,931
4	2031	560,206	438,936
5	2032	577,673	431,068
6	2033	595,664	423,327
7	2034	614,196	415,712
8	2035	633,283	408,220
9	2036	<u>652,942</u>	<u>400,850</u>
		\$4,819,159	\$3,524,557

TAX INCREMENT FINANCING AGREEMENT

IN

REDEVELOPMENT PROJECT AREA NO. 4

AND

TAX INCREMENT FINANCING DISTRICT NO. 25

CHASKA,
CARVER COUNTY, MINNESOTA

By and Among

CHASKA ECONOMIC DEVELOPMENT AUTHORITY

And

CITY OF CHASKA, MINNESOTA

And

TCWG, LLC

for the

EDCO MANUFACTURING FACILITY

Dated as of September 30, 2025

This Document Was Drafted By:

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

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TAX INCREMENT FINANCING AGREEMENT

THIS Tax Increment Financing Agreement (this “Agreement”), is made and entered into as of September 30, 2025, by and among the CHASKA ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic, duly organized under the laws of the State of Minnesota (the “EDA”), the CITY OF CHASKA, a municipal corporation and political subdivision of the State of Minnesota (the “City”), and TCWG, LLC, a Minnesota limited liability company (the “Developer”).

WITNESSETH:

WHEREAS, the EDA has designated a Redevelopment District in the City denominated the Redevelopment Project Area No. 4 (the “Redevelopment District”) and adopted a Redevelopment Plan (the “Redevelopment Plan”) therefor, pursuant to and in accordance with Minnesota Statutes (“M.S.”), Sections 469.090 through 469.1082, as amended; and

WHEREAS, following a public hearing held by the City Council of the City on September 15, 2025, the City adopted a resolution establishing Tax Increment Financing District No. 25, an “economic development district” (the “TIF District”) pursuant to M.S., Section 469.174, Subdivision 12, and approved a Tax Increment Financing Plan therefor (the “TIF Plan”); and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan and the TIF Plan, the EDA intends to provide assistance to the Developer through tax increment financing, as described in M.S., Sections 469.174 through 469.1794 (the “TIF Act”), to finance construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility (the “Project”);

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

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

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

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

ARTICLE 1
Definitions

1.01. Definitions.

In this Agreement, unless a different meaning clearly appears from the context:

“Act” means M.S., Sections 469.090 through 469.1082.

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

“Assessment Agreement” means the Assessment Agreement between the Governmental Authorities and the Developer in the form set forth as Exhibit F hereto.

“Available Tax Increment” means 45.5% of the tax increment revenues generated by the Project, as computed pursuant to M.S., Section 469.177, as amended from time to time. Such percentage represents 100% of the tax increment revenues generated by the Project less 10% to be retained by the EDA for Administrative Expenses (as defined in the TIF Act), less 44.5% to be retained by the EDA for the City Improvements.

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

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

“City” means the City of Chaska, Minnesota.

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

“City Improvements” means the public improvements beneficial to the Project to be constructed by the City on Creek Road, including the sewer extension, water connections, and the upgrade of Creek Road west of Chaska Creek Boulevard.

“Construction Plans” means the plans, specifications, drawings and related documents for the construction work to be performed by the Developer on the Property.

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

“Default Notice” means written notice from the City to the Developer setting forth the Event of Default and the action required to remedy the same.

“Developer” means TCWG, LLC, a limited liability company under the laws of the State of Minnesota.

“Event of Default” means as any of the events set forth in Section 7.01 hereof.

“EDA” means the Chaska Economic Development Authority, a body corporate and politic, duly organized under the laws of the State.

“Governmental Authorities” means, collectively, the City and the EDA.

“Legal and Administrative Expenses” means the fees and expenses incurred by the City or EDA in connection with review and analysis of the development proposed under this Agreement with the adoption and administration of the TIF Plan and establishment of the TIF District, the preparation of this Agreement and the issuance of the TIF Note including, but not limited to, attorney and municipal advisor fees and expenses.

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

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

“M.S.” means Minnesota Statutes.

“Project” means the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility.

“Property” means the Property described in Exhibit A to this Agreement.

“Public Assistance” means the Available Tax Increment to be paid under Article 5 hereof.

“Qualified Costs” means costs incurred by Developer in connection with construction of the Project that are reimbursable from tax increment pursuant to Sections 469.174, Subd. 12 and 469.1761 of the TIF Act, which are shown on Exhibit C to this Agreement. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed \$1,644,173.

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

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

“Restrictions” means the easements, covenants, conditions and restrictions set forth in Exhibit B attached hereto.

“Section” means a Section of this Agreement, unless used in reference to M.S..

“State” means the State of Minnesota.

“Termination Date” means the earlier of (i) February 1, 2037, (ii) the date the TIF Note is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms.

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

“TIF District” means Tax Increment Financing District No. 25, an economic development district established in Redevelopment Project Area No. 4 by the City Council on September 15, 2025.

“TIF Note” means the Tax Increment Revenue Note (Edco Manufacturing Facility) to be executed by the EDA and delivered to the Developer pursuant to Article 5 hereof, the form of which is attached hereto as Exhibit E. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed \$1,644,173.

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

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

ARTICLE 2

Representations and Warranties

2.01. EDA Representations.

The EDA makes the following representations to the Developer:

(a) The EDA is a body corporate and politic, duly organized and existing under the laws of the State. Under the provisions of the Act, the EDA has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The EDA has designated the Redevelopment District and has adopted the Redevelopment Plan in accordance with the provisions of the Act and has assisted with creation of the TIF District and adopted the TIF Plan and shall administer the TIF District in accordance with the provisions of the TIF Act.

2.02. Developer Representations.

The Developer makes the following representations to the Governmental Authorities:

(a) The Developer is a Minnesota limited liability company and has power to enter into this Agreement and has duly authorized, by all necessary corporate action, the execution and delivery of this Agreement.

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

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

(d) Neither the execution or delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented by, limited by, conflicts with, or results in a breach of, any restriction, agreement or instrument to which the Developer is now a party or by which the Developer is bound.

(e) The Developer has no knowledge or information that any member of the EDA Board of Commissioners, City Council, or any other officer of the Governmental Authorities has any direct or indirect financial interest in the Developer, the Property, or the Project.

(f) The Developer will obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all local, state and federal laws and regulations which must be obtained or met in connection with the Project. Without limitation to the foregoing, the Developer will request and seek to obtain from the Governmental Authorities all necessary variances, conditional use permits and zoning changes and obtain approvals of the final site plan and final plat.

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

(h) Apart from the assistance to be provided under this Agreement, the Developer shall pay all standard charges and fees due with respect to real estate developments and allocable to the Property under City ordinances and the City Code, including but not limited to special assessments for local improvements, sewer and water use charges, building permit fees, plat fees, inspection fees, storm water fees and the like used against the Property.

2.03. Use, Ownership of Property; Restrictions; Use of Property. The Developer's use of the Property shall be subject to and in compliance with all of the conditions, covenants, restrictions and limitations imposed by this Agreement, the Restrictions, and all applicable laws, ordinances and regulations.

2.04. Ownership of Property. The Developer hereby represents and warrants that it is the owner in fee simple of the Property and that there are no liens, defects or other encumbrances upon title to the Property that would hinder the development of the Property by the Developer as contemplated by this Agreement.

2.05. Declaration of Restrictive Covenants. The Developer shall prepare, execute, and record on the title to the Property a Declaration of Restrictive Covenants, in form approved by the City, which includes the Restrictions set forth in Exhibit B. If the Developer determines that operation of the Property and the Project would endanger the financial viability thereof, the Developer may request the Governmental Authorities to consent to the amendment, modification or termination of any of the restrictions in any respect. The Governmental Authorities are under no obligation to amend, modify or terminate any of the restrictions and may, in their sole and absolute discretion, refuse to do so.

2.06. Damage or Destruction. Subject to any mortgage requirements that would require the Developer to act sooner, upon any damage or destruction of the Project, or any portion thereof, by fire or other casualty, the Developer shall within one hundred eighty (180) days after such damage or destruction, commence the process required to repair, reconstruct and restore the damaged or destroyed Project, or portion thereof, to substantially the same condition or utility value as existed prior to the event causing such damage or destruction and shall diligently pursue such repair, reconstruction and restoration.

2.07. Relocation Costs. The Developer shall pay all relocation costs or expenses required under federal or state law to be paid to any owner or occupant of the Property as a result of the Project, and shall indemnify and hold harmless the Governmental Authorities, their governing body members, officers, and agents including the independent contractors, consultants, and legal counsel, servants and employees thereof from any such relocation costs and expenses in accordance with the provisions of Section 4.01.

2.08. Assessment Agreement. The Assessment Agreement shall be executed by the Developer and the Governmental Authorities as of the date hereof, and the Developer shall cause the Assessment Agreement and the exhibits thereto to be executed (as necessary) and recorded on the title to the Property.

2.09 Developer Contingency for Property Acquisition. Notwithstanding anything contained herein to the contrary, Developer representations, covenants and agreements set forth in this Agreement are contingent on Developer acquiring the Property on or before October 31, 2025. If Developer does not acquire the Property by such date, this Agreement shall have no further force and effect.

ARTICLE 3
Construction of Project

3.01. Construction Plans. Prior to commencing construction of the Project, the Developer shall make available to the City for review Construction Plans for the Project. The Construction Plans shall provide for construction of the Project in conformity with the Redevelopment Plan, the TIF Plan, this Agreement, and all applicable state and local laws and regulations. The City shall approve the Construction Plans in writing if, in the reasonable discretion of the City, the Construction Plans: (a) conform to the Redevelopment Plan, the Modification, the TIF Plan, this Agreement, and to any subsequent amendments thereto approved by the City; (b) conform to all applicable federal, state and local laws, ordinances, rules and regulations; (c) are adequate to provide for construction of the Project; and (d) no Event of Default has occurred.

No approval by the City shall relieve the Developer of the obligation to comply with the terms of this Agreement, applicable federal, state and local laws, ordinances, rules and regulations, or to properly construct the Project. No approval by the City shall constitute a waiver of an Event of Default. Any disapproval of the Construction Plans shall set forth the reasons therefore and shall be made within thirty (30) days after the date of their receipt by the City. If the City rejects the Construction Plans, in whole or in part, the Developer shall submit new or corrected Construction Plans within thirty (30) days after written notification to the Developer of the rejection. The provisions of this Section relating to approval, rejection and resubmission of corrected Construction Plans shall continue to apply until the Construction Plans have been approved by the City.

3.02. Undertaking of Project.

(a) Subject to Unavoidable Delay, Developer shall commence the Project by December 31, 2026, and cause the Project to be completed in accordance with the terms of this Agreement by December 31, 2028.

(b) All work with respect to the Project shall be in substantial conformity with the Construction Plans approved by the City.

(c) The Developer shall not materially interfere with, or construct any improvements over, any public street or utility easement without the prior written approval of the City. All connections to public utility lines and facilities shall be subject to approval of the City and any private utility Developer involved. Except for public improvements, including the City Improvements, which are undertaken by the City or other governmental body and assessed against benefited properties, all street and utility installations, relocations, alterations and restorations shall be at the Developer's expense and without expense to the City. Unless the restoration thereof is covered by insurance carried by the City, the Developer, at its own expense, shall replace any public facilities or utilities damaged during the Project by the Developer or its agents or by others acting on behalf of or under the direction or control of the Developer.

(d) The City agrees to commence and complete construction of the City Improvements relating to the Project and commence and complete the utility portion of the City Improvements in accordance with the plans and timeline in the Developer's agreement with the City associated with planning case file P.C. No. 2025-13.

3.03. Certificate of Occupancy; Certificate of Completion.

(a) Upon the Developer's request following the City's issuance of a certificate of occupancy with respect to the Project, the City will furnish the Developer with a Certificate of Completion for the Project, in substantially the form attached hereto as Exhibit D, as conclusive evidence of satisfaction and termination of the agreements and covenants of this Agreement with respect to the obligations of the Developer to complete the Project. The furnishing by the City of such Certificate of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of the Developer to any Mortgagee.

(b) If the City shall refuse or fail to provide a Certificate of Completion following the Developer's request, the City shall, within ten (10) days after the Developer's request, provide the Developer with a written statement specifying in what respects the Developer has failed to complete the Project in accordance with this Agreement, or is otherwise in default, and what measures or acts will be necessary, in the reasonable opinion of the City, for the Developer to obtain the Certificate of Completion.

3.04. Progress Reports. Until the Certificate of Completion is issued for the Project, the Developer shall make, in such detail as may reasonably be required by the Governmental Authorities, and forward to the Governmental Authorities, within five (5) days after request therefor (which request will not be made more than once every fourteen (14) days) by either or both of the Governmental Authorities, a written report as to the actual progress of construction.

3.05. Access to Property. Provided the Governmental Authorities use reasonable efforts to minimize interference with the Project, the Developer agrees to permit the Governmental Authorities and any of their officers, employees or agents access to the Property at all reasonable times for the purpose of inspection of all work being performed in connection with the Project; provided, however, that neither Governmental Authority shall have an obligation to inspect such work.

3.06. Modification; Subordination. The Governmental Authorities agree to subordinate their respective rights under this Agreement to the holder of any Mortgage securing construction or permanent financing, in accordance with the terms of a subordination agreement in a form reasonably acceptable to the Governmental Authorities.

ARTICLE 4
Defense of Claims; Insurance

4.01. Defense of Claims.

(a) The Developer shall indemnify and hold harmless the Governmental Authorities, their governing body members, officers, and agents including the

independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for the purposes of this Section, collectively the “Indemnified Parties”) for any expenses (including attorneys’ fees), loss, damage to property, or death of any person occurring at or about, or resulting from any defect in, the Project; provided, however, the Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings arising from any negligent or unlawful acts or omissions of such Indemnified Party. Promptly after receipt by either of the Governmental Authorities of notice of the commencement of any action in respect of which indemnity may be sought against the Developer under this Section 4.01, such person will notify the Developer in writing of the commencement thereof, and, subject to the provisions hereinafter stated, the Developer shall assume the defense of such action (including the employment of counsel, who shall be counsel reasonably satisfactory to the Governmental Authorities) and the payment of expenses insofar as such action shall relate to any alleged liability in respect of which indemnity may be sought against the Developer. The Governmental Authorities shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall not be at the expense of the Developer unless the employment of such counsel has been specifically authorized by the Developer. Notwithstanding the foregoing, if the Governmental Authorities have been advised by independent counsel that there may be one or more legal defenses available to it which are different from or in addition to those available to the Developer and provide notice thereof with a copy of such legal counsel’s analysis, the Developer shall not be entitled to assume the defense of such action on behalf of the Governmental Authorities, but the Developer shall be responsible for the reasonable fees, costs and expenses (including the employment of counsel) of the Governmental Authorities in conducting their defense. The Developer shall not be liable to indemnify any person for any settlement of any such action effected without the Developer’s consent.

(b) The Developer agrees to protect and defend the Indemnified Parties, and further agrees to hold the aforesaid harmless, from any claim, demand, suit, action or other proceeding whatsoever by any person or entity arising or purportedly arising from the actions or inactions of the Developer (or other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, however, the Developer shall not be required to indemnify any Indemnified Party for any claims or proceedings arising from any negligent or unlawful acts or omissions of such Indemnified Party and further provided that this indemnification shall not apply to the warranties made or obligations undertaken by the Governmental Authorities in this Agreement or to any actions undertaken by the Governmental Authorities which are not contemplated by this Agreement or other Agreements between the parties hereto but shall, in any event, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the Governmental Authorities at a rate equal to the prime rate) as a result of the Project, as constructed and operated by the Developer, causing the TIF District to cease to qualify as an “economic development district” under the TIF Act or to violate limitations as to the use of the revenues therefrom as set forth in the TIF Act.

(c) All covenants, stipulations, promises, agreements and obligations of the Governmental Authorities contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Governmental Authorities and not of any governing body member, officer, agent, servant or employee of the Governmental Authorities, as the case may be.

4.02. Insurance.

(a) Subject to the terms of any Mortgage relating to the Property, the Developer shall keep and maintain the Property and Project at all times insured against such risks and in such amounts, with such deductible provisions, as are customary in connection with facilities of the type and size comparable to the Project, and the Developer shall carry and maintain, or cause to be carried and maintained, and pay or cause to be paid timely the premiums for direct damage insurance covering all risks of loss covered by a standard causes of loss-special form policy of insurance on a replacement cost basis in an amount equivalent to the full insurable value thereof. (“Full insurable value” shall include the actual replacement cost of the Project, exclusive of foundations and footings, without deduction for architectural, engineering, legal or administrative fees or for depreciation.) Insurance in effect with respect to any portion of the Project to be rehabilitated or renovated as a part of the Project prior to the issuance by the City of a Certificate of Completion under Section 3.03 hereof with respect thereto shall be maintained on an “all-risk” builder’s risk basis during the course of construction. The policies required by this Section 4.02 shall be subject to a no coinsurance clause or contain an agreed amount clause, and may contain a deductibility provision not exceeding \$50,000.

(b) Subject to the terms of any Mortgage relating to the Property, policies of insurance required by this Section 4.02 shall insure and be payable to the Developer, and shall provide for release of insurance proceeds to the Developer for restoration of loss. The City shall be furnished certificates showing the existence of such insurance. In case of loss, the Developer is hereby authorized to adjust the loss and execute proof thereof in the name of all parties in interest. On an annual basis and from time to time at the Governmental Authorities’ request, the Developer shall file with the Governmental Authorities, as applicable, a certificate of insurance for each of the policies required under this Section.

ARTICLE 5 Public Assistance

5.01. Development Costs. The Developer has agreed to and shall be responsible to pay all of its respective costs of the Project, as herein provided. However, the EDA, in order to encourage the Developer to proceed with the construction of the Project, and to assist the Developer in paying the costs thereof, is willing to provide the Public Assistance and thereby reimburse the Developer for Qualified Costs, as permitted by the TIF Act and in accordance with the TIF Plan, that will be incurred by the Developer to construct the Project.

5.02. Reimbursement for Qualified Costs.

The EDA agrees to reimburse the Developer, using Available Tax Increment on a pay-as-you-go basis, for Qualified Costs of the Project. The EDA shall, upon completion of the Project and the issuance by the City of a the Certificate of Completion therefor, make reimbursement payments pursuant to a limited revenue tax increment note for the Project, the form of which is attached hereto as Exhibit E, with said payments of principal and interest to be made on the dates (the "Payment Dates") specified in the TIF Note, subject to the following terms and conditions:

(a) The total principal amount of any and all TIF notes issued for the Project will not exceed one million six hundred forty-four thousand one hundred seventy-three dollars (\$1,644,173).

(b) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at the lesser of 5.00% per annum or the interest rate on the financing that the Developer obtains for the construction of the Project. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

(c) No payments shall be made by the EDA to the Developer unless and until the Developer has provided written evidence reasonably satisfactory to the EDA that (i) Qualified Costs in the amount to be reimbursed from the Available Tax Increment have been incurred for the Project and paid by the Developer and (ii) the Certificate of Completion has been issued by the City as contemplated in Section 3.03 hereof.

(d) The EDA shall be obligated to make the payments to the Developer required pursuant to this Section 5.02 *only from and to the extent of* the Available Tax Increment actually received from the TIF District for any tax year, and such payments shall never be considered to be a general obligation or indebtedness of the EDA or the City.

(e) The EDA will retain 10% of the tax increment revenues generated for administrative costs and apply the retained tax increment revenues first to pay any administrative expenses relating to the Property to the extent permitted by the TIF Act and to the extent that such expenses have not been paid or reimbursed to the EDA by the Developer. The EDA will also retain 44.5% of the tax increment revenues generated to be applied to the City Improvements. The percentage of retained tax increment revenues remaining (45.5%) after such retainage for administrative expense and City Improvements (the "Available Tax Increment") shall be paid to the Developer for reimbursement of the Qualified Costs plus interest on the Payment Dates.

(f) Upon thirty (30) days' written notice to the Developer, the EDA may prepay all or a portion of the outstanding principal balance due to the Developer pursuant to this Section 5.02 without penalty, on any date at a prepayment price equal to the outstanding principal balance to be prepaid plus accrued interest to the prepayment date.

(g) The EDA shall not be obligated to make any payments hereunder subsequent to the termination of this Agreement as provided in Section 8.06 hereof, and any amounts remaining unpaid as of such date (other than by reason of failure of the EDA to comply

with the terms of this Agreement) shall be considered forgiven by the Developer and shall cease to be owing.

(h) In addition to other permitted assignments under this Agreement, the Developer may assign its rights under this Agreement (including the payments to be made to the Developer hereunder) to third parties to secure financing incurred by the Developer to pay costs of the Project, including but not limited to any Mortgagee, or, after Certificate of Completion has been issued by the City.

5.03. Conditions Precedent to Provision of Public Assistance.

Upon payment by the Developer of Qualified Costs for the Project, the Developer will deliver to the EDA an instrument executed by the Developer (i) specifying the amount and nature of the Qualified Costs of the Project to be reimbursed and (ii) certifying that such costs have been paid to third parties unrelated to the Developer, or if any costs have been paid to third parties related to the Developer, that such costs do not exceed the reasonable and customary costs of services, labor or materials of comparable quality, dependability, availability and other pertinent criteria and that such costs have not previously been contained in an instrument furnished to the EDA pursuant to this Section 5.03. Together with such instrument, the Developer shall deliver to the EDA evidence reasonably satisfactory to the EDA of the payment by the Developer of such costs to be reimbursed. Thereafter, the EDA will provide to the Developer reimbursement for the Project, constituting a portion of the Public Assistance described in this Article 5, paid up to the maximum amount then due and payable, in accordance with Section 5.02.

5.04. Satisfaction of Conditions Precedent. Notwithstanding anything to the contrary contained herein, the EDA's obligation to reimburse the Developer for Qualified Costs shall be subject to satisfaction, or waiver in writing by the EDA, of all of the following conditions precedent:

- (a) the conditions precedent in this Section 5.04 hereof have been satisfied;
- (b) the Developer shall have cured any title defects with respect to the Property;
- (c) the Developer shall not be in default under the terms of this Agreement beyond any applicable cure period;
- (d) the Developer shall have executed and recorded on the title to the Property, the Declaration of Restrictive Covenants, required by Section 2.05 hereof, as set forth in Exhibit B; and
- (e) the Developer shall provide to the Governmental Authorities reasonable evidence of funds sufficient to pay all costs to be incurred in connection with the Project.
- (f) the Developer shall have executed the Assessment Agreement described in Section 2.08

In the event that all of the above conditions required to be satisfied as provided in this Section 5.04 have not been satisfied by December 31, 2028, either the Governmental Authorities or the Developer may terminate this Agreement. Upon such termination, the provisions of this Agreement relating to the Project shall terminate and, except as provided in Article 8, neither the Developer nor the Governmental Authorities shall have any further liability or obligation to the other hereunder.

5.05. Notice of Default. Whenever either of the Governmental Authorities shall deliver any notice or demand to the Developer with respect to any breach or default by the Developer in its obligations or covenants under this Agreement, the respective Governmental Authority shall at the same time forward a copy of such notice or demand to each investor, lender, or holder of any permitted mortgage, lien or other similar encumbrance at the last address of such holder shown in the records of the Governmental Authorities. Each such investor, lender, or holder shall have the right, at its option, to cure or remedy such breach or default and to add the cost thereof to the mortgage debt and the lien of its mortgage; provided that if the breach or default is with respect to construction of the Project, nothing contained in this Agreement shall be deemed to permit or authorize such holder, either before or after foreclosure or action in lieu thereof, to undertake or continue the construction or completion of the Project without first having expressly assumed the obligation to the Governmental Authorities, by written agreement reasonably satisfactory to the Governmental Authorities, to complete the construction the Project in accordance with the plans and specifications therefor and this Agreement. Any such holder who shall properly complete the construction of the Project shall be entitled, upon written request made to the Governmental Authorities, to a certification by the Governmental Authorities to such effect in the manner provided in Section 3.03.

5.06. Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes and all standard charges and fees due with respect to the Property (as described in 2.02(h) herein, payable with respect to all and any parts of the Property acquired and owned by it until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to

the Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under M.S., Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Property between the date of execution of this Agreement and the Termination Date.

5.07 Action to Reduce Taxes. The Developer may seek through petition or other means to have the market value for the Property reduced; provided such reduction is not below the minimum market value set forth in the Assessment Agreement. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer. Upon receiving such notice, or otherwise learning of the Developer's intentions, the EDA may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the EDA will make the suspended payments less any amount that the EDA is required to repay the County as a result any reduction in market value of the Property. During the period that the payments are subject to suspension, the EDA may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The EDA's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

ARTICLE 6

Prohibitions Against Assignment and Transfer

6.01. Transfer of Property and Assignment. Other than leases made in the ordinary course of business, the Developer has not made and will not make, or suffer to be made, any total or partial sale, assignment, conveyance, lease, or other transfer, with respect to this Agreement, the Project or Property or any part thereof or any interest therein (other than any Mortgage or Mortgages securing financing for the Project or other than any assignment of the payments to be made to the Developer under Section 5.02 hereof that is permitted under Section 5.02 hereof), or any contract or agreement to do any of the same, without the prior written approval of the Governmental Authorities, which shall not be unreasonably withheld or delayed. The Governmental Authorities shall be entitled to require as conditions to any such approval that: (i) the proposed transferee have the qualifications and financial responsibility, as reasonably determined by the Governmental Authorities, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer; (ii) the proposed transferee, by recordable instrument satisfactory to the Governmental Authorities shall, for itself and its successors and assigns, assume all of the obligations of the Developer under this Agreement. No transfer of, or change with respect to, ownership in the Project or Property or any part thereof, or any interest therein, however consummated or occurring and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the Governmental Authorities of or with respect to any rights or remedies or controls provided in or resulting from this Agreement with respect to the Project or Property and the completion of the Project that the Governmental Authorities would have had, had there been no such transfer or change. There shall be submitted to the Governmental Authorities for review all legal documents relating to the transfer.

Notwithstanding the foregoing, this Section 6.01 shall not apply to any transfer or assignment to (i) any entity controlling, controlled by or under common control with the Developer or (ii) any entity in which the majority equity interest is owned by the parties that have a majority equity interest in the Developer.

Provided that no Event of Default exists hereunder, any such transfer or assignment shall release the Developer from its obligations hereunder upon execution and delivery to the Governmental Authorities by the transferee or assignee of an instrument in form and substance satisfactory to the Governmental Authorities by which the transferee or assignee assumes the obligations of the Developer hereunder.

Notwithstanding anything in this Agreement to the contrary, the Governmental Authorities acknowledge and agree that the initial named Developer is a qualified intermediary who is acquiring the Property and who will begin and proceed with the construction of the Project to facilitate an exchange under Section 1031 of the Internal Revenue (the “Exchange”) for the benefit of EDCO Products, Incorporated (“EDCO”). EDCO will be granted an option to purchase the Property from Developer as part of the Exchange. If EDCO exercises the option to purchase, in connection with the closing of such purchase, the Governmental Authorities hereby consent to the acquisition of the Property by EDCO, either through a purchase of the membership interests in the Developer or by a deed from the Developer. In connection therewith, the rights under this Agreement will be assigned to EDCO and EDCO will assume all obligations under this Agreement, including, without, limitation, the right to be the payee of the TIF Note and the obligations to pay real estate taxes and comply with the Business Subsidy Act requirements. Developer and EDCO will notify the Governmental Authorities of the purchase and provide to the Governmental Authorities a copy of the assignment and assumption of this Agreement.

In the absence of specific written agreement by the Governmental Authorities to the contrary including the express provisions of the foregoing paragraphs, no such transfer or approval by the Governmental Authorities thereof shall be deemed to relieve the Developer, or any other party bound in any way by this Agreement or otherwise with respect to the completion of the Project, from any of their obligations with respect thereto.

6.02. Termination of Limitations on Transfer. The provisions of Section 6.01 shall terminate at such time as the Certificate of Completion has been issued by the City under Section 3.03 of this Agreement with respect to the Project; provided, however, that any assignment of the payments to be made to the Developer under Section 5.02 may only be assigned as permitted under Section 5.02 hereof.

ARTICLE 7

Event of Default; Fees

7.01. Events of Default. Subject to Unavoidable Delay, the following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean, whenever it is used in this Agreement (unless the context otherwise provides), any one or more of the following events which occurs and continues for more than thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer

period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances (and the term “default” shall mean any event which would with the passage of time or giving of notice, or both, be an “Event of Default” hereunder):

(a) Failure of the Developer to construct or reconstruct the Project as required hereunder.

(b) Failure of the Developer to furnish the Construction Plans as required hereunder.

(c) Failure of the Developer to pay to the EDA any amounts required to be paid by the Developer hereunder.

(d) Failure of the Developer or the Governmental Authorities to observe and perform any other covenant, condition, obligation or agreement on its part to be observed or performed hereunder.

(e) Failure of the Developer to pay any taxes or standard charges and fees due with respect to the Property as they become due.

(f) Filing of any voluntary petition in bankruptcy or similar proceedings by the Developer; general assignment for the benefit of creditors made by the Developer or admission in writing by the Developer of inability to pay its debts generally as they become due; or filing of any involuntary petition in bankruptcy or similar proceedings against the Developer which are not dismissed or stayed within sixty (60) days.

7.02. Remedies on Default. In the event the Governmental Authorities desire to exercise any of their respective rights or remedies to the extent provided herein, the Governmental Authorities shall first provide written notice to Developer setting forth with specific particularity the Event of Default and the action required to cure or remedy the same (the “Default Notice”). Developer or any transferee or assignee under Section 6.01 hereof, shall have thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances. If, following Developer’s receipt of a Default Notice, Developer does not cure or remedy the Event of Default therein specified within the time provided above, the Governmental Authorities may, as its sole and exclusive remedies, take any one or more of the following actions at any time prior to Developer’s curing or remedying the Event of Default:

(a) Suspend its performance under this Agreement until it receives assurances from Developer, deemed adequate by the Governmental Authorities, that Developer will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, Terminate all rights of Developer under this Agreement.

(c) Withhold the Certificate of Completion.

In the event the Governmental Authorities should fail to observe or perform any covenant, agreement or obligation of the Governmental Authorities on their part to be observed and performed under this Agreement, and such failure occurs and continues for more than thirty (30) days from receipt of a Default Notice to cure or remedy the Event of Default specified in the Default Notice, or such longer period as may be reasonably required to complete the cure as soon as reasonably possible under the circumstances, Developer may take any one or more of the following actions:

(a) Suspend its performance under this Agreement until it receives assurances from the Governmental Authorities deemed adequate by Developer, that the Governmental Authorities will cure its default and continue its performance under this Agreement.

(b) In the case of a material default that is not cured within a reasonable period of time, Terminate all rights of the Governmental Authorities under this Agreement.

7.03. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Governmental Authorities or to the Developer is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Governmental Authorities or Developer to exercise any remedy reserved to them, it shall not be necessary to give notice, other than such notice as may be required under this Agreement.

7.04. Waivers. All waivers by any party to this Agreement shall be in writing. If any provision of this Agreement is breached by any party and thereafter waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

7.05. Agreement to Pay Attorneys' Fees. Whenever any Event of Default occurs and either of the Governmental Authorities shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the Governmental Authorities the reasonable fees of such attorneys and such other expenses so incurred by the Governmental Authorities.

ARTICLE 8 General Provisions

8.01. Conflicts of Interest; Governmental Authorities Representatives Not Individually Liable. No member, official, employee, or consultant or employee of a consultant of the Governmental Authorities shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official, consultant or the consultant's employees or employee participate in any decision relating to this Agreement which affects his or her personal interests

or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested. No member, official, consultant or consultant's employee, or employee of the Governmental Authorities shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the Governmental Authorities or for any amount which may become due to Developer or successors or on any obligations under the terms of this Agreement.

8.02. Equal Employment Opportunity. Developer, for itself and its successors and assigns, agrees that during the construction of the Project it will comply with any applicable affirmative action and nondiscrimination laws or regulations.

8.03. Restrictions on Use. Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, that Developer, and such successors and assigns, shall devote the Property to, and only to and in accordance with, the uses specified in the Redevelopment Plan, this Agreement and other agreements entered into between the Developer and the City, and shall not discriminate upon the basis of race, color, creed, religion, national origin, sex, marital status, disability, status with regard to public assistance, sexual orientation, and familial status in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof.

8.04. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

8.05. Business Subsidies Act.

(a) *Representations and Covenants.* The provisions of this Section constitute the "Business Subsidy Agreement" for purposes of the Business Subsidies Act.

(1) The Developer acknowledges and agrees that the provisions of the Business Subsidy Act apply to this Agreement, as Developer is receiving the Public Assistance under the terms of this Agreement in the form of Available Tax Increment, which Public Assistance constitutes a "Business Subsidy" for purposes of the Business Subsidies Act.

(2) The public purposes and goals of the subsidy are to create jobs, enhance economic diversity of the city, and increase the tax base in the City.

(3) The goals for the subsidy are to create jobs that pay a livable wage, per Section 8.05(b) of this Agreement.

(4) The subsidy is needed because the Project is economically infeasible without the Public Assistance and the Governmental Authorities are desirous of the Developer undertaking the Project in order to create jobs and increase the tax base in the City's area of operation.

(5) The Developer represents and covenants to continue operations in the City for at least five years following the Benefit Date (as such term is defined in the Business Subsidy Act).

(6) The Developer represents and covenants to meet the job and wage goals for the Business Subsidy, as described in subsection (b) below.

(7) The Developer does not have a parent corporation.

(8) In addition to the assistance provided under this Agreement, the Developer has received or expects to receive as part of this Project, the following financial assistance from other “grantors” as defined in the Business Subsidies Act:

- NONE

(b) *Job and Wage Goals for the Business Subsidy.* The Developer agrees that the job and wage goals for the Project are 25 new full-time equivalent jobs located in the City of Chaska with an average hourly wage of \$20.00 per hour. Such wage and jobs and goals must be met within two years after the Benefit Date.

(c) *Financial Obligation of the Developer if Business Subsidy Agreement Not Fulfilled.* If the Developer does not fulfill this Business Subsidy portion of this Agreement, the Developer will repay to the EDA a pro rata portion of the Business Subsidy which has been paid to the Developer plus interest from the date of such payments (“Interest”) set at the implicit price deflator for government consumption expenditures and gross investment for state and local governments prepared by the bureau of economic analysis of the United States Department of Commerce for the 12-month period ending March 31 of the previous year. *For instance, if Developer only creates 20 new jobs meeting the wage goals for the Project (80% of the goal of 25 new jobs), the Developer will repay to the EDA 20% of the Business Subsidy which has been paid to the Developer plus Interest. The Public assistance in years after any such failure to create 100% of the job and wage goals shall be paid in proportion to the actual jobs created meeting the wage goals within two years after the Benefit Date.*

(d) *Reporting Requirements; Term of Business Subsidy portion of this Agreement.*

(a) The Developer agrees to furnish to the Governmental Authorities on or before March 1 in each year the report required in Section 116J.994, Subdivision 7 of the Business Subsidies Act on forms developed by the Minnesota Department of Employment and Economic Development. Developer’s obligation to provide such a report shall continue for two years after the Benefit Date or until the goals are met, whichever is later. If the goals are not met, Developer is required to continue to provide information on the Business Subsidy until it is repaid.

(b) If the Governmental Authorities do not receive the reports, either of the Governmental Authorities will mail the Developer a warning within one week of the required filing date. If within 14 days of the post marked date of the warning the reports are not made, the Developer agrees to pay to the EDA a penalty of \$100 for each subsequent day until the report is filed up to a maximum of \$1,000.

This Business Subsidy portion of this Agreement will be in full force and effect until the earlier of the Developer meeting all of its obligations hereunder or the provisions of the Business Subsidies Act no longer apply to the Governmental Authorities, the Developer, or the Project, in which case this Business Subsidy portion of the Agreement will be terminated.

8.06. Term of Agreement. This Agreement shall terminate upon the earlier to occur of (i) February 1, 2037, (ii) the date the TIF Note is paid in full, (iii) the date on which the TIF District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; it being expressly agreed and understood that the provisions of this Agreement are intended to survive the expiration and satisfaction of any security instruments placed of record contemporaneously with this Agreement, if such expiration and satisfaction occurs prior to the expiration of the term of this Agreement, as stated in this Section 8.06.

8.07. Provisions Surviving Termination. Sections 4.01 and 7.05 hereof shall survive any termination, rescission, or expiration of this Agreement with respect to or arising out of any event, occurrence, or circumstance existing prior to the date thereof.

ARTICLE 9 Administrative Provisions

9.01. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under this Agreement by any party to another party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or sent by recognized overnight delivery service, or delivered personally as follows:

(a) in the case of Developer, addressed to or delivered personally to:

TCWG, LLC
c/o Commercial Partners Exchange Company, LLC
Attention: Jeffrey R. Peterson
222 South Ninth Street, Suite 4050
Minneapolis, Minnesota 55402

With copies to:

Edco Products, Incorporated
8700 Excelsior Blvd.

Hopkins, MN 55343
Attention: President and CEO

Savills
650 3rd Avenue South, Suite 1800
Minneapolis, Mn 55402
Attention: Jim Vos; Ashley Moen; and Jon Theis

Fredrikson & Byron, P.A.
60 South Sixth Street, Suite 1500
Minneapolis, Minnesota 55402-4400
Attention: Christopher J. Dolan and John J. Erhart

(b) in the case of the City, addressed or delivered personally to:

City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attention: City Administrator

(c) in the case of the EDA, addressed or delivered personally to:

Chaska Economic Development Authority
City of Chaska
One City Hall Plaza
Chaska, MN 55318
Attention: Executive Director

The Governmental Authorities and the Developer, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications should be sent.

9.02. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

9.03. Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon the Governmental Authorities and the Developer and their respective successors and assigns.

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

9.05. Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by written amendment authorized and executed by the Governmental Authorities and the Developer. The Chair and Executive Director of the EDA are authorized to execute and deliver amendments and any documents related to this Agreement on

behalf of the EDA without further Board of Commissioner approval. The Mayor and City Administrator are authorized to execute and deliver amendments and any documents related to this Agreement on behalf of the City without further Council approval.

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

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

9.08. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota without giving effect to the conflicts-of-laws principles thereof.

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

CHASKA ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Chair

And _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Chair, and Executive Director, respectively, of the Chaska Economic Development Authority, a body politic and corporate under the laws of the state of Minnesota, on behalf of the Authority.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[EDA Signature Page to TIF Agreement - Edco Manufacturing Facility]

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

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[City Signature Page to TIF Agreement - Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[Developer Signature Page to TIF Agreement - Edco Manufacturing Facility]

EXHIBIT A
TO
TIF AGREEMENT

PROPERTY

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT B
TO
TIF AGREEMENT

COVENANTS AND RESTRICTIONS

[See Attached]

This Document Was Drafted By:

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

COVENANTS AND RESTRICTIONS

During the term of that certain Tax Increment Financing Agreement between the Chaska Economic Development Authority, the City of Chaska, and TCWG, LLC, a Minnesota limited liability company, dated [_____] 1, 20[___] and recorded in the Office of the Carver County Registrar as Document No. [_____] on [_____] 20[___], the Property legally described in Exhibit A attached hereto and made a part hereof (the "Property") shall be subject to the following covenants and restrictions:

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

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

- (a) An institution of purely public charity;
- (b) A church or ancillary tax-exempt housing;
- (c) A public hospital;
- (d) A public school district;
- (e) An organization exempt from federal income taxes pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, if as a result of such sale, transfer, conveyance or lease the Property would become exempt from real estate taxes; or
- (f) A Minnesota cooperative association organized under Minnesota Statutes, Section 308.05 and 308.18 for the purpose of complying with the provisions of Minnesota Statutes, Section 273.133, subdivision 3, or any other party that would cause the Property to be valued and assessed for

real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.

4. The Property shall not be used for any of the following purposes:
 - (a) The operation of a public charity;
 - (b) A church or house of worship;
 - (c) The operation of a public hospital;
 - (d) The operation of a public schoolhouse, academy, college, university or seminary of learning; or
 - (e) Any other use which would cause the Property to be valued and assessed for real estate tax purposes at a lower percentage of its market value than the Property is then being valued and assessed for real estate tax purposes or would result in the Property becoming exempt from real estate taxes.
5. The Property shall be devoted to uses consistent with an “economic development district” under Minnesota Statutes, Sections 469.174 through 469.1794.
6. The Property owner shall:
 - (a) not discriminate on the basis of color, creed, national origin, or sex in the sale, lease, use or occupancy of the Property, the Project or any part thereof;
 - (b) develop the Property in an orderly manner consistent with the City’s zoning ordinances and comprehensive plan.
7. The covenants and restrictions herein contained shall run with the title to the Property and shall be binding upon all present and future owners and occupants of the Property; provided, however, that the covenants and restrictions herein contained shall inure only to the benefit of the City and may be released or waived in whole or in part at any time, and from time to time, by the sole act of the City, and variances may be granted to the covenants and restrictions herein contained by the sole act of the City. These covenants and restrictions shall be enforceable only by the City, and only the City shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of the covenants and restrictions herein contained, or to enforce the performance or observance thereof.
8. The covenants and restrictions herein contained shall remain in effect until the later of (i) February 1, 2037, or (ii) the payment in full of principal of, and interest on, the limited revenue tax increment note issued in accordance with the Agreement, and thereafter shall be null and void. Upon request of the owner of the Property, the City will execute a release of these covenants and restrictions in recordable form.

CITY OF CHASKA, MINNESOTA

By: _____
Mayor

By: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, Minnesota, on behalf of the City of Chaska.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[City Signature Page to Covenants and Restrictions – Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[Developer Signature Page to Covenants and Restrictions - Edco Manufacturing Facility]

EXHIBIT A
to
Covenants and Restrictions

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT C
TO
TIF AGREEMENT

PROJECT DESCRIPTION; QUALIFIED COSTS

Project Description

The Project involves the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility. Total Development Costs are anticipated to be approximately \$44,000,000.

Qualified Costs

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

Site Improvements

[]

Total

\$*

* Developer’s estimated Qualified Cost. The total principal amount of any and all tax increment notes issued to reimburse the Developer for Qualified Costs of the Project will not exceed \$1,644,173.

EXHIBIT D
TO
TIF AGREEMENT

CERTIFICATE OF COMPLETION

(See Attached)

This Document Was Drafted By:

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

CERTIFICATE OF COMPLETION

[Date]

WHEREAS, _____, _____ (“the Developer”), is the owner and the Developer of the property in the County of Carver and State of Minnesota described on Exhibit A hereto and made a part hereof (the “Property”); and

WHEREAS, the Property is subject to the provisions of a certain Tax Increment Financing Agreement (the “Agreement”) in the Redevelopment Project Area No. 4 and Tax Increment Financing District No. 25, dated as of September 30, 2025, between the Developer, Chaska Economic Development Authority, and the City of Chaska, Minnesota; and

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

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

[Signature pages to follow]

Dated as of the date first written above.

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ____ day of _____,
20____, by _____, the Mayor and City Administrator, respectively, of the City of
Chaska, Minnesota, on behalf of the City of Chaska.

In WITNESS WHEREOF, I have set my hand and my official seal this ____ day of
_____, 20____.

Notary Public

[Signature Page to Certificate of Completion]

**Exhibit A
To
Certificate of Completion**

Property

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

EXHIBIT E
TO
TIF AGREEMENT

FORM OF LIMITED TAX INCREMENT REVENUE NOTE

No. R-_____

\$[_____]

UNITED STATES OF AMERICA
STATE OF MINNESOTA

**ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF CHASKA**

**LIMITED REVENUE TAXABLE TAX INCREMENT NOTE
(EDCO MANUFACTURING FACILITY)**

PRINCIPAL AMOUNT:

INTEREST RATE: 5.0%

The Chaska Economic Development Authority (the “EDA”) for value received, promises to pay, but solely from the source, to the extent and in the manner hereinafter provided, to [Developer], or its registered assigns (the “Owner”), the principal sum of _____ (\$ _____), in semi-annual installments payable on August 1, 2028, and on each February 1 and August 1 thereafter up to and including February 1, 2037 (each being a “Scheduled Payment Date”), together with interest on the outstanding and unpaid principal balance of this Note at the rate of five percent (5.0%) per annum. Installment payments shall be applied first to interest and then to a reduction of outstanding principal. Interest on the outstanding balance of this Note shall accrue from the date hereof as simple, non-compounding interest. Each payment on this Note is payable in any coin or currency of the United States of America which on the date of such payment is legal tender for public and private debts and shall be made by check or draft made payable to the Owner and mailed to the Owner at the postal address within the United States designated from time to time by the Owner.

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

This Note is a special and limited obligation and not a general obligation of the EDA, which has been issued by the EDA in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including M.S., Sections 469.174 through 469.1794. This Limited Tax Increment Revenue Note (Edco Manufacturing Facility) (or “Note”) is issued pursuant to the provisions of that certain Tax Increment Financing Agreement, dated as of September 30, 2025, as the same may be amended from time to time (the “Tax Increment Financing Agreement”), by and between the EDA, the City of Chaska,

Minnesota (the “City”) and [TCWG, LLC, as assigned to Edco Products, Incorporated (the “Developer”) pursuant to that assignment agreement dated _____].

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

The Note Payment Amounts due hereon shall be payable solely from a portion of the tax increments, less the EDA’s administrative fee of ten percent (10%), less the percentage retained by the EDA for certain City improvements (44.5%), from the Property within the EDA’s Tax Increment Financing District No. 25 (the “TIF District”) within its Redevelopment Project Area No. 4, which are paid to the EDA and which the EDA is entitled to retain pursuant to the provisions of M.S., Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time, to pay a portion of the interfund loan for the City’s project related expenses (the “Available Tax Increment”). The EDA makes no representation or covenant, express or implied, that the Available Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The EDA shall pay to the Owner on each Scheduled Payment Date all Available Tax Increment on that date to the extent necessary to pay principal and interest then due and any past due installment. To the extent that the EDA is unable to pay the total principal and interest due on this Note at or prior to the February 1, 2037 maturity date hereof as a result of its having received as of such date insufficient Available Tax Increment, such failure shall not constitute a default under this Note and the EDA shall have no further obligation hereon.

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

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

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

IN WITNESS WHEREOF, the Chaska Economic Development Authority has caused this Note to be executed by the manual signatures of the Chair and the Executive Director and has caused this Note to be dated as of _____, 20__.

CHASKA ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Chair

And _____
Executive Director

[Signature Page to Limited Revenue Taxable Tax Increment Note]
(Edco Manufacturing Facility)

EXHIBIT F
TO
TIF AGREEMENT

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT is dated as of September ____, 2025, and is by and among the CHASKA ECONOMIC DEVELOPMENT AUTHORITY, a body corporate and politic, duly organized under the laws of the State of Minnesota (the “EDA”), the CITY OF CHASKA, a municipal corporation and political subdivision of the State of Minnesota (the “City,” together with the EDA, the “Governmental Authorities”), and TCWG, LLC, a Minnesota limited liability company (the “Developer”).

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

Section 1. Recitals.

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

1.02. Tax Increment Financing District; Project. Pursuant to the Minnesota Tax Increment Financing Act, Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the “TIF Act”), the Governmental Authorities have approved a tax increment financing plan (the “TIF Plan”), which is the proposed method for financing the development activities currently proposed to be undertaken pursuant to the Project Plan and the City has established a portion of the Project Area as a tax increment financing district – Tax Increment Financing District No. 25, an economic development district, established by the City Council on September 15, 2025 (“TIF District”). The TIF Plan proposes to finance the cost of the construction of an approximately 235,000 square foot office, manufacturing, and warehouse facility (the “Project”).

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

1.04. TIF Agreement. The Governmental Authorities and the Developer have entered into a Tax Increment Financing Agreement, dated as of September 30, 2025 (the “TIF Agreement”), which provides that the Developer, or its permitted assignee, will improve the real property described in Exhibit A hereto (the “Land”) by the construction of the portion of the Project located thereon. The TIF Agreement provides that upon the execution and delivery of the TIF Agreement, the City and Developer are to enter into this Assessment Agreement.

Section 2. Minimum Market Value.

2.01. Agreed Upon Minimum. The Developer agrees that the minimum market value of the Land and Project located thereon for ad valorem tax purposes, for the assessment made as of January 2, 2028, shall be not less than \$26,910,800, and shall not be reduced by any action taken by the Developer (other than a deed in lieu of, or under threat of, condemnation by the City, Carver County or other condemning authority), to less than the said amount, and that during the term of this Assessment Agreement no reduction of the market value therefor below said minimum market value shall be sought by the Developer or granted by any public official or court except in accordance with Minnesota Statutes, Section 469.177, subdivision 8. This minimum market value shall apply only to the Land, the portion of the Project located thereon and any other facilities situated on the Land. In the event of involuntary conversion of the Land and the portion of the Project located thereon for any reason (other than condemnation by a public entity), the minimum market value shall not be reduced to an amount less than said minimum market value.

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

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

2.03. Substantial Completion. For purposes of this Assessment Agreement and the determination of the market value of the Land and the portion of the Project located thereon for ad valorem tax purposes, the Developer agrees that Project shall be deemed to be completed in accordance with the TIF Agreement as of December 31, 2028 (the required date of completion), whether in fact completed or not.

Section 3. Filing and Certification.

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

3.02. Filing. Prior to the recording of any mortgage, security agreement or other instrument creating a lien on the Land, the Developer shall cause this Assessment Agreement and a copy of Minnesota Statutes, Section 469.177, subdivision 8, attached hereto as Exhibit B, to be recorded in the office of the County Recorder or Registrar of Titles of Carver County, and shall pay all costs of such recording.

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

Section 5. Miscellaneous Provisions.

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

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

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

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

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

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

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

5.08. Effective Date. This Assessment Agreement shall be effective as of September ____, 2025.

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

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

IN WITNESS WHEREOF, the parties hereto have caused this Assessment Agreement to be executed as of the date first above written.

CHASKA ECONOMIC DEVELOPMENT
AUTHORITY

By _____
Chair

And _____
Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Chair, and Executive Director, respectively, of the Chaska Economic Development Authority, a body politic and corporate under the laws of the state of Minnesota, on behalf of the Authority.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[EDA Signature Page to Assessment Agreement - Edco Manufacturing Facility]

CITY OF CHASKA, MINNESOTA

By _____
Mayor

And _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by Taylor Hubbard and Matt Podhradsky, the Mayor and City Administrator, respectively, of the City of Chaska, a Minnesota municipal corporation, on behalf of the corporation.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[City Signature Page to Assessment Agreement - Edco Manufacturing Facility]

TCWG, LLC
a Minnesota limited liability company

By: _____
Jeffrey R. Peterson
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2025, by _____, the _____ of TCWG, LLC, a Minnesota limited liability company, on behalf of the company.

IN WITNESS WHEREOF, I have set my hand and my official seal this ____ day of _____, 2025.

Notary Public

[Developer Signature Page to Assessment Agreement - Edco Manufacturing Facility]

Exhibit A
To
Assessment Agreement

DESCRIPTION OF LAND

The real property and interests in such property located in the County of Carver, State of Minnesota and described as follows: OUTLOT C, WETZELS WOODS, CARVER COUNTY, MN

To be platted as Lot 1, Block 1, Wetzles Woods 3rd Addition, Carver County, MN

Parcel ID: 306940070

Exhibit B
To
Assessment Agreement

COPY OF MINNESOTA STATUTES, SECTION 469.177, SUBDIVISION 8

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

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

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

the land or improvements that is subject to the assessment agreement, and the agreement is binding upon them.

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

Exhibit C
To
Assessment Agreement

ASSESSOR'S CERTIFICATE

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

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

2. I have read the foregoing Assessment Agreement dated as of [____], 2025;

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

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

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

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

7. I hereby certify that the market value assigned to the Land and the portion of the Project located thereon described on the foregoing Exhibit A by the Assessment Agreement is reasonable and the market value assigned to the Land and the portion of the Project located thereon: for the Project (as defined in the TIF Agreement) the assessment made as of January 2, 2028, shall be not less than \$26,910,800, and continuing throughout the term of the Assessment Agreement.

Dated: _____, 20__.

Carver County Assessor, City of Chaska, Minnesota

REQUEST FOR ACTION CHASKA CITY COUNCIL 09/15/2025

Subject: Municipal Services Building (MSB) – Concept Plan

Applicant: Oertel Architects on behalf of the City of Chaska

Location: 4501 Creek Road

Case No.: P.C. No. 2025-12

Synopsis: The applicant is requesting approval of the Concept Plan for a municipal services building (MSB)

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution

Introduction

The property in question is located near the west edge of the City. The following exhibit below is intended to show the general site area and adjoining uses:



Figure 1: Existing Site & Adjoining Uses

Background

In the fall of 2021, the City Council developed their Strategic Plan (2021-2025) and identified six strategic visions. One of these visions is "In 2025 Chaska has quality City facilities". From these visions, strategic directions were set. Strategic Direction Two is "Reinvesting in Core Assets: Facilities are adequate to meet growth and reflect community pride." This vision and strategic direction were identified as city facilities are over 30 years old with little reinvestment put into them, and no longer are able to accommodate the growth in the community since they were built.

The Public Safety Facility was the first city facility project to be updated. This project went through planning approvals in the later half of 2023 and has been under construction since 2024. The building is anticipated to be in operation at the end of 2025/early 2026. With that project nearly wrapped up, the next city facility on the Building Improvement Program schedule is MSB.

The City Council adopted a new Strategic Plan in the beginning of 2025. The current strategic plan identifies six visionary outcomes that look ahead to 2030. One of the visionary outcomes, "Chaska is continuously reinvesting in City facilities". Furthermore, a first year objective was to hire the architect for MSB.

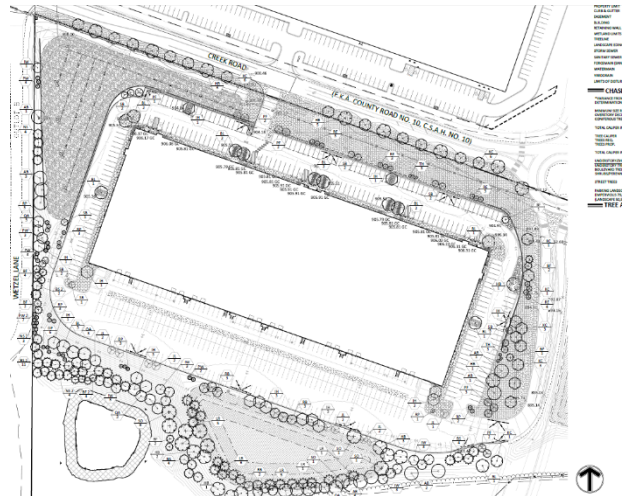


Figure 2: 2022 Chaska Club West Industrial Final Plan

Previous Reviews and Existing MSB Site

On May 16, 2022 the City Council approved the final site & building plan and final plat for Chaska Club West Industrial. The plans generally included a 34-38' high, 177,000sf, build-to-spec building, and a ~20 foot landscaped berm on the southwest side of the site for screening from the adjacent residential neighbors. Some site grading work has been completed, but the building was not constructed as an end user was not identified. In Spring 2024, the city approached the property owner to pursue acquisition for the city's MSB project.

On September 16, 2024 the City Council approved the purchase agreement for the future MSB site at Lot 1, Block 1 Chaska Club West Industrial (aka 4501 Creek Road). During the review of this request, it was noted that the existing MSB site (660 Victoria Drive) was limited in terms of expansion. MSB is currently just over 48,000 square feet, with a space needs analysis identifying a need of just over 140,000 square feet. Two of the larger obstacles on the site are the presence of significant wetlands and the 230kv Xcel Transmission line that runs through the middle of the property; each are north of the existing building. To expand the MSB on the existing site would require the relocation of the transmission line to the north, which could be accomplished through the movement of one tower north into the wetlands. Doing this would cost close to \$3 million, which is financially burdensome. Ultimately, a cost comparison was analyzed between the existing site and a new site and determined that a new site and building would be more cost

effective. The existing MSB building and site will stay in city ownership and will be used for additional cold storage facilities.

On January 27, 2025 the City Council approved the Request for Proposals (RFP) for MSB to bring in architectural and engineering services. In March 2025, Oertel Architects were selected as the designer for the MSB project. Since that time, they have been meeting with various staff to design the site and building. Tonight, the city is seeking a Concept Plan approval for the new municipal services building (MSB).

Neighborhood Meeting – July 23rd, 2025

The applicant and city conducted a neighborhood meeting on Wednesday, July 23rd from 4:00pm-6:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Approximately 3 residents (two households) attended who lived directly adjacent to the proposed project.

In addition to the neighborhood meeting, the City displayed the MSB project at a City booth at River City Days July 25-26th.

Comments received during these meetings/displays pertained to:

- Outside yard location
- Fuel island location
- Creek Road conditions/improvements
- Other plans for development in the area.

In general, the public were supportive of the overall project.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.** The property for the MSB project is comprised of four lots and totals almost 22 acres. Lot 1 is identified as 4501 Creek Road and will be the *primary lot location for the MSB project*. This lot is approximately 12.7 acres in size; includes two ponds developed as part of the previous Chaska Club West Industrial project, and Creek Road easements for both access and utility corridors, including large overhead power line poles. Outlot B is a 6.7 acre property that has two ponds and large soils pile. The lot contains steep slopes on the eastern half of the property as those slopes come down to West Chaska Creek. The ponds on this lot were sized and designed for a portion of the industrial development and road improvements and developments to the north along Chaska Creek Boulevard. The triangular lot east of Outlot B is 1.28 acres in size and is primarily encumbered by steep slopes, easements and setbacks, including 212 corridor requirements. Outlot C is 0.9 acres and was a portion of property that was intended for the continuation of Chaska Creek Blvd. A roundabout exists at the intersection of Creek Road and Chaska Creek Boulevard; the southern leg of this roundabout will be an extension of Chaska Creek Boulevard and provide the primary site access for MSB.



Figure 3: Existing Conditions

- Concept Plan.** The concept plan contemplates a two-story building totaling 148,000 square feet. The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building will include 4 primary operational functions; vehicle storage, vehicle/equipment maintenance, departmental workshops, and office administration. A fuel island will also be constructed on the southeast portion of the property. There is no intent to store outdoor operational resources and perform outdoor work activities on this site. Those activities will remain at the existing MSB site (660 Victoria Drive), including the salt shed.

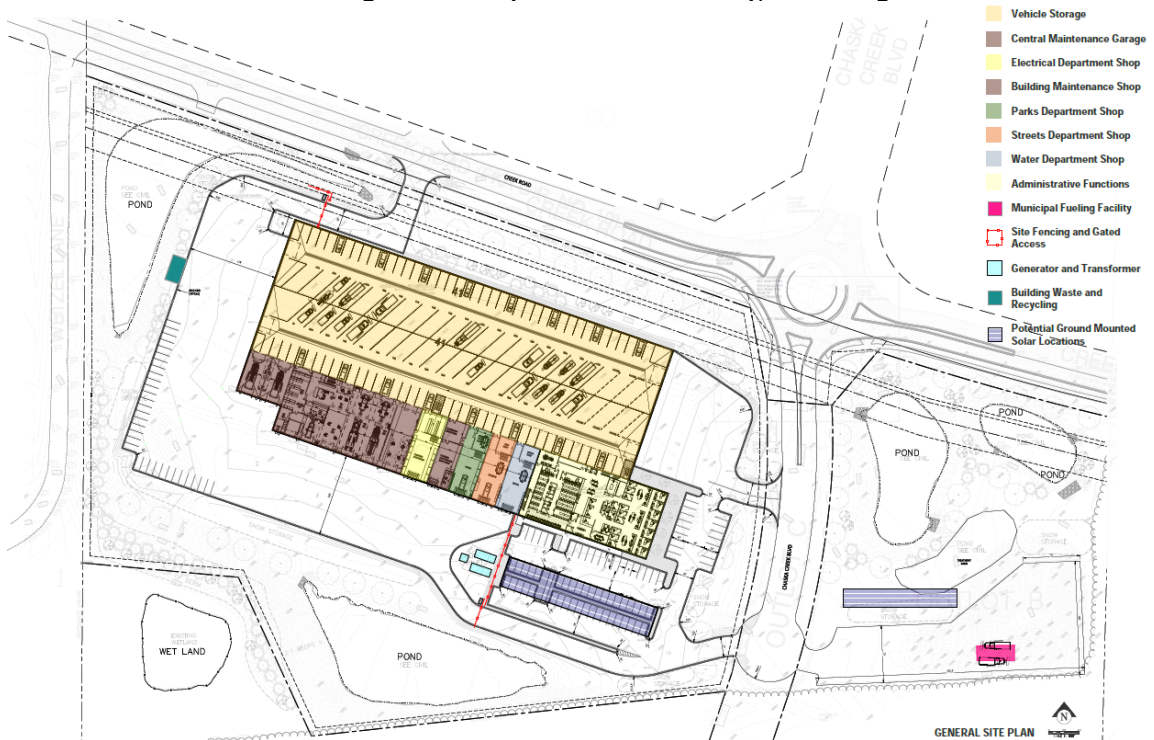


Figure 4: Proposed Concept Plan

Goals: The identified goals for this project include the following:

- **FUNCTIONALITY AND FLEXIBILITY –**
The building should improve the operational efficiency and workflow of each department while remaining flexible for changing staff, departmental needs, emerging technologies and municipal infrastructure maintenance best practices.
- **COLLABORATION AND GATHERING –**
All departments will be under one roof. Departments will benefit from being in close proximity to one another, both from a practical sharing of operational knowledge as well as departmental community building. The building will facilitate large whole staff gatherings, while providing meeting spaces of multiple sizes to meet diverse personnel and operational needs.
- **STAFF SAFETY, HEALTH AND WELLBEING –**
Staff's personal safety, physical and mental health in daily operations is paramount. Design with an awareness of interactions between vehicle and people spaces, including space between equipment, traffic pattern planning and ventilation separations. Interior environmental quality for all spaces should include consideration of daylight integration, acoustic control measures and fresh and dirty air circulation. Access to personal and equitable space and amenities promote mental and physical health with a focus on Chaska's staff.
- **BALANCED SECURITY AND CONNECTIVITY –**
Create a defined separation of public and operational functions, securing staff and equipment, that also allows promotion of a welcoming and available public facility. An operationally secure boundary provides defined points of staff and public access, with passive and active separations for staff and public safety.
- **SOME "SILOING" IS A GOOD THING –**
All tools, parts and workgroup storages should be as directly accessible from the group's workshop space as possible. Compartmentalization is necessary for division specific equipment, tools and parts to manage inventory control and streamline specific workflows. Balancing separation with ease of access is an important consideration when designing these compartmentalized functions.
- **DURABILITY AND RESILIENCY –**
Use materials and fixtures that are hard wearing and long lasting. Simplify fixture selections for ease of maintenance across all Chaska facilities. Layout systems for access, service and replacement. Design personnel flow from dirty to clean spaces intentionally to limit spread of dirt and grime. Our target is a building with a 50 year lifespan or longer.
- **FISCAL RESPONSIBILITY –**
Design with an intention that fiscal decisions made now, will potentially impact future fiscal responsibilities. A decision for use of funding should be made based on the priority of the other imperatives, and how that leads to a successful and operational project.

Parking: 111 parking stalls are provided on site.

Building Design: The building is primarily rectangular, roughly 38 feet high, 148,000 square feet in size, and one story with an office/administration area that will be two-stories. The building proposes to use a Chaska brick variation, metal panel cladding, precast concrete, and glazing (windows).

Access: Two access points are proposed off Creek Road. The primary access point will come from the roundabout's southern leg at Creek Road and Chaska Creek Boulevard. A secondary access is proposed west of the primary access that lines up with the industrial site to the north. Site fencing and security gates will encompass the southwest portion of the site and access points.

Utilities and Stormwater: Utilities are available from Creek Road near the existing roundabout.

Two stormwater ponds exist on the main site (Lot 1), and two ponds exist on Outlot B. These 4 ponds were installed with the previous Chaska Club West Industrial development

- **Land Use.** The property is currently zoned Planned Industrial District (PID-10). The 2040 Comprehensive Plan guides this site as Business Park (see below).

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan for the new MSB on Creek Road. The following is intended to summarize staff's analysis of the applicants request:

- **Comprehensive Plan**

The comprehensive plan guides the site as Business Park (purple). The proposed use is consistent with this.

Business Park

Areas guided for the integration of office and light industrial uses in order to create employment centers on large sites that provide a greater diversity of jobs, higher development densities and jobs per acre, higher quality site and architectural design, and increased tax revenues. Office, office-showroom-warehousing, research and development services, high-tech electronic manufacturing, medical, and lodging are typical business uses appropriate for this land use category. Supporting retail and services, such as healthcare, fitness, child daycare, dry cleaning, bank, coffee shop, restaurant, and convenience store, should only be allowed as secondary uses, provided no more than 10 percent of the overall business park area is used for these purposes.



Figure 5: 2040 Comprehensive Plan

Land Use

The new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. The building is planned to accommodate *existing* employee counts - 63 full-time employees and 26 part-time employees (89 total employees); and *future* employee projections – 20 additional full-time employees and 9 additional part-time employees (29 additional employees). With existing and future projections, a total of *118 employees* can be accommodated. The building will be open to the public from 7am-4pm.

The land that this development encompasses is currently zoned Planned Industrial District (PID-10). The zoning will be reviewed during the preliminary request to ensure the zoning aligns with the proposed use.

- **Setbacks & Development Standards**

The required setbacks for the site are as follows:

BUILDING SETBACKS		
Direction	Required Setback	Proposed Setback
Interior Property Lines	10 feet	Unknown
West Property Line	100 feet	Unknown
Highway 212	225 feet from centerline or 50 feet from ROW, whichever is greater	Unknown
Creek Road	100 feet from centerline	Unknown
Chaska Creek Blvd	100 feet from centerline	Unknown
Wooded Steep Slopes	50 feet from edge	Unknown
Wetlands	75 feet	Unknown

PARKING SETBACKS		
Direction	Required Setback	Proposed Setback
Interior Property Lines	5 feet	Unknown
West Property Line	10 feet	Unknown
Street ROW	10 feet	Unknown
Wooded Steep Slopes	50 feet from edge	Unknown
Wetlands	75 feet	Unknown

DEVELOPMENT STANDARDS		
Standard	Required	Proposed
Lighting	<i>Wall Mounts:</i> 18' max height <i>Pole Lights:</i> 25' max height	Unknown

- **Layout**

Two access points are provided on the north side of the property onto Creek Road. The proposed building will be located near the center of the ~12-acre site (Lot 1), with parking mainly on the southeast side. Additional parking is situated in the gated area on the southwest side of the site. The main entrance will come from the southeast side of the building (see Figure 5). A fuel island is oriented on the southeast side of the site (Outlot B), which will provide fuel for city vehicles.

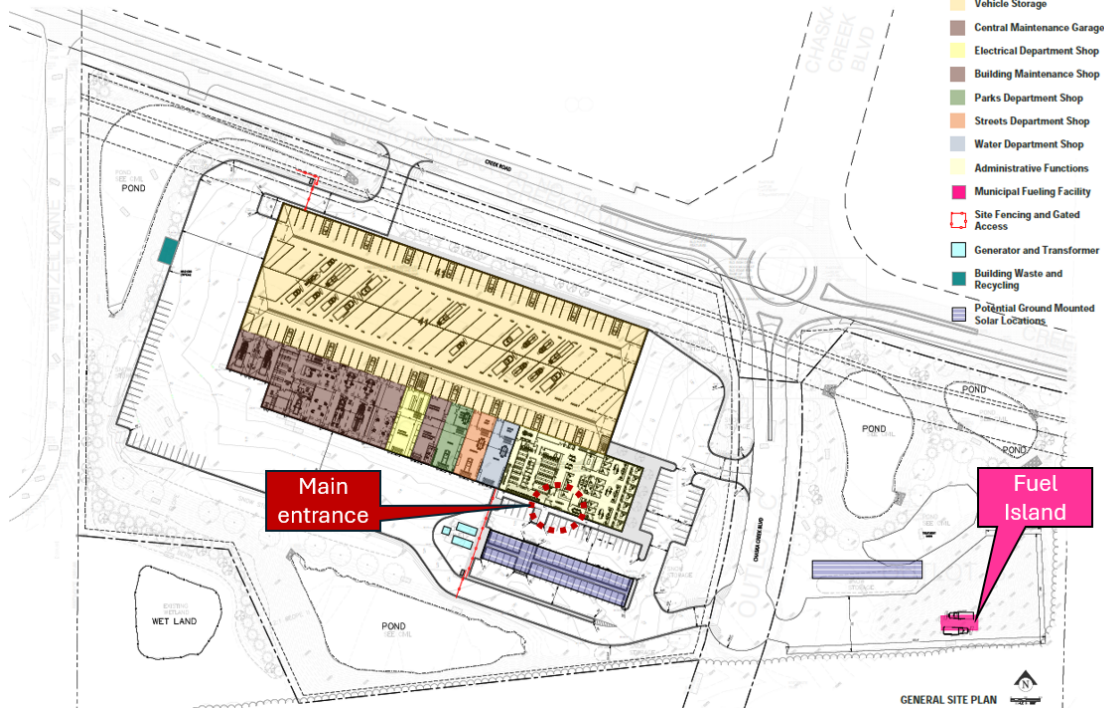


Figure 6: Site Plan Exhibit

- **Parking & Circulation**

The site is proposing to incorporate 111 parking spaces. The following chart summarizes the overall parking demand on site, based on the uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Existing Employees	63 FT 26 PT	1ps/employee	89
Future Employees	20 FT 9 PT	1ps/employee	29
Visitors	Unknown	1ps/visitor	Unknown
		REQUIRED	118 parking spaces
		PROVIDED	111 parking spaces

This facility will house staff of both full-time and part-time (seasonal employees), of which that will be the primary parking demand. Public visitors to this site will be primarily quick-visit contractors to acquire utility meters or residents for brief staff interactions. There are potential special events when a training event or specific public access might dictate parking demand, but the applicant states that those are defined activities for the function of the facility and would not likely require specific dedicated parking.

According to the table above the site does not meet the required amount of parking spaces needed for the proposed use and anticipated future growth. The city anticipates that 118 total stalls are needed to accommodate future growth. The applicant has stated that additional parking can be accommodated in Outlot B, however it is not defined on the plans. *This will need to be defined in the preliminary submittal.* Additionally, city staff would advise that some parking be accounted towards visitors – whether it be quick drop-ins or for training purposes. Further evaluating if additional parking needed beyond employee needs will be necessary to address with the plan or in a parking summary (proof of parking areas are an acceptable way to show future needs but are not required to be constructed with the onset of the project). *This will also need to be addressed in the preliminary submittal.*

Vehicle & Equipment Parking

All city vehicles and equipment will be parked inside the building. The majority of the building's square footage is for this use. Equipment such as pickup trucks, snowplows, and trailers are just some of the equipment that will be housed indoors.

Circulation

Two points of access are proposed off of Creek Road. The western access will function as a staff and ingress-only entrance for when vehicles are returning from the field. The eastern access, which is an extension of Chaska Creek Boulevard, will provide staff and public access into the site. Stemming from Chaska Creek Boulevard will be three separate driveways; one providing staff-only ingress/egress to the vehicle storage portion of the building, one providing access to the main parking lot and a staff-only driveway to the rear of the site, and one providing staff-only access to the fuel island.

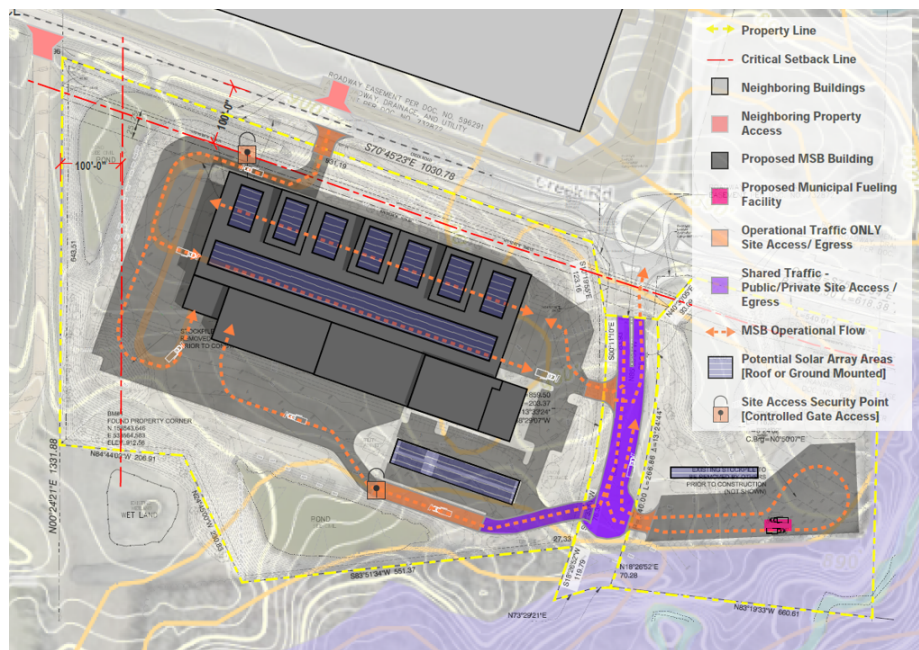


Figure 7: Traffic Flow exhibit

Large vehicles will be maneuvering on site so expansive driveways are needed, which can be seen on the west and south sides of the building. Expansive driveways will help mitigate the need for backing up, which, minimizes back-up alarms. Additionally, fire trucks will need adequate turning area if they are responding to an emergency call or being serviced in the mechanics bay. *Turning radius exhibits for city vehicles and fire trucks will be needed in the preliminary submittal.*

The main parking lot shows two dead end drive aisles on the west side (refer to red x-es in Figure 7). To create more efficient traffic flow staff would advise the inclusion of full vehicle circulation in the parking lot. *This will need to be addressed in the preliminary submittal.*

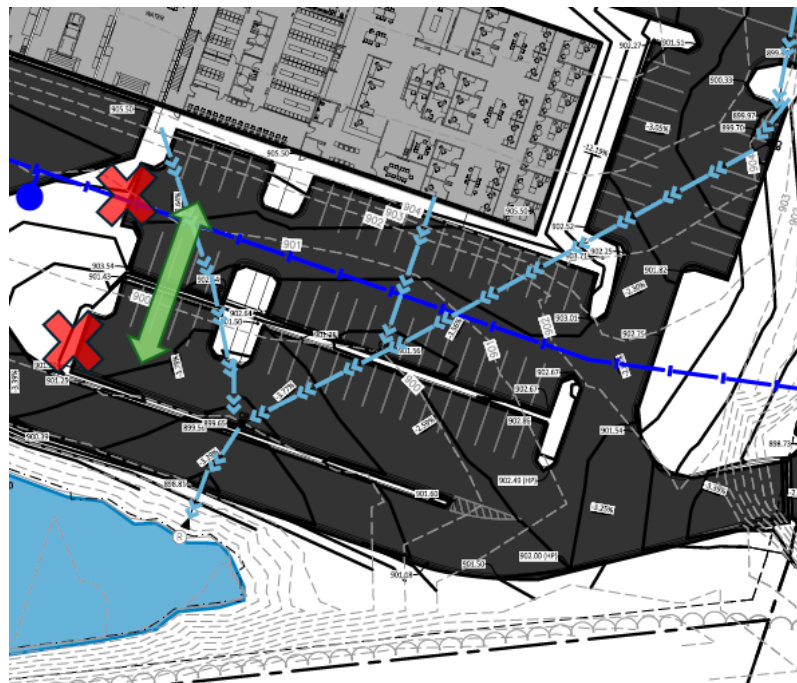


Figure 8: Parking Lot Circulation

- **Landscaping & Screening**

The table below indicates the landscaping requirements for this building:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	463 caliper inches (~185 trees)	Unknown
Understory Trees	46	Unknown
Shrubs	493	Unknown
Planting Islands	10% of parking lot (10' wide islands)	Unknown
Boulevard Trees	1 overstory deciduous trees per every 50 feet along public streets	Unknown

The applicant will have to show in their preliminary submittal how they meet the landscape ordinance (Section 15.28.070).

In addition, screening will be important for this site along sides that abut major vehicular thoroughfares and residential uses. The western and northeastern neighbors are residential properties so it will be important that these edges are properly screened via landscaping and berming. The proposed concept plan is contemplating landscaped edges and berming in those critical line-of-sight locations (see below and the attached plans). The goal is to mimic the screening proposed during the Chaska Club West Industrial project.

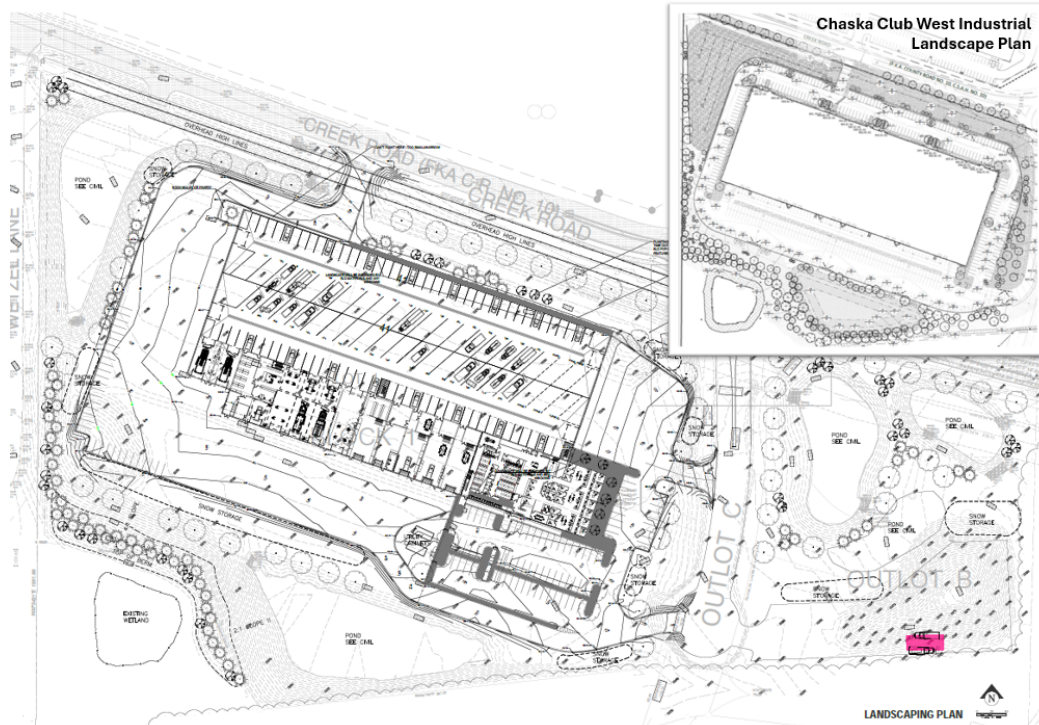


Figure 9: Conceptual Landscape Plan



Figure 10: Aerial Perspective – looking northeast

- **Building Program, Design & Materials**

The new MSB is a rectangular, roughly 38 foot high, 148,000 square foot building, primarily one story with an administration area that will be two-stories. The main entrance to the building and lobby will be achieved on the south side of the building from the main parking lot. The building will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments. Each department will have their own designated space within the building, which can be seen in Figure 11.

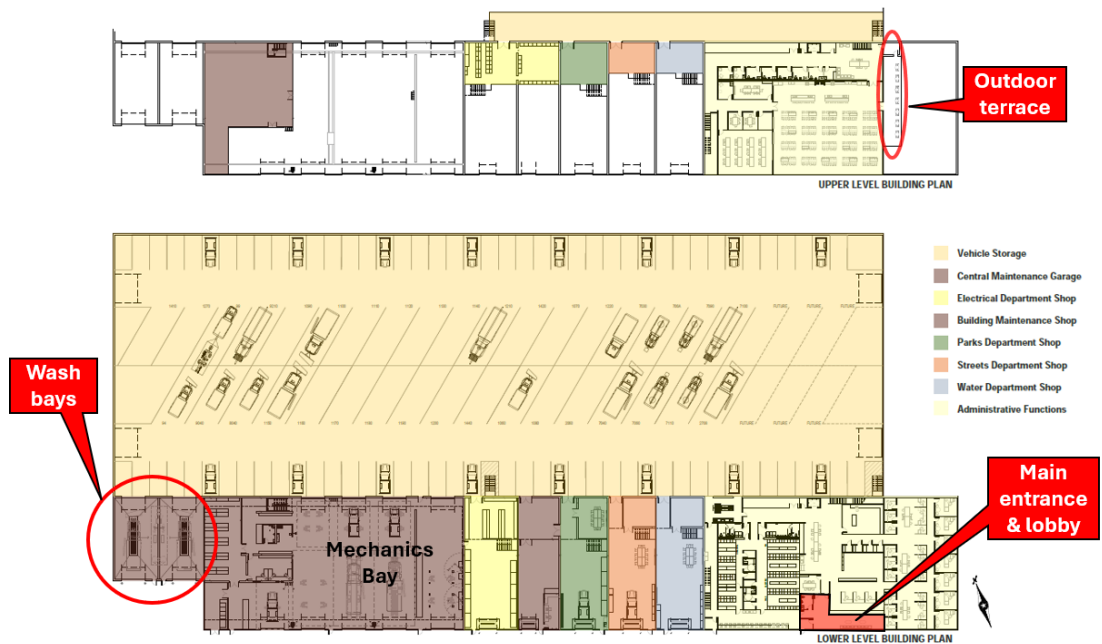


Figure 11: Proposed Building Program – Floor Plans



Figure 12: Eye Level Perspective – Administrative Area and Main Entrance – Looking Northwest

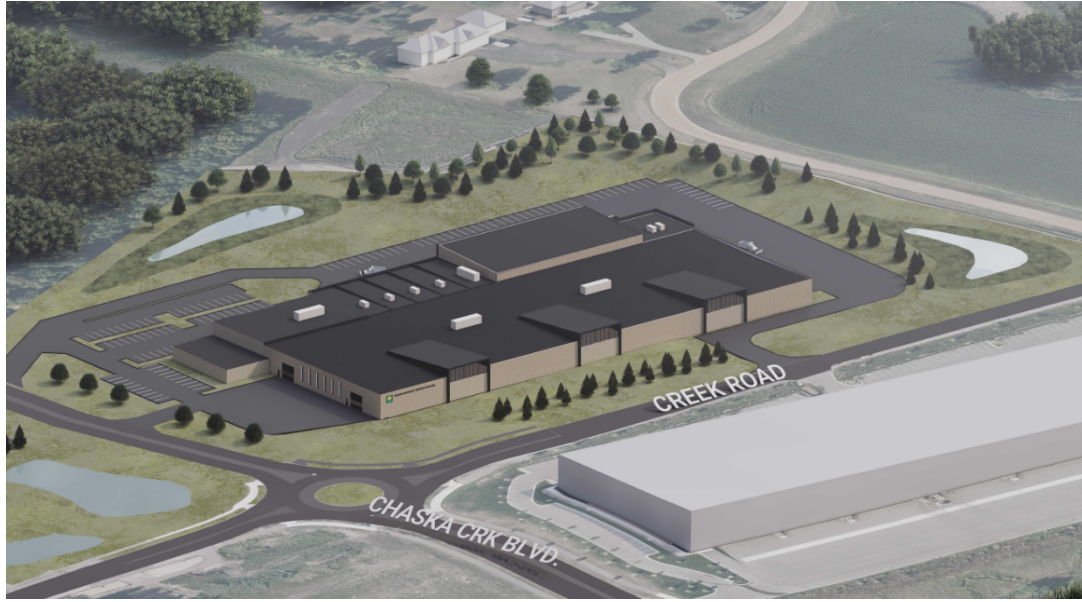


Figure 13: Aerial Perspective – Looking Southwest

The building proposes to use a Chaska brick variation, metal panel cladding, precast concrete, and glazing (windows).

The City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120). A portion of it is stated as follows:

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

The applicant will have to show in their preliminary submittal how they meet the Building Design and Materials ordinance for public buildings (Section 15.28.120).

- Pedestrian Connections & Employee Gathering Areas**

A 5 foot sidewalk is located on the north side of the site (south side of Creek Road) and stubs off near the western leg of the roundabout. This sidewalk needs to be extended west to the western property limits, and extended south to the end of Chaska Creek Boulevard on both sides of the street up to the bulb of the cul de sac. *This needs to be shown on the plans at preliminary submittal.*

The building plans show an outdoor terrace on the second level of the building, which will face towards the wooded area. This terrace will extend off the employee break room. The orientation of the building was intentional to face the administration and employee gathering towards the wooded areas so that natural views were maximized.

- **Creek Road & Chaska Creek Boulevard**

The site plan currently shows access off Creek Road, which is designated as a city municipal state aid route. The road is intended to be reconstructed to an urban section road with curb and gutter up to the western city limits. The city continues to refine the plan and timing for this road reconstruction to line up with adjacent development improvements. *The applicant will be required to coordinate with the city engineering department on this item.*

In the city's comprehensive plan, Chaska Creek Boulevard is defined as a local road south of the Creek Road roundabout. The comprehensive plan shows this road extending across the ravine to connect to Big Woods Boulevard. The city completed a transportation study to understand the need for this road. It concluded that the connection across the ravine was not needed at this time. In the meantime, the small extension of this road from the southern leg of the roundabout will be treated as an access for the MSB site. A cul de sac is provided at its southern terminus. The design of this road as proposed does not preclude the ability to extend across the ravine should that be needed in the future.

- **Utilities**

Utilities are able to serve the site. There is an existing trunk sewer and water line that stubs near the Creek Road/Chaska Creek Boulevard roundabout that will be extended into the site.

- **Solar Array**

The city is actively applying for a solar grant to acquire solar arrays for the project. The solar arrays would create more renewable energy and offset electric needs from Minnesota Valley Electric's grid. While the details are still in flux, it is anticipated that the arrays could be either roof-mounted or ground-mounted, or both (see Figure 12). The concept plan shows the inclusion of solar array areas on the plan where they could be accommodated. Staff would advise that the views of this equipment are minimized to the greatest extent via intentional placement and screening. *More details will need to be provided in the preliminary submittal in regards to size, location, and screening.*

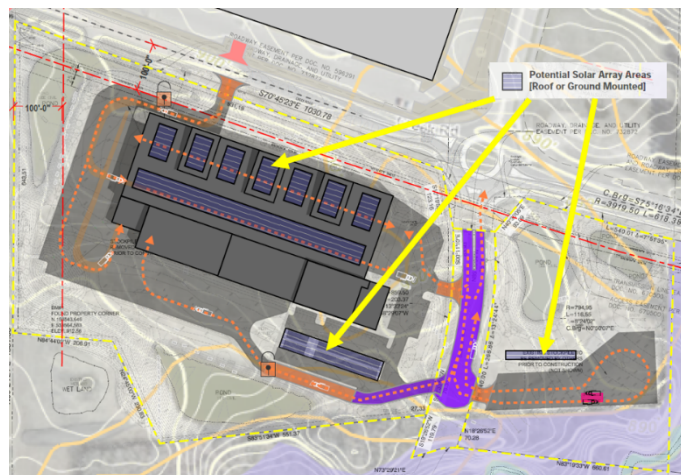


Figure 14: Potential Solar Array Areas

- **Stormwater**

Stormwater management is shown as two above ground systems on the northwest and south sides of Lot 1. Two more ponds are shown on the north side of Outlot B. These ponds are existing and were installed from the former Chaska Club West Industrial project. At the conceptual design stage of this project, the design team has determined that the features on Lot 1 are already designed and adequately sized for the proposed development of MSB. The ponds located on Outlot B will need augmentation to accommodate the proposed development and added impervious surface of Outlot B; a third, new pond is proposed between the existing ponds to anticipate some additional ponding area. These ponds will also need to be further understood regarding the improvements of Creek Road and Chaska Creek Boulevard. More calculations and design will be necessary to understand those impacts. Stormwater will need to meet City and County WMO requirements. *A stormwater plan and report will be required at preliminary submittal.*

- **Wetlands**

A wetland delineation report was completed with the former Chaska Club West Industrial project. There is a defined, wetland immediately adjacent to the proposed site (see Figure 15 below). The defined wetland is an upland-wetland, located just southwest of the of the project site. This wetland is outside of the property, and is located about 10' above the proposed grade of the new facility finished floor elevation. The site is immediately adjacent to Chaska Creek to the south, which includes a sensitive slope and wooded area.

- **Lighting**

The concept plan is showing a site lighting concept proposing the use of pole lights and wall packs (see Figure 13). Any lighting proposed for this plan should be fully screened and face downward and meet foot candle limitations at applicable property lines. *The applicant will have to show in their preliminary submittal how they meet the City's lighting ordinance (section 15.28.250).*

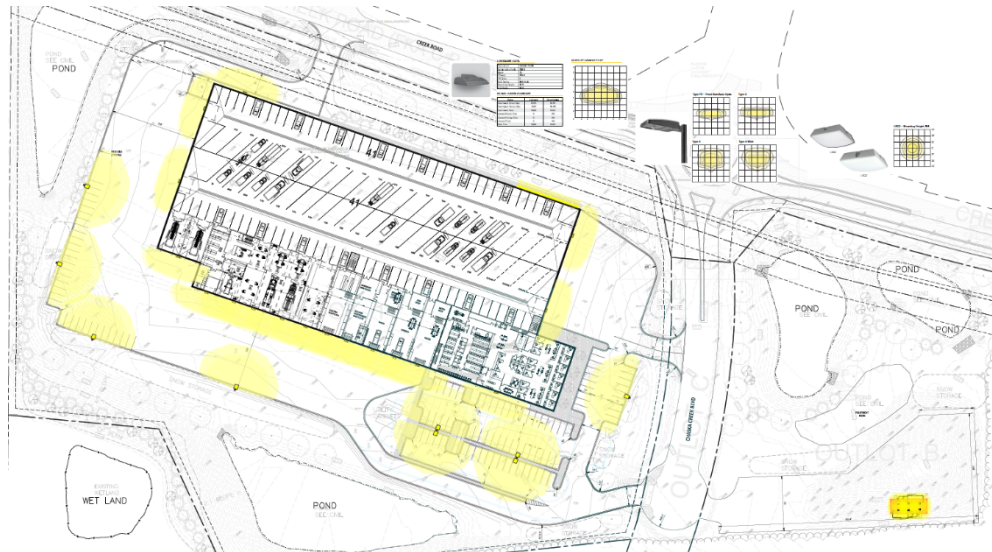


Figure 15: Site Lighting Concept

- **Platting**

Outlot B needs to be platted into a buildable lot. *A preliminary plat and final plat will be required.*

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
August 5, 2025	October 4, 2025	December 3, 2025
* 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.		

PLANNING COMMISSION ACTION TAKEN 9/10/2025:

Motion to recommend approval to the City Council of the Concept Plan for the Municipal Services Building (MSB), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Concept Site Plan Review (pgs 1-36), prepared by Oertel Architects, dated August 5, 2025
2. Adherence to the City Engineer memo dated September 10, 2025 when made available.
3. Compliance with City Code Sec. 15.28 (Special Regulations), including but not limited to the following, and to be submitted with the preliminary site plan application:
 - a. Tree inventory and preservation plan;
 - b. Landscaping plans, meeting and including:
 1. Conformance with City Code Sec. 15.28.070;
 2. Screening on southwest and west property lines similar to Chaska Club West Industrial
 3. Screening near ground-mounted solar arrays
 - c. Grading plans, including:
 1. ~20 foot tall berm on southwest portion of the site for screening purposes
 - d. Stormwater plan
 - e. City Truck & Equipment turning exhibit
 - f. Fire truck turning exhibit
 - g. Lighting plans in conformance with City Code Sec. 15.28.250
 - h. Fence specs for all exterior fencing
 - i. Parking plan, meeting and including:
 1. Proposed and future employee needs of the site
 2. Proposed visitor needs of the site
 - j. Site Plan, including:
 1. Sidewalk extensions along Creek Road up to the western property limits, and along both sides of Chaska Creek Boulevard down to the bulb of the cul de sac.
 2. Revision of the dead-end drive aisles in the main parking lot to provide full circulation

- k. Building Design & Materials meeting Public Building requirements per City Code Sec. 15.28.120
- l. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors
- m. Preliminary Plat and its application requirements
- 4. Evaluation and provision of the following to be submitted at preliminary submittal:
 - a. Solar array details in terms of size, location, and screening
- 5. Coordination with:
 - a. City Engineer regarding stormwater, utilities, grading, drainage, access, and Creek Road reconstruction.
 - b. Electrical agency Minnesota Valley on electric service requirements.
- 6. Building setbacks are as follows:
 - a. Interior Property Lines: 10 – feet
 - b. West Property Line: 100 - feet
 - c. Chaska Creek Blvd Centerline: 100 – feet
 - d. Creek Road Centerline: 100 - feet
 - e. Highway 212: 225-feet from centerline, or 50 feet from ROW, whichever is greater
 - f. Wetlands: 75 feet
- 7. Parking setbacks are as follows:
 - a. Right-of-way or residential: 10 – feet
 - b. Interior Property Lines: 5 – feet
 - c. Wetlands: 75 feet
- 8. Provision of a storm water management plan meeting City and Carver County WMO standards.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-57 approving the concept plan for the Municipal Services Building (MSB) (PC #2025-12).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 09/15/2025 **RESOLUTION NO.** 2025-57

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

**Resolution approving the Concept Plan for the Municipal Services Building (MSB)/
Oertel Architects on behalf of the City of Chaska /P.C. No. 2025-12**

WHEREAS, the concept plan contemplates a new MSB as a rectangular, roughly 38 foot high, 148,000 square foot building, primarily one story with an administration area that will be two-stories; and

WHEREAS, the new MSB will house the city's Public Works (Streets, Parks, Storm Water, Mechanics, Building Maintenance Divisions), Sewer/Water, and Electric Departments; and

WHEREAS, the building is planned to accommodate *existing* employee counts - 63 full-time employees and 26 part-time employees (89 total employees); and *future* employee projections – 20 additional full-time employees and 9 additional part-time employees (29 additional employees); and

WHEREAS, with existing and future projections, a total of *118 employees* can be accommodated; and

WHEREAS, the land that this development encompasses is currently zoned Planned Industrial District (PID-10); and

WHEREAS, two access points are provided on the north side of the property onto Creek Road; and

WHEREAS, the proposed building will be located near the center of the ~12-acre site (Lot 1), with parking mainly on the southeast side; and

WHEREAS, a fuel island is oriented on the southeast side of the site (Outlot B), which will provide fuel for city vehicles; and

WHEREAS, the site is proposing to incorporate 111 parking spaces; and

WHEREAS, the city anticipates that 118 total stalls are needed to accommodate future growth; and

WHEREAS, city staff would advise that some parking be accounted towards visitors – whether it be quick drop-ins or for training purposes; and

WHEREAS, the main parking lot shows two dead end drive aisles on the west side; and

WHEREAS, to create more efficient traffic flow staff would advise the inclusion of full vehicle circulation in the parking lot; and

WHEREAS, the western and northeastern neighbors are residential properties so it will be important that these edges are properly screened via landscaping and berming; and

WHEREAS, the building proposes to use a Chaska brick variation, metal panel cladding, precast concrete, and glazing (windows); and

WHEREAS, the City of Chaska has certain building design and material requirements for industrial buildings (Section 15.28.120), and a portion of it is stated as follows:

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

WHEREAS, a 5 foot sidewalk is located on the north side of the site (south side of Creek Road) and stubs off near the western leg of the roundabout; and

WHEREAS, this sidewalk needs to be extended west to the western property limits, and extended south to the end of Chaska Creek Boulevard on both sides of the street up to the bulb of the cul de sac; and

WHEREAS, the city is actively applying for a solar grant to acquire solar arrays for the project; and

WHEREAS, staff would advise that the views of this equipment are minimized to the greatest extent via intentional placement and screening; and

WHEREAS, at the conceptual design stage of this project, the design team has determined that the stormwater features on Lot 1 are already designed and adequately sized for the proposed development of MSB; and

WHEREAS, the ponds located on Outlot B will need augmentation to accommodate the proposed development and added impervious surface of Outlot B; a third, new pond is proposed between the existing ponds to anticipate some additional ponding area; and

WHEREAS, these ponds will also need to be further understood regarding the improvements of Creek Road and Chaska Creek Boulevard, and more calculations and design will be necessary to understand those impacts; and

WHEREAS, on September 10, 2025 the Planning Commission recommended approval to the City Council of the Concept Plan for the Municipal Services Building (MSB) (PC#2025-12); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for the Municipal Services Building (MSB) (PC#2025-12) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Concept Site Plan Review (pgs 1-36), prepared by Oertel Architects, dated August 5, 2025
2. Adherence to the City Engineer memo dated September 10, 2025 when made available.
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- h. Fence specs for all exterior fencing
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- l. Cross sections showing adjacent residential, street grades, screening/landscaping, parking areas, building/fuel island for both the southwest and northeast residential neighbors
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 - f. Wetlands: 75 feet
7. Parking setbacks are as follows:
 - a. Right-of-way or residential: 10 – feet
 - b. Interior Property Lines: 5 – feet
 - c. Wetlands: 75 feet
8. Provision of a storm water management plan meeting City and Carver County WMO standards.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of September, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

Chaska Municipal Services Building

Concept Site Plan Review

Submittal for Chaska Staff Review

August 5, 2025



GENERAL PROJECT NARRATIVE

GENERAL PROJECT INTRODUCTION AND DESCRIPTION,
GUIDING PRINCIPLES / PROJECT IMPERATIVES

CONTEXTUALISM AND THE UNDERSTANDING OF PLACE

CONTEXTUAL NARRATIVE,
EXISTING SITE CONDITIONS,
ZONING AND REGULATORY ANALYSIS
SITE FORCES ANALYSIS DIAGRAMS
SITE CONTEXT PHOTOGRAPHS
CHASKA CHARACTER - SITE AND CITY SPECIFIC CONTEXT
NEIGHBORHOOD MEETING FEEDBACK

PROGRAMMING AND PROJECT OPPORTUNITIES

PROGRAMMING NARRATIVE, INCLUDING PROJECT SIZE AND SCOPE CALCULATIONS
MUNICIPAL SERVICES OPERATIONAL DIAGRAM

MUNICIPAL SERVICES BUILDING PROPOSED DESIGN

ARCHITECTURAL DESIGN NARRATIVE
SITE DESIGN
BUILDING PLAN
CONCEPTUAL IMAGERY - AERIAL PERSPECTIVE RENDERINGS, SITE SECTIONS,
CONCEPTUAL BUILDNG MATERIAL PHOTO ARRAY
EYE-LEVEL VIEW CORRIDOR BUILDING IMAGERY



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CONCEPTUAL BUILDNG MATERIAL PHOTO ARRAY

EYE-LEVEL VIEW CORRIDOR BUILDING IMAGERY

The new Chaska Municipal Services facility will be a central operations hub for the City's infrastructure maintenance operations departments. This new facility will provide staff with an appropriately sized and equipped facility to meet the rigorous needs of maintaining and developing Chaska's current and growing infrastructure, such as streets, parks, water and sewer utilities and electrical utilities. The high level of service already provided by these work groups to the citizens of Chaska, will be enhanced and well supported by this new facility. The current facility will remain in operation and key component of Municipal Service operations, but space at that facility for the purpose of supporting daily operations is lacking in the ability to store and handle equipment, provide adequate work space for all staff, accommodating meeting and collaborative work activities, and provide the amenities necessary to recruit and retain today's workforce.

Chaska has a small town character with large city growth and service demands. The city's maintenance departments work tirelessly to keep that small town character alive and central to life in Chaska, while allowing the city to grow and develop. As the city grows, streets are constructed, improved and maintained to provide accessible flow to neighborhoods and commercial and industrial centers. This facility will house all major equipment for snow removal, road construction and maintenance to keep that traffic flowing and keep neighborhoods connected. As the city ages and grows, the underground infrastructure of water and sanitary sewer services needs to be constructed, updated and maintained. This also includes treatment of local drinking water for residents and commercial and industrial occupants. This facility will house the equipment needed to respond to emergency repairs and maintenance, as well as continued required maintenance. Chaska has well defined and connected green spaces throughout the city that contribute to the small town character and livable neighborhoods that people desire when living and moving to Chaska. This new facility will support the team of people that work to maintain and enhance those green spaces such as parks and boulevards, as well as maintaining all city owned and operated facilities within the community. Chaska is also one of the unique municipalities that owns and operates their own electrical utility. This facility will also house that operational department, including all equipment used to maintain and respond to emergency activities, and provide customers with equipment and service for their consumption of Chaska delivered electricity. Finally, this facility will house an equipment and vehicle maintenance function that will make sure all equipment that is responsible for the maintenance of the city, as well as all equipment that is necessary to respond to any emergency, through Public Works or Public Safety, is maintained and in working order to meet those needs and protect the investment the city has made in all equipment.

As a city owned and operated facility, this is intended to be a one-tenant facility for the life of the building. The programming and design of the facility is meant to adapt with changing and emerging technologies related to the service and maintenance of municipal infrastructure. The design includes long-span structure to enclose a large volume of space to ensure that the openness and usability of the space is adaptable to not immediately necessitate improvements as service delivery changes for Municipal Services develop. While the space is designed around vehicles and equipment, there is an emphasis on designing around the people who operate and maintain that equipment. As such, integration of daylighting features and building space articulation is important for the experience of the building by staff. This approach ensures that the facility is supporting the goals of supporting the health, safety and wellbeing of Chaska's staff.



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CONCEPTUAL IMAGERY - AERIAL PERSPECTIVE RENDERINGS, SITE SECTIONS,

CONCEPTUAL BUILDNG MATERIAL PHOTO ARRAY

EYE-LEVEL VIEW CORRIDOR BUILDING IMAGERY

As part of the project predesign process, the Chaska city staff leadership, Municipal Services leadership and staff and the design team came together to identify several project guiding principles, which we have identified as Project Imperatives that help define the project process and end goals of the facility. Our Project Imperatives are defined as such:

FUNCTIONALITY AND FLEXIBILITY - The building should improve the operational efficiency and workflow of each department while remaining flexible for changing staff, departmental needs, emerging technologies and municipal infrastructure maintenance best practices.

COLLABORATION AND GATHERING - All departments will be under one roof. Departments will benefit from being in close proximity to one another, both from a practical sharing of operational knowledge as well as departmental community building. The building will facilitate large whole staff gatherings, while providing meeting spaces of multiple sizes to meet diverse personnel and operational needs.

STAFF SAFETY, HEALTH AND WELLBEING - Staff’s personal safety, physical and mental health in daily operations is paramount. Design with an awareness of interactions between vehicle and people spaces, including space between equipment, traffic pattern planning and ventilation separations. Interior environmental quality for all spaces should include consideration of daylight integration, acoustic control measures and fresh and dirty air circulation. Access to personal and equitable space and amenities promote mental and physical health with a focus on Chaska’s staff.

BALANCED SECURITY AND CONNECTIVITY - Create a defined separation of public and operational functions, securing staff and equipment, that also allows promotion of a welcoming and available public facility. An operationally secure boundary provides defined points of staff and public access, with passive and active separations for staff and public safety.

SOME “SILOING” IS A GOOD THING - All tools, parts and workgroup storages should be as directly accessible from the group's workshop space as possible. Compartmentalization is necessary for division specific equipment, tools and parts to manage inventory control and streamline specific workflows. Balancing separation with ease of access is an important consideration when designing these compartmentalized functions.

DURABILITY AND RESILIENCY – Use materials and fixtures that are hard wearing and long lasting. Simplify fixture selections for ease of maintenance across all Chaska facilities. Layout systems for access, service and replacement. Design personnel flow from dirty to clean spaces intentionally to limit spread of dirt and grime. Our target is a building with a 50 year lifespan or longer.

FISCAL RESPONSIBILITY - Design with an intention that fiscal decisions made now, will potentially impact future fiscal responsibilities. A decision for use of funding should be made based on the priority of the other imperatives, and how that leads to a successful and operational project.



CONTEXTUALISM AND THE UNDERSTANDING OF PLACE

PROGRAMMING AND PROJECT OPPORTUNITIES

MUNICIPAL SERVICES BUILDING PROPOSED DESIGN

A municipal building is feature within a community for which its purpose is to enhance the quality of life for its residents through service to residents. That enrichment of life through that service creates a greater sense of place creation on a city and community scale. On a site specific scale, the project should consider the larger community history and character as well as the immediate surrounding context. Our contextual investigations started with a technical analysis of the site. For the creation of place, we reviewed site qualities from a perspective of how the location, orientation, and surrounding built features will impact and influence the design of the project.

The design process required developing an understanding of what is the proposed site for the Municipal Services Building (MSB). That understanding began with a review of technical and regulatory forces that will dictate and influence design character and functions on the site. This includes a technical survey of the site to identify existing grading conditions, utility locations, easements and setback requirements, and natural features. The property for the MSB project is four lots. **Lot 1 is identified as 4501 Creek Road and will be the primary lot location for the MSB project.** This lot is approximately 12.7 acres in total size. This total size of Lot 1 includes two ponds developed as part of the previous Club West Commercial Development, Creek Road easements for both access and utility corridors, including large overhead power line poles. Outlot B is a 6.7 acre property that has two ponds and large spoils pile. The lot contains steep slopes on the eastern half of the property as those slopes come down to Chaska Creek. The ponds on this lot were sized and designed for a portion of the commercial development and road improvements and developments to the north along Chaska Creek Boulevard. The spoils pile is currently purposed for use elsewhere in the city but could be potentially used for this project as well, as the pile is primarily from this site's initial rough grading already. A portion of Outlot B is a triangular sliver approximately 1.04 acres in size that is primarily incumbered by steep slopes, easements and setbacks, including 212 corridor requirements. Outlot C was a portion of property that was intended for the continuation of Chaska Creek Blvd to the south from the roundabout intersection at Creek Road. That road, as understood by the design team in coordination with city officials, is no longer in long-term plans, and thus is to be used as MSB site access.

Our team also analyzed currently presumed zoning applied to the property. The project site currently has an applied zoning district identified as Planned Industrial District 10 (PID-10). Within the Chaska 2040 Vision comprehensive plan, the site was identified as a PID use, with a surrounding context of residential zones to the west and Planned Multi-Use Developments (PMD) zones to the north. The site is bordered by Highway 212 on the east, and via Creek Road, connects to current and developing residential areas that are just east of 212. As part of the larger community regulatory assessment and this analysis, we have outlined current performance standards for the current PID identification of the property. The proposed project is a Public Function Building and is currently a permitted use in the PID.

There are many non-technical and non-regulatory factors that can influence how a project is formed and developed that provides that sense of place on a macro and micro scale. Those influences are illustrated in a series of Site Forces Analysis diagrams. These start to help define what is outward facing and part of the macro scale design response and also will influence later stage design decisions for the definition and creation of space on the operational, micro scale as it relates specifically to the MSB. Our team included analysis of climatic conditions for sun and wind influences, a review of surrounding natural areas, review of both natural and created view corridors, topography and influence on project siting, and site access and connectivity.

Connectivity is created by understanding what exists in the immediate surroundings and what Chaska has a community image and heritage. This analysis includes a photographic study of the existing surroundings, what Chaska contains for character defining features that will help connect this site with the entire community, and the feedback from the immediate community neighbors that will be impacted by this project.

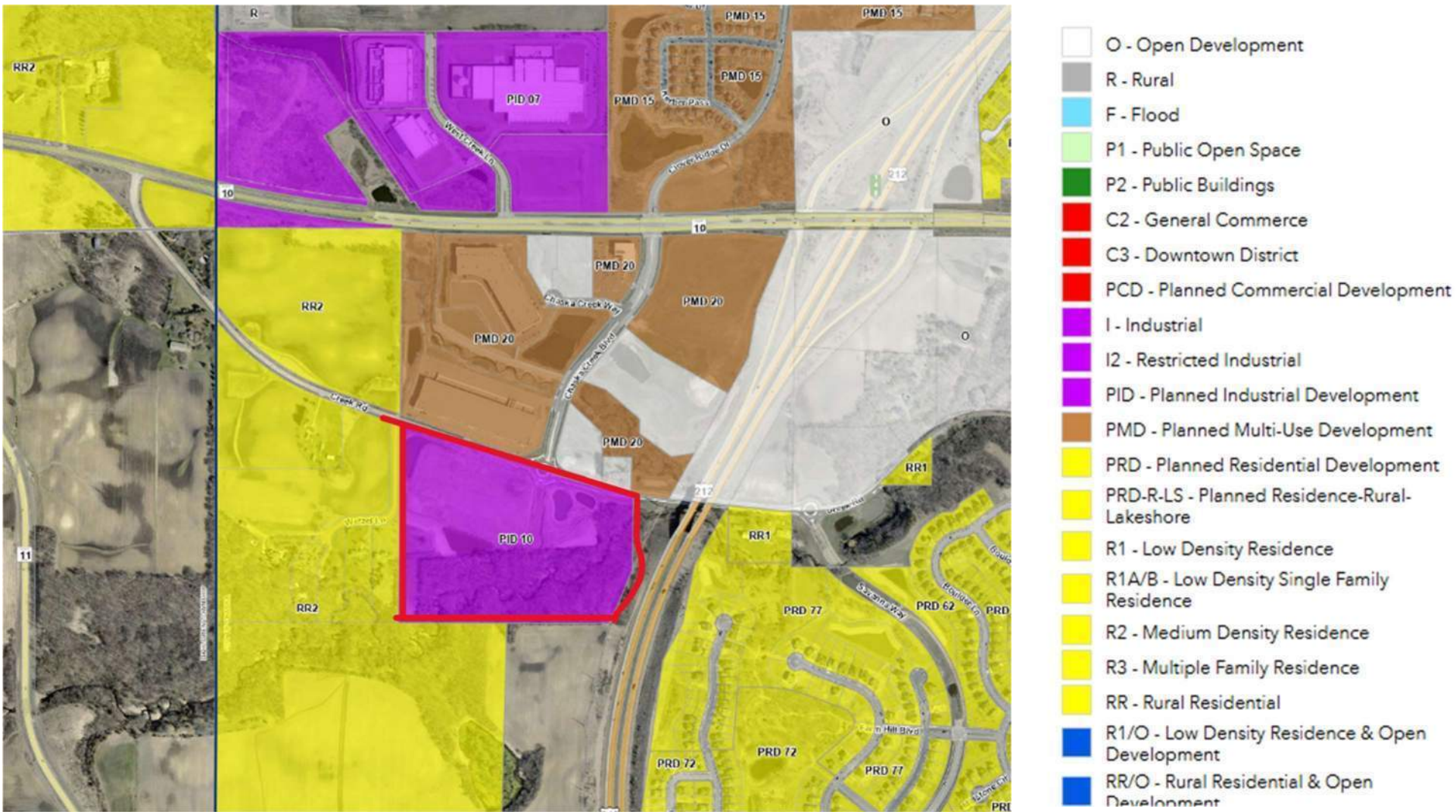
Chaska 2040 Vision + Plan

The site is located in the area of the city identified as Southwest Chaska, formerly Chaska Township, which was annexed in 2005. Southwest Chaska has multiple focuses for development, including commercial and industrial zone development along the 212 corridor and a mix of mixed use and low-density residential with open space preservation.

Some of the goals listed in the 2040 Comprehensive Plan for Southwest Chaska that can be applied directly to the municipal services building site include:

- Designing with strong physical connections to historic downtown and other city facilities, including use of building materials and municipal building architectural language.
- Protecting natural resource systems, including the West Chaska Creek corridor along the southern boundary of the property, which contains sensitive steep slopes, naturally wooded land and is a natural wildlife corridor. Wildlife corridors should observe a defined width of a minimum of 150’ and should be defined on site basis documentation.

Focusing on the site context of the 212 and Engler Boulevard intersection, this area is identified as a commercial and industrial zone with a focus on large site development. The development primarily at the intersection of Engler Blvd and Chaska Creek Way is medical commercial buildings on smaller individual sites. Properties further south along Chaska Creek Boulevard become larger commercial / industrial sites and buildings. In the zoning diagram below, the residential, greenbelt boundary for Chaska is shown just west of the proposed MSB site.



Zoning Assessment

The site is located in a larger contextual district of commercial and industrial development, flanked by existing and future low density housing on the west, and a major transportation corridor and thus a zoning boundary to the east.

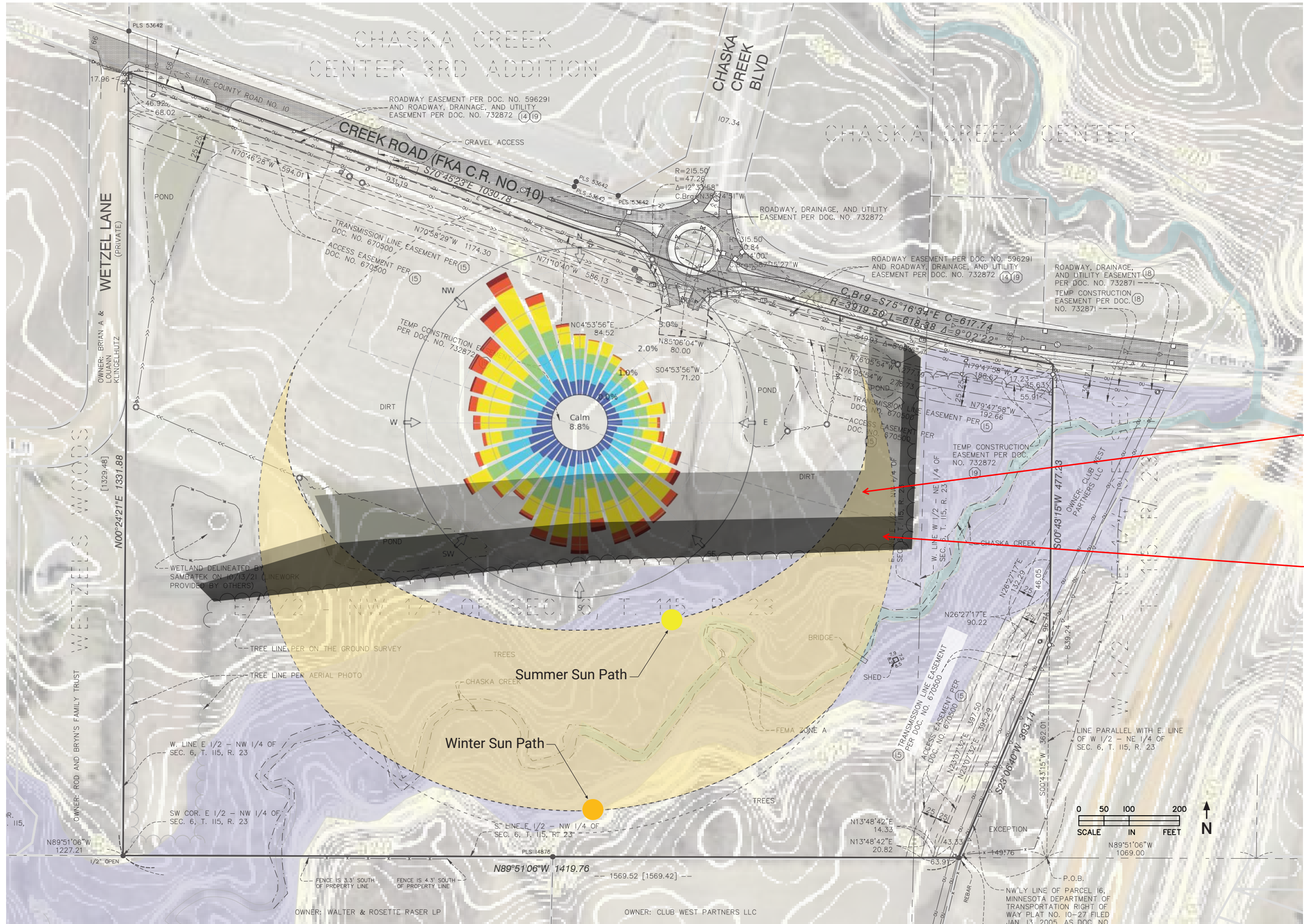
The site is specifically zoned as a Planned Industrial Development [PID-10]. Sites to the north of Creek Road are zoned as Planned Multi-Use, and sites immediately bordering the planned site are Rural Residential sites.

The following sections identify applicable sections of the Chaska Zoning Ordinance (CZO) and key points of consideration for the design of the Municipal Services Building on the proposed site. Where applicable, parts of each section contain project specific interpretation and direction.

§ 15.16.040 Planned Industrial District

Refer to PID-10 standards for permitted uses, setback, etc.

- A. Intent: PID-10 provides for a high-quality business park. Wooded steep slopes shall be preserved. Architectural design shall be high-quality and complementary to “Chaska”.
- B. Permitted Use: Public Buildings (P2 – 15.12.180) would be a permitted use.
- C. Accessory Uses
 - a. Off-Street Parking by Section 9 of Zoning Ordinance.
 - b. Wall signs may not be internally illuminated on the west and south facades.
- D. Standards:
 - a. Minimum Area of development shall be 5 acres.
 - b. Building Setbacks: In addition to those established in 15.12.100
 - i.From Highway 212 225’ from CL or 50’ from ROW
 - ii.From Chaska Creek Boulevard 100’ from CL
 - iii.From Creek Road 100’ from CL
 - iv.From Interior Property Lines 10’
 - v.From Wooded Steep Slopes 50’ from edge & 30’ no-mow from edge
 - vi.Wetlands 75’
 - vii.From Other PID Sections
 - 1. From adjacent Residential Zoning 100’
 - 2. Between principal detached structures ½ Avg. of Bldg. Height(s)
 - c. Impervious Surface Setback
 - i.From interior property lines 5’
 - ii.Property Lines @ Public ROW 10’
 - d. Lighting
 - i. Per Zoning Ordinance, provided that
 - 1. Wall Mounts are no higher than 18’ above grade
 - 2. Poles are no higher than 25’ above grade
 - e. Outlots
 - i. A – Open space owned by property owner [Wooded Area & Ravine]
 - ii. B – Stormwater Ponding owned by Chaska
 - iii. C – Future Collector Road owned by Chaska [Could be vacated and become property]
 - f. Parts from other PID sections
 - i. Floor Area Ratio: 2.0 per tract or lot, where entire PID not exceed 0.75
 - ii. Landscaping: All yards or open space shall be landscaped or left in a natural state.
 - 1. Where landscaped, utilizing lawn, trees, and shrubs.
 - 2. Natural state areas shall be properly maintained.
 - 3. Adjoining Residential yards need planted screening.



CLIMATE:
WIND & SUN

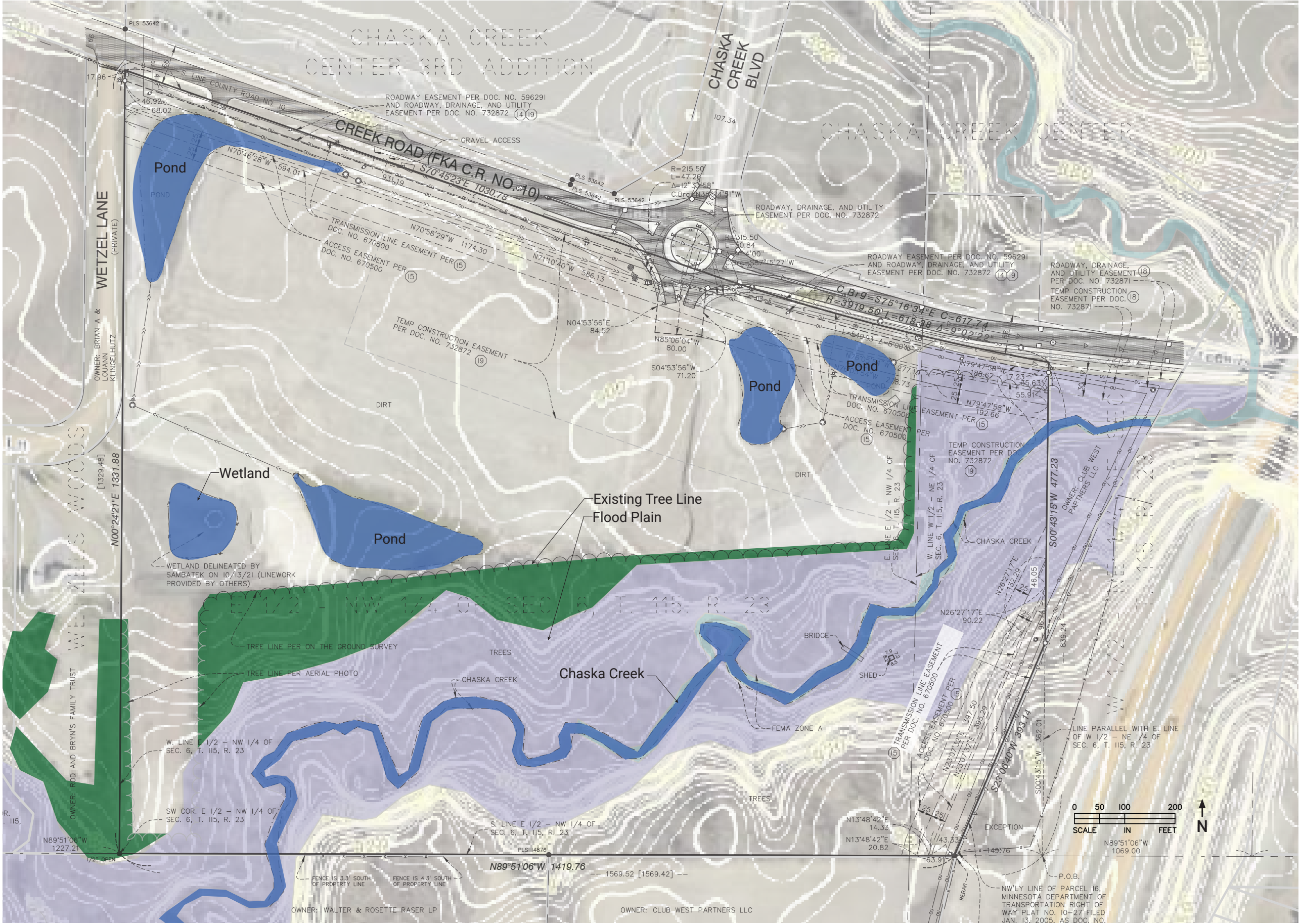
APPROXIMATE SUMMER SHADOW
FROM EXISTING WOODED AREA

APPROXIMATE WINTER SHADOW
FROM EXISTING WOODED AREA

CONTEXTUALISM AND THE UNDERSTANDING OF PLACE



FEATURES
WATER & VEGETATION

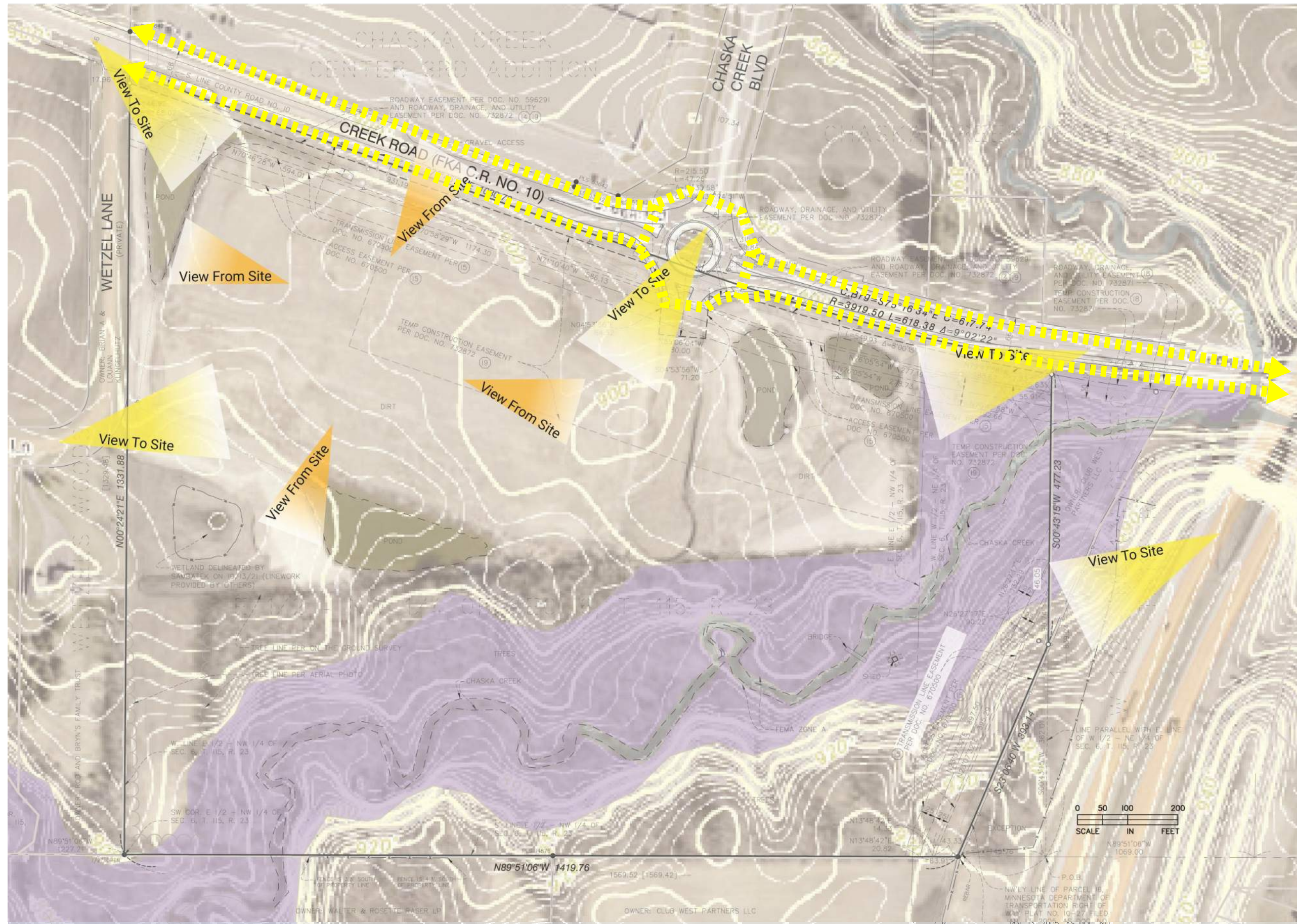


CONTEXTUALISM AND THE UNDERSTANDING OF PLACE



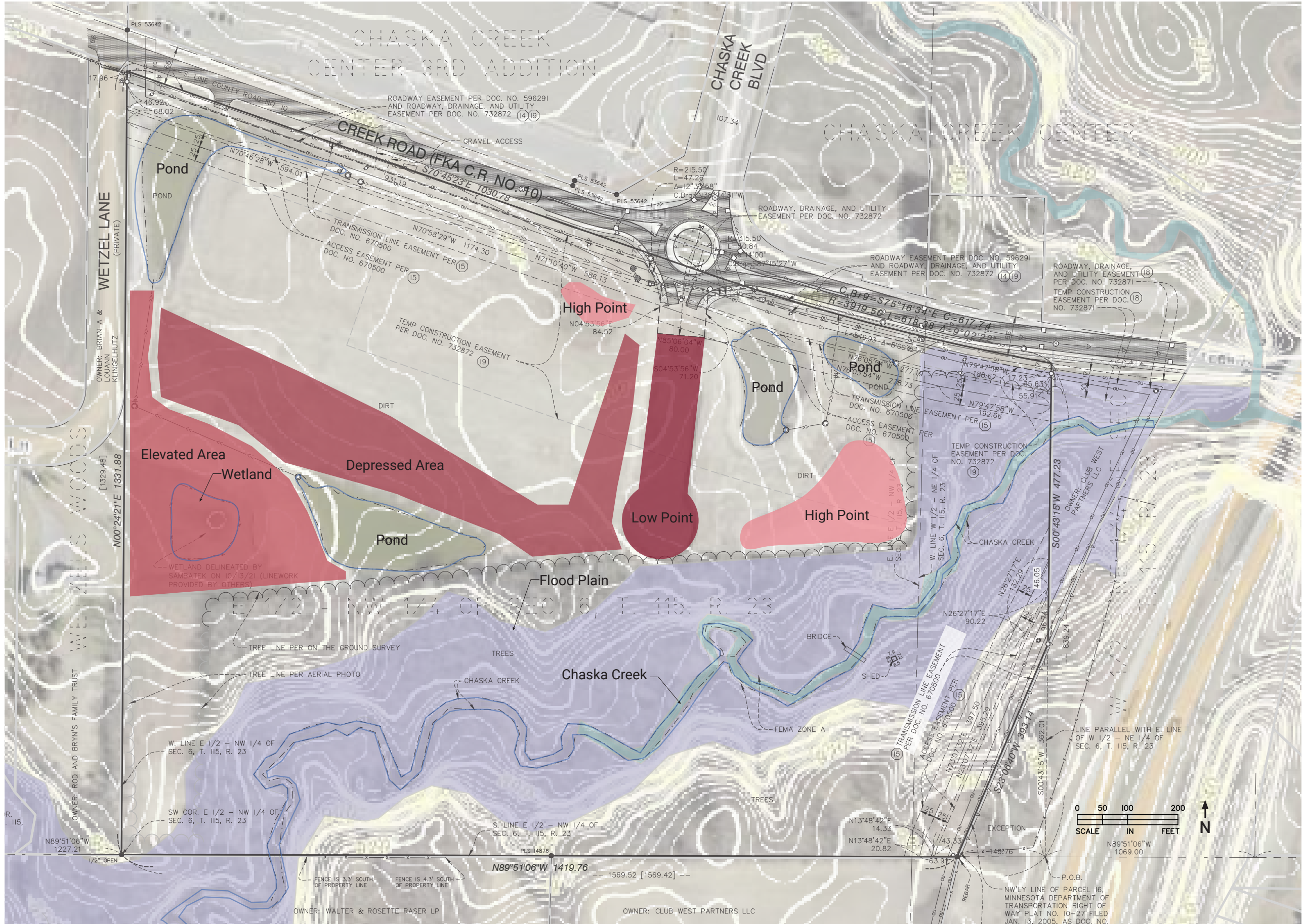
VIEW CORRIDORS

CONNECTIVITY



CONTEXTUALISM AND THE UNDERSTANDING OF PLACE





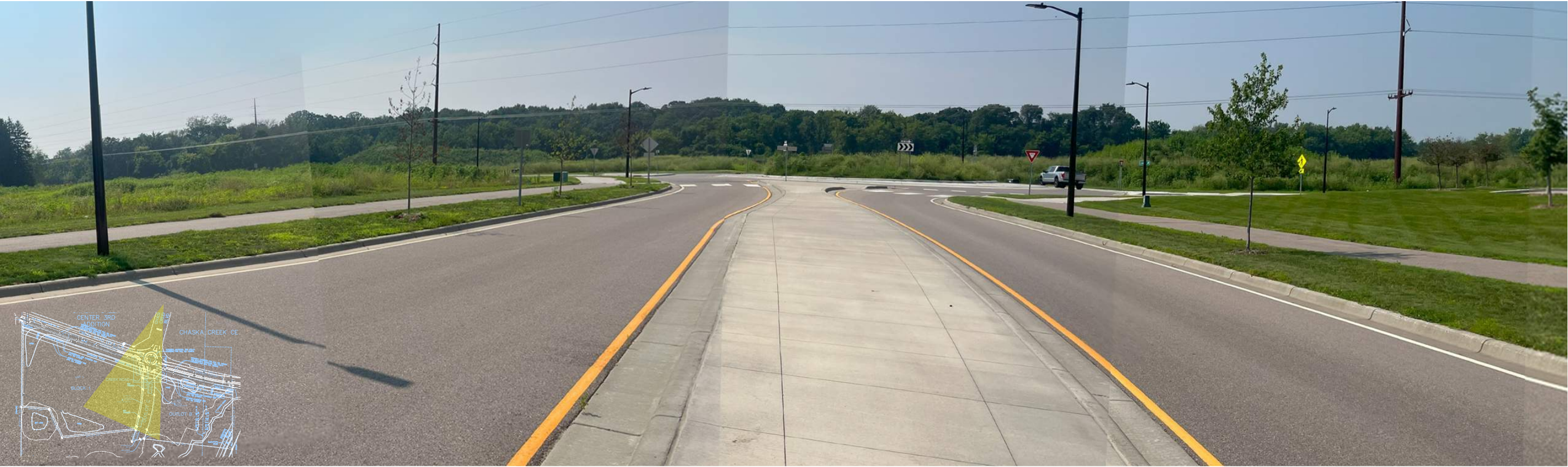
TOPOGRAPHY:
SITE TIERS
LOW & HIGH POINTS

CONTEXTUALISM AND THE UNDERSTANDING OF PLACE











ENGLER AND CHASK CREEK INTERSECTION

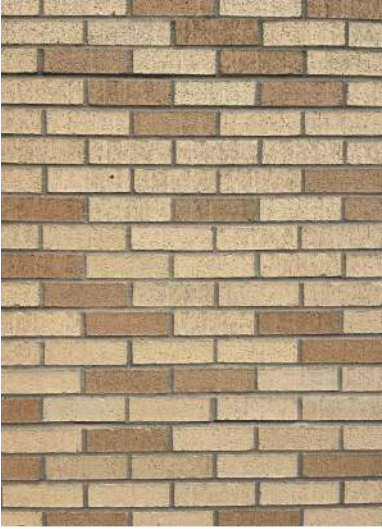


INDUSTRIAL / COMMERCIAL NEIGHBOR - NORTH OF SITE



CREEK ROAD AT 212 OVERPASS - CONNECTION TO SITE

IMMEDIATE SITE LOCALITY



GREATER CHASKA CONTEXT

CONTEXTUALISM AND THE UNDERSTANDING OF PLACE



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Municipal Services Building Neighborhood Meeting

July 23, 2025
4:00-6:00 p.m.

On Wednesday, July 23, 2025, a neighborhood meeting was held for the Municipal Services Building ahead of concept plan submission. The 500-foot notification area was used, and 17 meeting invitations were mailed out. A total of two households (three people) attended, with the attendees living directly adjacent to the proposed development. Additionally, on July 25 and July 26, plans were shown at River City Days

The following comments were received during the meeting and at River City Days. Also included is the response about how the development will look at these comments moving forward.

Municipal Services Building

*Comment:*Appreciate the neighbors were listened to and that the outside yard will not be located at the new site. Also agreed with keeping the fuel island on the east end of the site.

*Response:*The fuel island is proposed on the east side of the facility and away from the homes. The existing facility will be used for additional indoor storage as well as yard space, including the salt shed.

Creek Road

*Comment:*Creek Road, west of Chaska Creek Boulevard, is in tough condition. When will it be improved?

*Response:*Creek Road is anticipated to be upgraded in 2026 in coordination with the Municipal Services Building construction as well as other anticipate private development in the area. City staff will explore if there are any fixes that can be done now to help the current situation.

Other

Comment: What are the plans for other developments in the area?

*Response:*EDCO has received preliminary approval for a new industrial building. No additional plans have come into the city currently.

Municipal Service Facilities are very often large scale projects. Chaska's MSB is no exception. This project will have multiple site access and egress points, a structure that has large volumes with tall vertical surfaces and long horizontal walls. This submittal proposes some initial design concepts to address the operational character of the site and structure, and soften its scale and impact on the area, while creating a definitive form and design that while unique to the MSB project, is also something rooted in Chaska character and fits within the existing context of surrounding developed projects.

The MSB project will include four primary operational functions.

First is **vehicle storage**. This building function is a heated, controlled access equipment parking area that houses operational vehicles used for the maintenance of Chaska’s infrastructure. The space will have interior parking spaces and drive lanes. Several goals are achieved by maintaining all parking and driving within the building. First, operational efficiency is gained by reducing staff time to prepare for response events and daily maintenance activities. Second, asset management and longevity is promoted by keeping high value city property secured within a monitored and controlled environment. Third, through planning and design, vehicle movements are carefully planned and orchestrated so that minimal vehicle noise for general engine noise and back-up alarms is mitigated by containing those environmental impacts within an enclosed and acoustically controlled environment.

The second operational component is **vehicle and equipment maintenance**. This function allows maintenance to be performed on assets, to maintain continuous, uninterrupted service within the community. Much like vehicle storage, planning vehicle movements and allowing appropriate space for large equipment movement reduces potential acoustic environmental impact. The operational character of this function requires multiple access points to allow functionality to be efficient and promote quick service of equipment. These openings need to consider solar and wind exposure, as well as screening considerations for security purposes, as well as the impact on the immediate neighboring uses. The number of doors and bays are determined by best practices within the municipal service industry for the number of maintenance staff and the amount of equipment being maintained for each city.

The third functional component of the project are dedicated **workshops** for each operational department working within Chaska’s Municipal Services. These workspaces are industrial shop style workspaces that allow each department to have workspace for activities that need smaller scale spaces, but require more industrial, durable and robust resources than would be found in a more traditional office workspace. These spaces will have significant amounts of equipment circulation in and out of them. This impacts both location within the facility that meets operational needs, as well as where these shops should be located relative to site access and neighboring properties. Vehicle turning and access study was conducted to help influence the proper amount of pavement to help facilitate ease of vehicular motion and access.

The fourth and final primary function of the main facility is the more traditional **administrative** component, that provide staff individual work space, meeting and gathering space, and employee amenity functions. This area has the most personal foot traffic and the most immediate adjacency to personal vehicle parking. As a high-traffic area at very specific times of day, the siting and design must consider exposure to climatic conditions, site security relative to site access, and safety interface with operational traffic.

The primary project area will be on the 12.7 acre, Lot 1. The proposed building is approximately 148,000 square feet. Of the available 12.7+ acres of Lot 1, approximately 9 acres, including the 148,000 square feet of the main facility, will be developed to support this project. The developed site area includes the main facility, access improvements from Creek Road, site pavements for building access, employee parking and landscaping improvements. The main facility on Lot 1 will be primarily an operations center. There is no intent to store outdoor operational resources and perform outdoor work activities on this site. Those activities will remain at the Existing Municipal Services Facility. Outlot C will be developed as the driveway and primary access for all personal vehicle traffic and will be the primary operational traffic access and egress point as well. Outlot B will house the city’s central fueling facility, which will be accessible by all Municipal Services vehicles, as well as Chaska's police and fire fleet. This site operation will require the development of approximately 60,000 square feet of site area and will require screening along the northern edge of the operational area, as well as site improvements and expansions of the existing ponds to accommodate the new impervious surface.



Site Parking

This facility, will house Municipal Services staff of both full-time and part-time (seasonal employees), of which that will be the primary parking demand. Public visitors to this site will be primarily quick-visit contractors to acquire utility meters or residents for brief staff interactions. While this is a public facility, during operational hours (7am – 4pm primarily), access would be restricted to operational staff only. There are potential special events when a training event or specific public access might dictate parking demand, but those are defined activities for the function of the facility and would not likely require specific dedicated parking. As such, for the calculation of required parking, this project is focused on providing one parking space per staff at largest demand. This conceptual design illustrates parking for the staffing demand of this facility for current and future growth of the department. Currently, there are 63 full-time employees for the departments operating from this facility, and 26 part-time employees, for a total staff demand of 89 parking spaces. Twenty-year projections forecast a potential staffing of 83 full-time employees and 35 part-time employees, for a total of 118 parking spaces. The current plan illustrates a proposed parking count of 109 parking spaces, a minimum of four of which will need to be Accessible parking spaces with a van aisle to meet Accessibility Code Requirements. Undefined parking spaces are anticipated to be located on Outlot B for seasonal, overflow parking to meet the 20 year potential staffing forecast. O

Site Utilities

This site will be served by city utilities for water and sanitary sewer. The domestic water service will be provided as a 4” domestic services coming from Creek Road. There will be a loop for fire access of an 8” fire service line. All water piping will be PVC with ductile iron fittings. Sanitary services will be a 6” line connecting to the main at Creek Road. Sanitary services will be PVC piping. Private utilities to the site, include electrical and natural gas. Electrical will be provided by Minnesota Valley. Natural gas is provided to the site by Center Point Energy.

Wetlands and Natural Areas

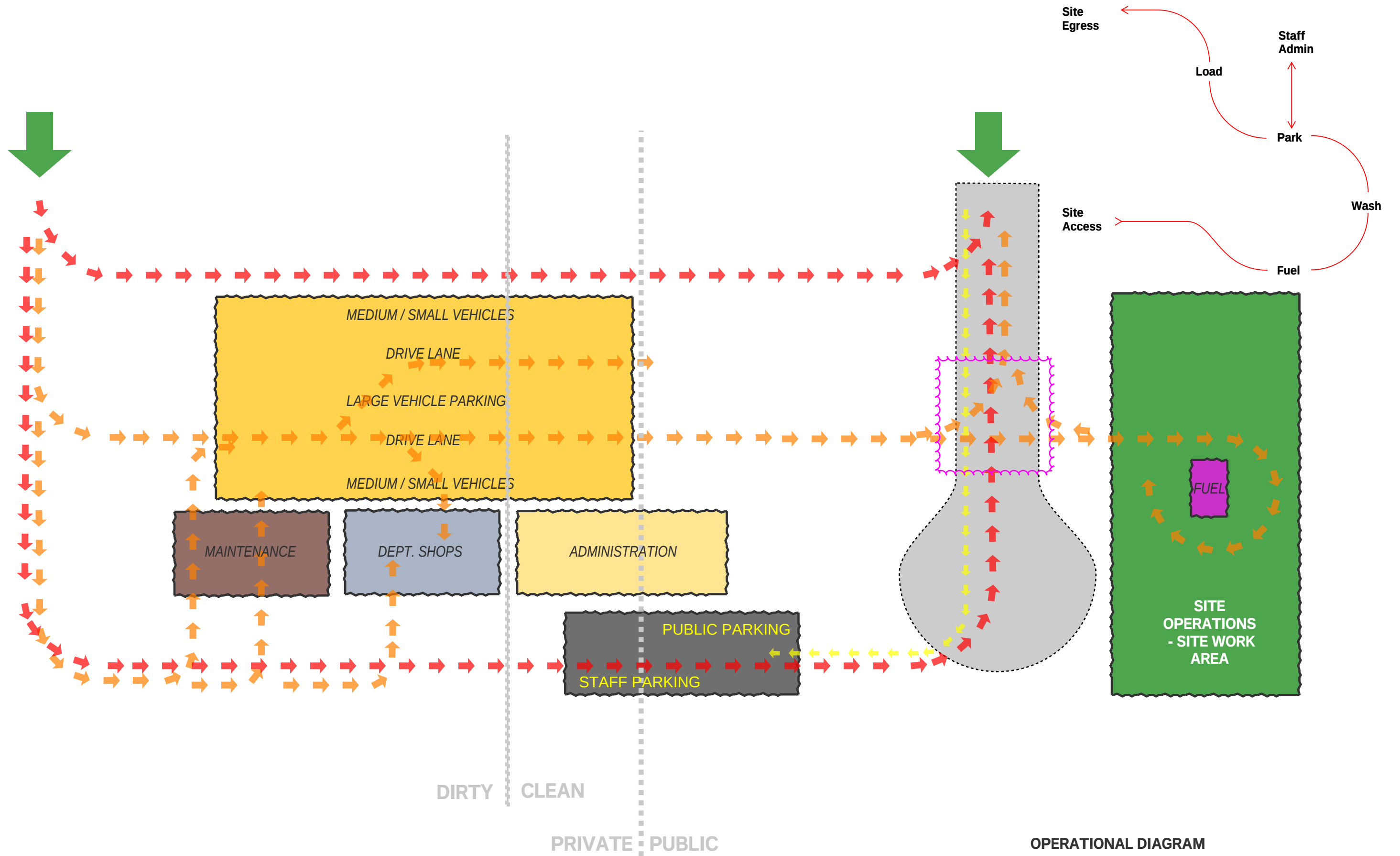
There is a defined, wetland immediately adjacent to the proposed site. The defined wetland is an upland-wetland, located just southwest of the of the project site. This wetland is outside of the property, and is located about 10’ above the proposed grade of the new facility finished floor elevation. The site is immediately adjacent to Chaska Creek to the south, which includes a sensitive slope and wooded area.

Stormwater Utility

This site already has defined stormwater features and infrastructure as developed by the previously planned development. At the conceptual design stage of the project, the design team as determined that the features on Lot 1 are already designed and adequately sized for the proposed development of Lot 1 as the MSB. The ponds located on Outlot B will need augmentation to accommodate the proposed development and impervious of Outlot B, as well as coordinating with other city improvements that these ponds were purposed for, including the improvements of Creek Road and Chaska Creek Boulevard. More calculations and design will be necessary to understand those impacts for the Preliminary Site Plan Submittal.

General Site Grading and Improvement

The proposed building finished floor elevation will be 905.5. The existing grades on site range between 899 and 916. The operational paved area and traffic lanes on site will be primarily heavy duty bituminous pavement. The pavement will be 5.5” of bituminous, on 10” of aggregate base and 18” of sand. Standard personal vehicle parking areas will be a lighter total section, with 3.5” of bituminous pavement, 8” of aggregate base and 18” of sand. Draintile will be required around the low-ends of pavement edges and will be connected to stormwater catch basin structures to promote pavement longevity and proper drainage. All pavements will have a B612 concrete curb edge.



PROGRAMMING AND PROJECT OPPORTUNITIES



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EYE-LEVEL VIEW CORRIDOR BUILDING IMAGERY

Included in this submittal, are conceptual and schematic developed site plans, landscaping plans and colored visualizations of the site character, and initial building design concepts to illustrate the combination of the functional and aesthetic form required of a municipal infrastructure maintenance facility. Also included are visualizations and graphics presented to neighbors during a previously held open house that illustrated the project concept in totality, and the impact on their property and lives. While design of the facility remains at a conceptual level, design elements are taking into consideration specific material and greater Chaska contextual ideations. Illustrations demonstrating potential material selections and form ideas are included as vignettes as part of this submittal.

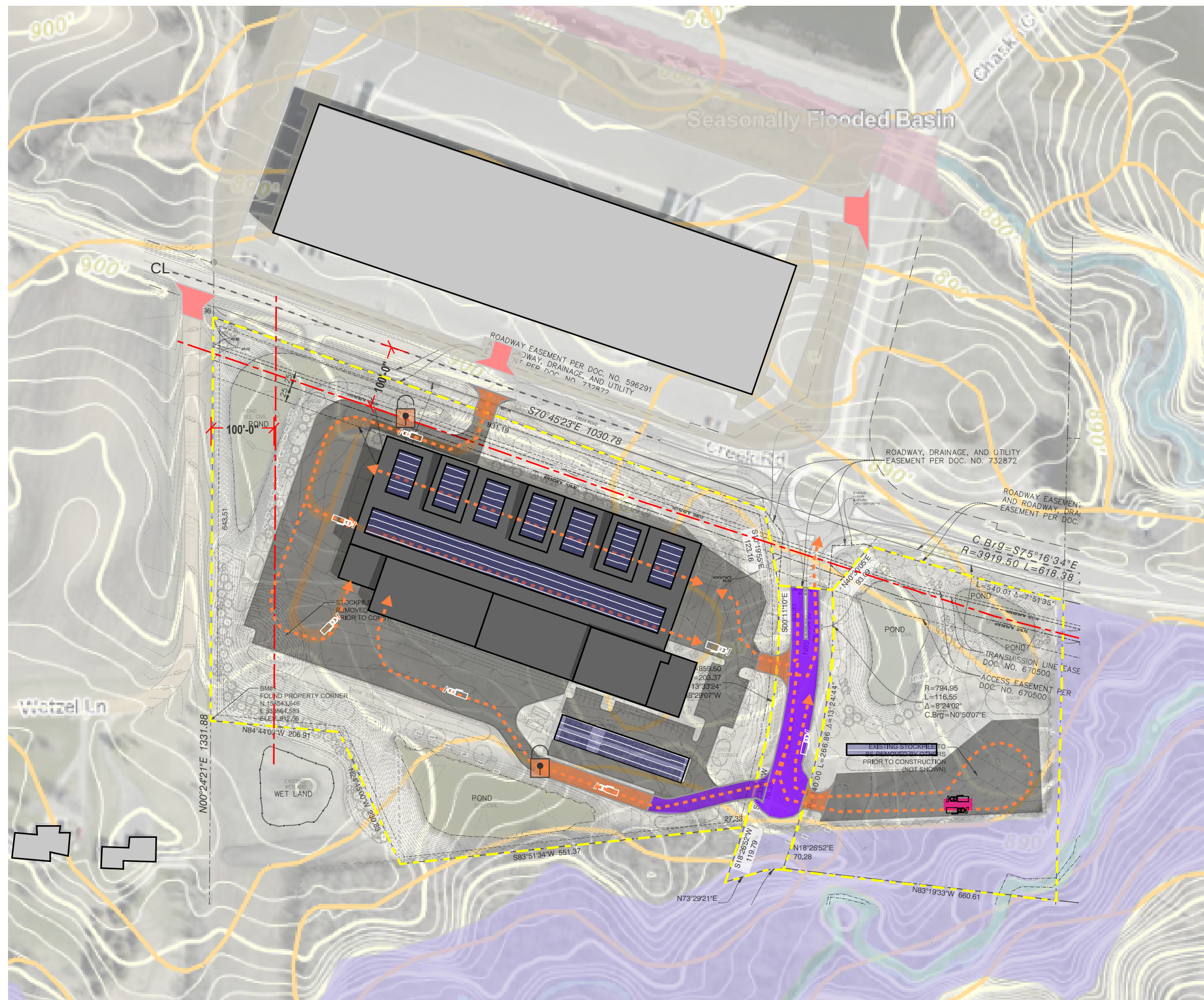
Site and Building Design

There were two primary driving considerations in the general design of the site and building plans. The first consideration was for ultimate functionality. The design is built on how best practices for climatic response and prototypical municipal maintenance workflows dictate space allocation and adjacency. The second consideration was how the design of the structure and site addressed neighborhood concerns for activity, noise and light pollution. The site layout strongly considers how the project balances site security with connectivity and accessibility. As previously noted, the site has some already created features in the ponds and access points from roadways, that helped facilitate in defining critical placement of building functions. Additionally, the opportunities created by existing grading conditions, the locations of the ponds and the existing, and to be maintained natural area to the south along Chaska Creek, presented a fantastic opportunity to locate portions of the building that are occupied by on-site staff and amenities for all Municipal Services staff to take advantage of natural setting of this project site for an operation that is critical to Chaska's quality of life.

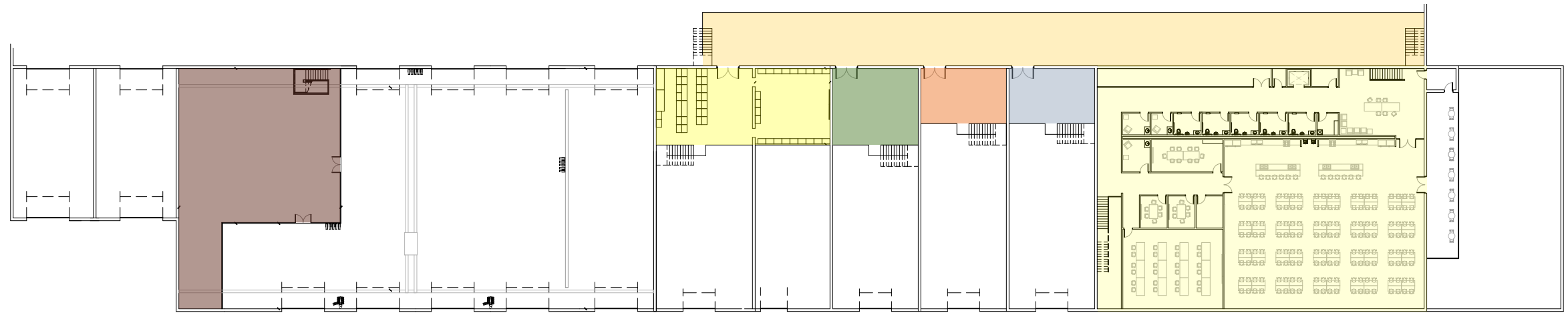
Building form ideas are created from several points of emphasis. One point of departure for the building design was identified from touring other facilities with staff, where certain built features, like clerestory daylighting vs. roof top overhead skylighting and indoor/outdoor space was noted as being desirable. Another point was addressing using the building as signage to create something distinctive and identifiable, that has a street presence but isn't overwhelming for either pedestrians or personal vehicle traffic. Additionally driving the current design concept, is using the building features to help screen building equipment, so that those features have purpose and provide function and amenity, rather than just doing one thing, and thus causing the project to spend funding on multiple things, rather than one feature that can do multiple tasks, such as provide daylight and screen rooftop units.

Materiality, Context and Culture

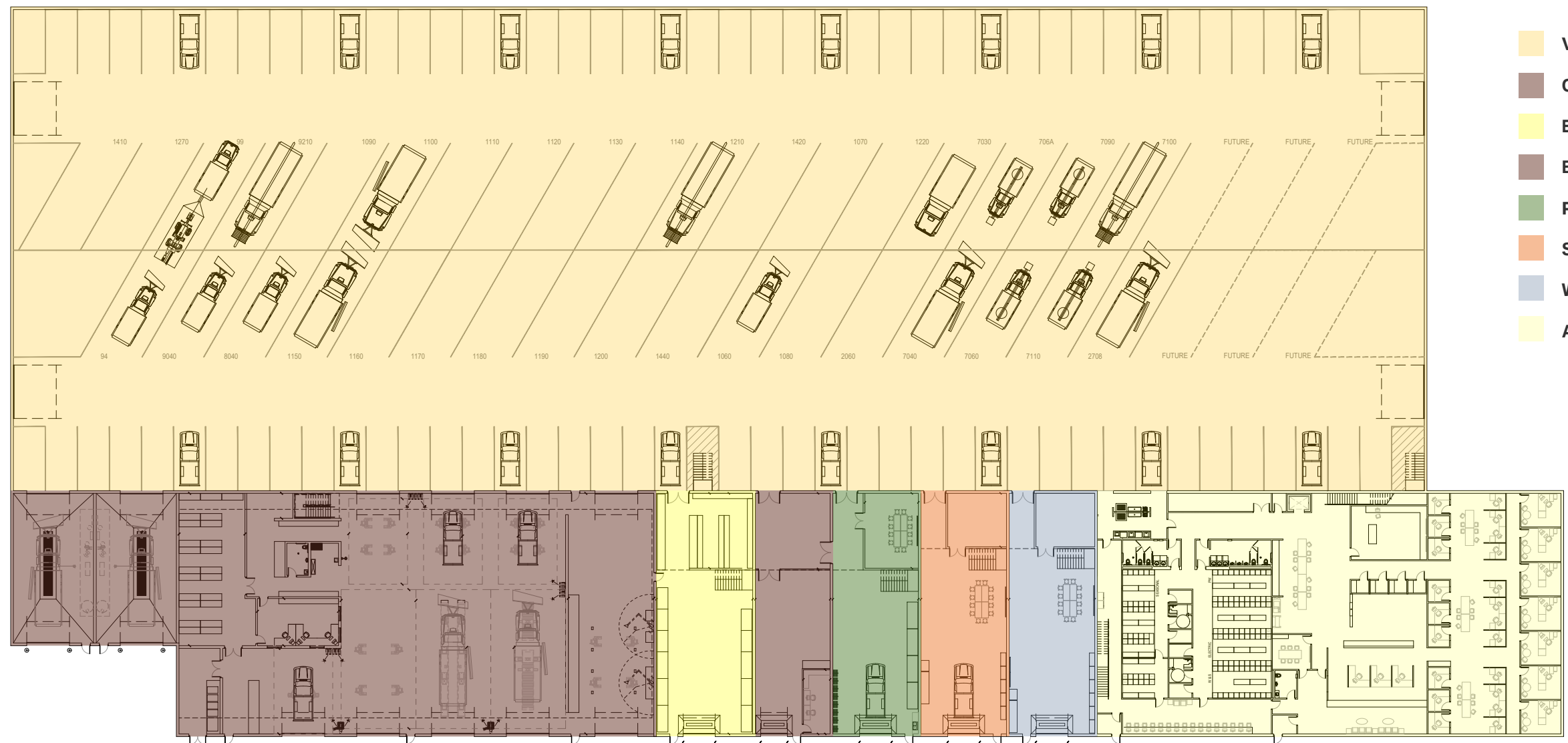
Two of the project imperatives, Durability and Resiliency; Fiscal Responsibility, are driving initial material choices and placements to help create the MSB project aesthetic. Chaska is well known all over the region and country, for the cream colored Chaska Brick, and that is very identifiable in many buildings in Chaska. Full brick and thin brick use can be quite costly for a building of this size, so the design team is looking at select locations to provide the most impact for the material use from both a project budget and design aesthetic perspective. There are several material colors and forms that are used on Chaska municipal buildings, as well as buildings located within the remainder of the city that provide great character and excellent content to tie projects to Chaska, without creating mundane cookie-cutter design. As such, the proposed design uses some design dialogue for where form interruptions occur to help break-up large building facades, and where material accents can create interest with color and textural change.



-  **Property Line**
-  **Critical Setback Line**
-  **Neighboring Buildings**
-  **Neighboring Property Access**
-  **Proposed MSB Building**
-  **Proposed Municipal Fueling Facility**
-  **Operational Traffic ONLY Site Access/ Egress**
-  **Shared Traffic - Public/Private Site Access / Egress**
-  **MSB Operational Flow**
-  **Potential Solar Array Areas [Roof or Ground Mounted]**
-  **Site Access Security Point [Controlled Gate Access]**



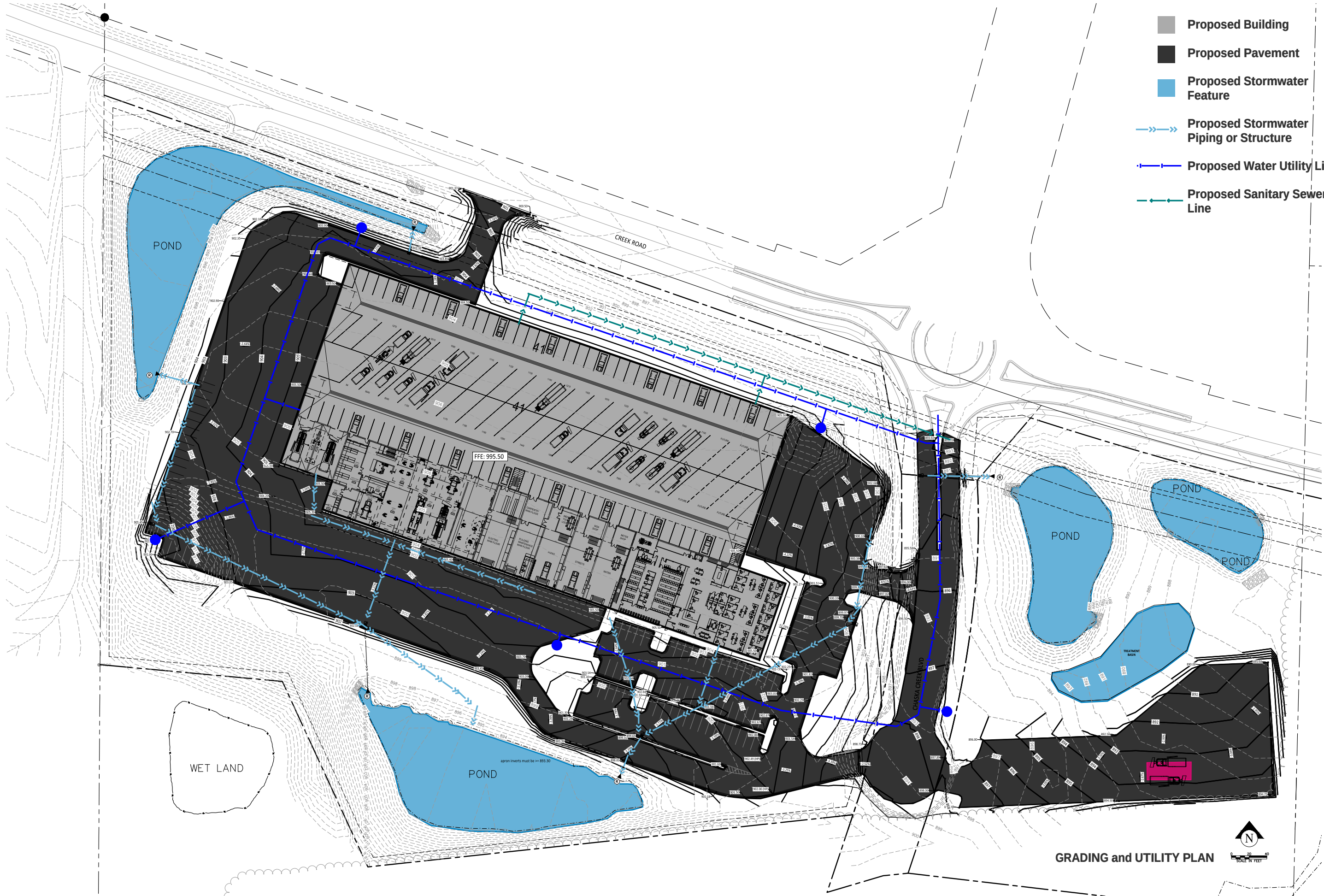
UPPER LEVEL BUILDING PLAN



LOWER LEVEL BUILDING PLAN

MUNICIPAL SERVICES BUILDNG PROPOSED DESIGN





- Proposed Building
- Proposed Pavement
- Proposed Stormwater Feature
- Proposed Stormwater Piping or Structure
- Proposed Water Utility Line
- Proposed Sanitary Sewer Line

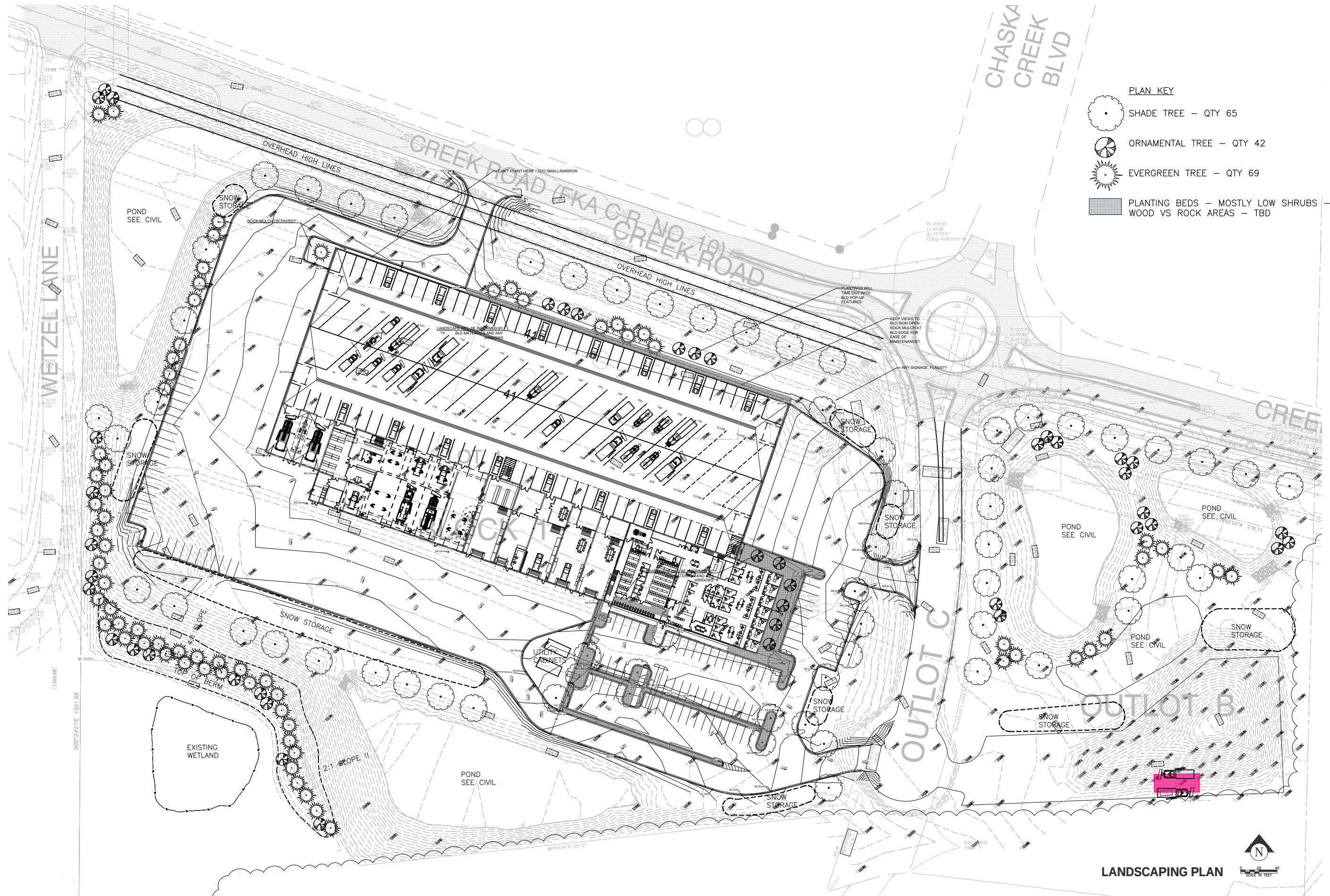
GRADING and UTILITY PLAN

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SCALE IN FEET

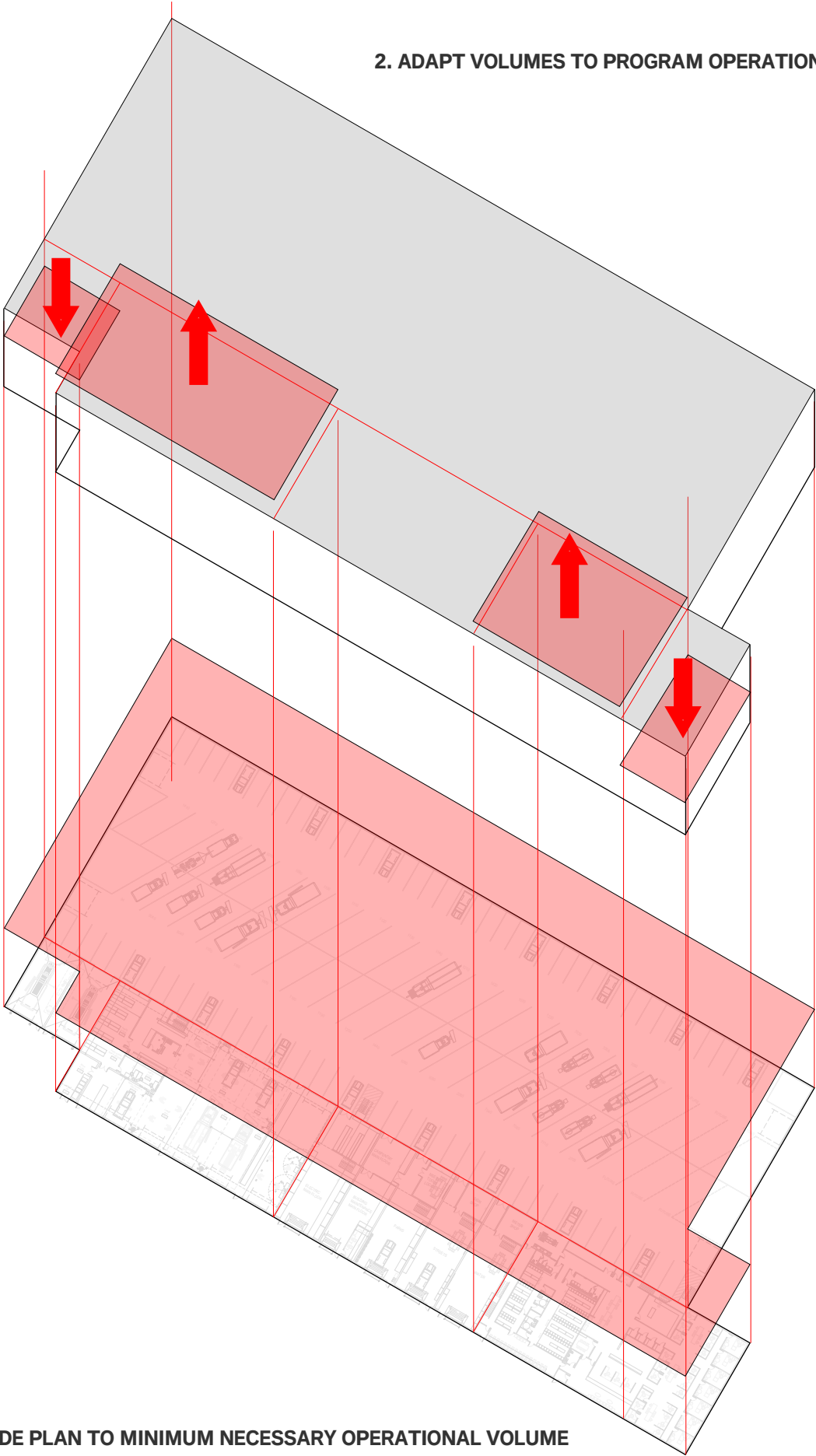
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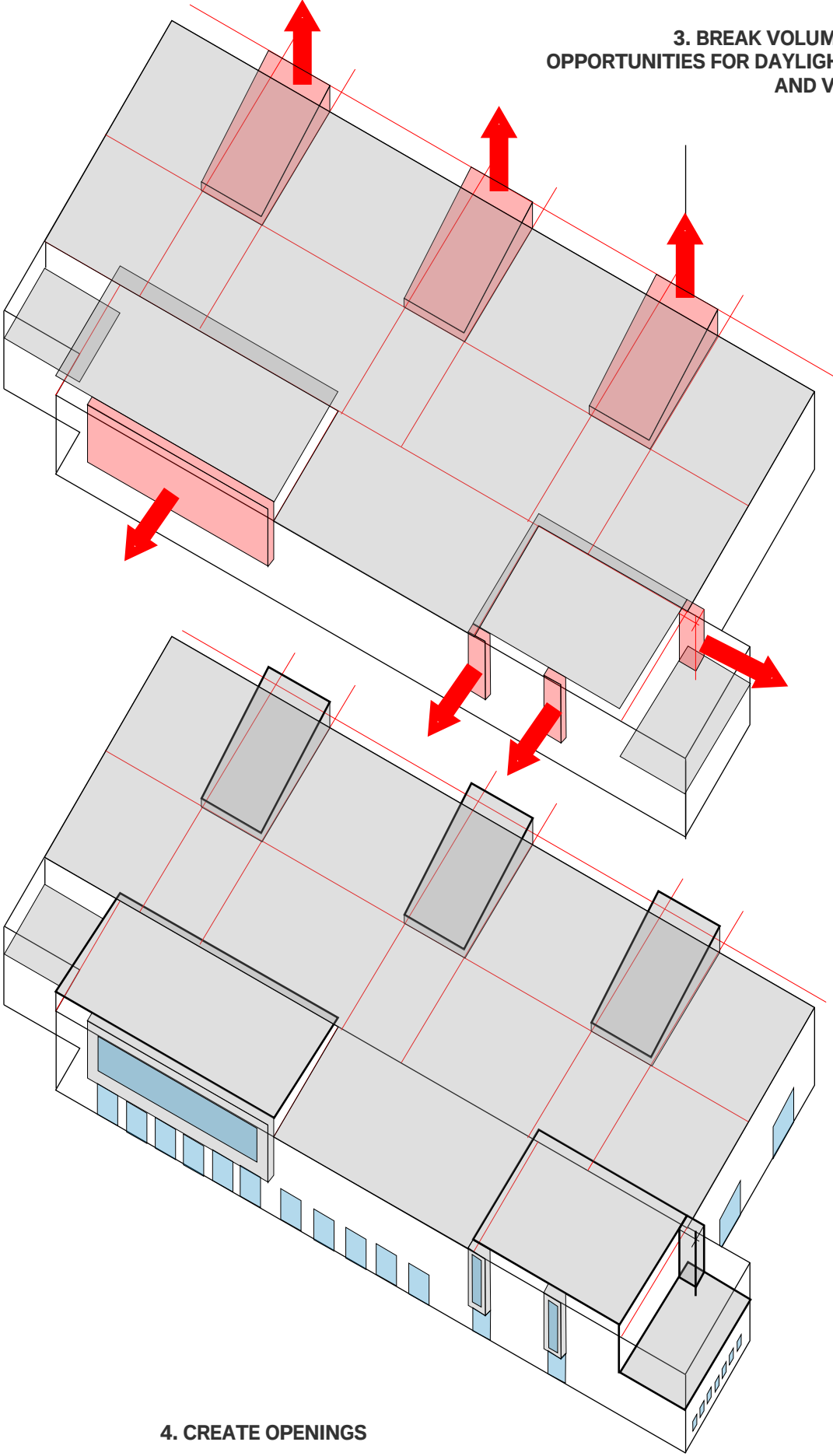


2. ADAPT VOLUMES TO PROGRAM OPERATIONAL CONDITIONS.



1. EXTRUDE PLAN TO MINIMUM NECESSARY OPERATIONAL VOLUME

3. BREAK VOLUMES TO CREATE OPPORTUNITIES FOR DAYLIGHT, SCREENING AND VIEW CREATION



4. CREATE OPENINGS

MUNICIPAL SERVICES BUILDNG PROPOSED DESIGN





AERIAL PERSPECTIVE - LOOKING SOUTHWEST



MUNICIPAL SERVICES BUILDNG PROPOSED DESIGN



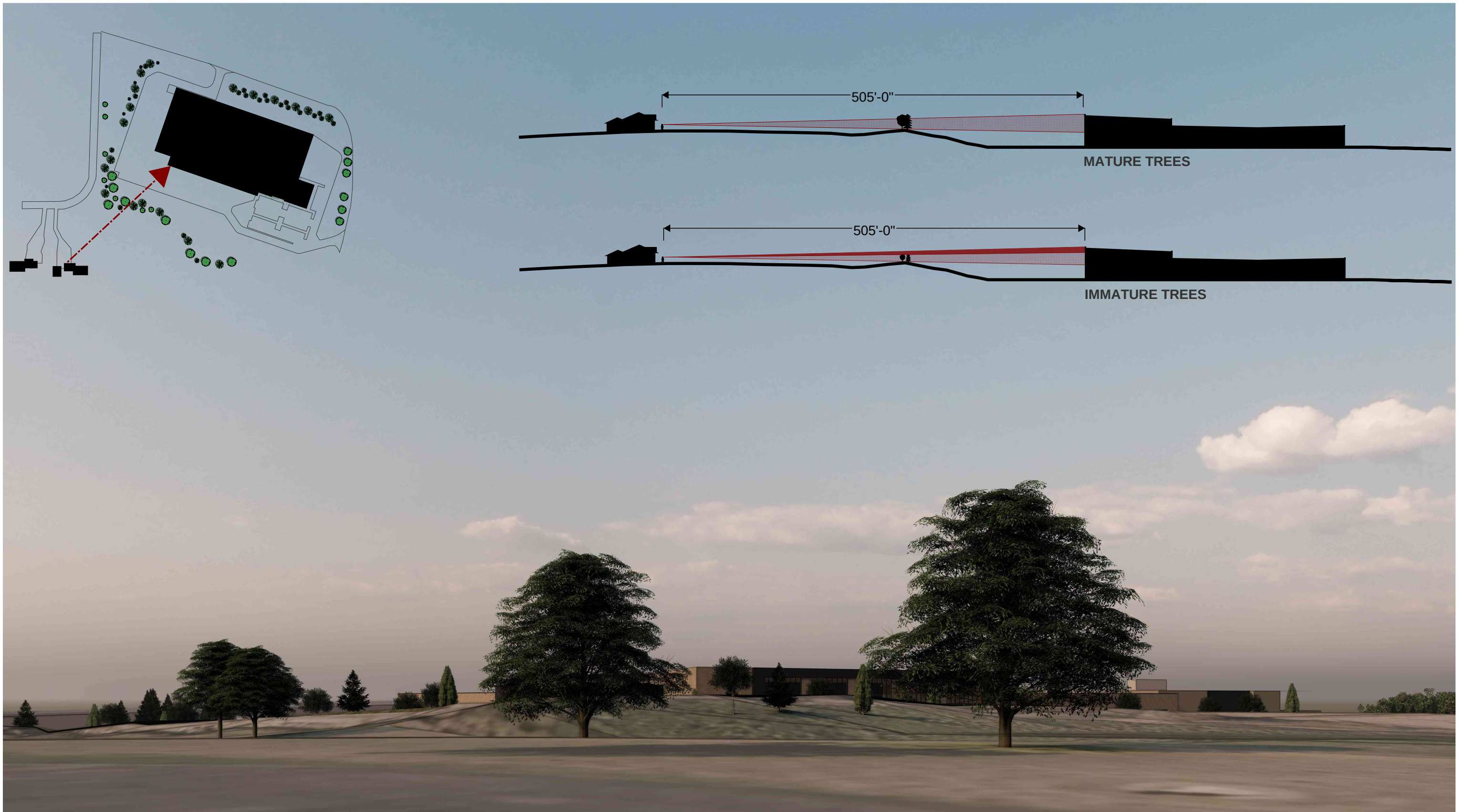


AERIAL PERSPECTIVE - LOOKING NORTHEAST



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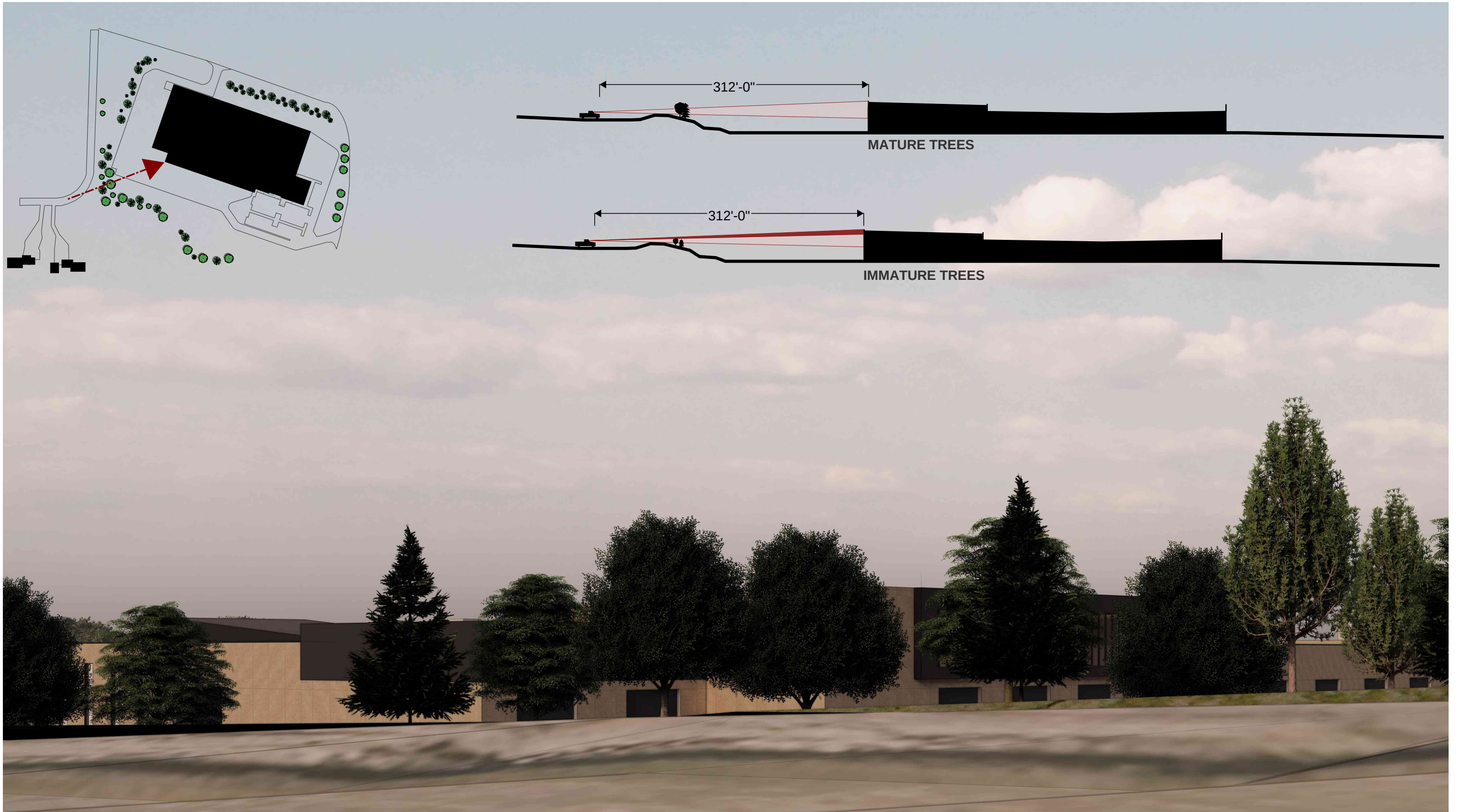




NEIGHBORHOOD IMPACT - PERSPECTIVE AND SITE SECTION

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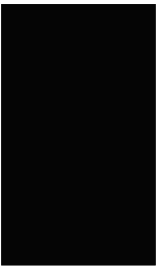
NEIGHBORHOOD IMPACT - PERSPECTIVE AND SITE SECTION

MUNICIPAL SERVICES BUILDING PROPOSED DESIGN





METAL PANEL CLADDING



ACCENTS / FLASHINGS



PRECAST COLOR AND TEXTURE VARIATIONS



CHASKA BRICK VARIATIONS

SINGLE PRECAST DESIGN CONCEPT



TWO PRECAST DESIGN CONCEPT



EYE LEVEL PERSPECTIVE - CREEK ROAD AND CHASKA CREEK BOULEVARD INTERSECTION

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SINGLE PRECAST DESIGN CONCEPT



TWO PRECAST DESIGN CONCEPT



EYE LEVEL PERSPECTIVE - BUILDING SIGNAGE AND CREEK ROAD ELEVATION DETAIL

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EYE LEVEL PERSPECTIVE - ADMINISTRATIVE AREA AND PUBLIC ENTRY

MUNICIPAL SERVICES BUILDNG PROPOSED DESIGN



CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

September 15, 2025

Paid and Unpaid Invoices:

Check #'s 357716-357822

\$1,288,215.28

Paid Electronic Invoices:

Wire #'s 4859-4874

\$455,941.69

Amount for Approval-Council Meeting:
September 15, 2025

\$1,744,156.97

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100006	SCOTT A HUTNICK								
145375		08/31/2025	091125	357724	450.00	09/15/2025	INV	PD	August Animal Control
CHECK DATE: 09/11/2025									
108949	ADVANTAGE COLLECTION PROFESSIONALS LLC								
8761082		08/31/2025	091625	357732	311.52	09/30/2025	INV	PD	AUG COLLECTION COMMISSION
CHECK DATE: 09/16/2025									
111165	DUANE C ORVEDAHL								
145236		09/01/2025	091625	357733	700.00	10/02/2025	INV	PD	band entertainment - Picn
CHECK DATE: 09/16/2025									
100119	SHAKOPEE VALLEY FORD								
410447FOW		09/03/2025	091625	357734	382.85	10/03/2025	INV	PD	#1228 UNDERBODY DEFLECTOR
CHECK DATE: 09/16/2025									
410448FOW		09/03/2025	091625	357734	257.36	10/03/2025	INV	PD	#1193 BATTERY
CHECK DATE: 09/16/2025									
410525FOW		09/04/2025	091625	357734	55.90	10/04/2025	INV	PD	#122 TURN SIGNAL/WIPER SW
CHECK DATE: 09/16/2025									
410527FOW		09/04/2025	091625	357734	261.10	10/04/2025	INV	PD	#122 RADIATOR HOSES
CHECK DATE: 09/16/2025									
410761FOW		09/08/2025	091625	357734	28.92	10/08/2025	INV	PD	#1191 SPARK PLUGS
CHECK DATE: 09/16/2025									
CM410448FOW		09/08/2025	091625	357734	-257.36	10/08/2025	CRM	PD	#1193 BATTERY CORE CREDIT
CHECK DATE: 09/16/2025									
100122	ARAMARK REFRESHMENT SERVICES				728.77				
1862624		09/05/2025	091625	357735	146.34	10/05/2025	INV	PD	Water filter for Coffee m
CHECK DATE: 09/16/2025									
109198	ARCHER MECHANICAL								
34371		09/08/2025	091625	357736	33,768.00	10/08/2025	INV	PD	REPLACE MUA UNIT-MSB
CHECK DATE: 09/16/2025									
100146	ASPEN MILLS INC								

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
360492		09/03/2025	091625	357737	72.50	10/03/2025	INV	PD	DUTY UNIFORM-HELSTROM
CHECK DATE: 09/16/2025									
360493		09/03/2025	091625	357737	146.94	10/03/2025	INV	PD	DUTY UNIFORM-MORRISSEY
CHECK DATE: 09/16/2025									
360494		09/03/2025	091625	357737	248.13	10/03/2025	INV	PD	DUTY UNIFORM-TREBIATOWSKI
CHECK DATE: 09/16/2025									
360495		09/03/2025	091625	357737	188.85	10/03/2025	INV	PD	DUTY UNIFORM-PIERCE
CHECK DATE: 09/16/2025									
360496		09/03/2025	091625	357737	244.77	10/03/2025	INV	PD	DUTY UNIFORM-HELSTROM
CHECK DATE: 09/16/2025									
360497		09/03/2025	091625	357737	890.97	10/03/2025	INV	PD	DUTY UNIFORM-CODY
CHECK DATE: 09/16/2025									
102279 BOLTON & MENK INC					1,792.16				
0373088		08/29/2025	091625	357738	104.00	10/08/2025	INV	PD	walnut St Lead Service Mo
CHECK DATE: 09/16/2025									
100214 BORDER STATES INDUSTRIES INC									
931037968	240133	09/02/2025	091625	357739	69,890.03	10/25/2025	INV	PD	SW CAB EATON T 10 3PHS -
CHECK DATE: 09/16/2025									
112991 CAPCHASE INC									
5C6B5C73-0673		09/08/2025	091625	357740	19,056.88	09/28/2025	INV	PD	ANNUAL BARRACUDA
CHECK DATE: 09/16/2025									
100299 CARVER COUNTY PARKS & RECREATION									
23370		09/05/2025	091625	357741	2,658.00	09/29/2025	INV	PD	Partnered Programs: Carve
CHECK DATE: 09/16/2025									
100323 CDW GOVERNMENT INC									
AF6FP5Y		08/21/2025	091625	357742	423.24	09/20/2025	INV	PD	ADOBE PRO LICENSES
CHECK DATE: 09/16/2025									
AF6HE6M		08/21/2025	091625	357742	1,747.85	09/20/2025	INV	PD	PC UPGRADE-BLDG INSP
CHECK DATE: 09/16/2025									
100332 CENTERPOINT ENERGY RESOURCES CORP					2,171.09				

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105010300/AUG25 CHECK DATE: 09/11/2025		09/04/2025	091125	357725	2,983.02	10/02/2025	INV	PD	AUG 3210 CHASKA BLVD GAS
64030791582/AUG25 CHECK DATE: 09/11/2025		09/04/2025	091125	357725	13.22	10/02/2025	INV	PD	AUG 216 W 4TH ST GAS SVC
					2,996.24				
100337 QWEST CORPORATION									
752248841 CHECK DATE: 09/11/2025		09/01/2025	091125	357726	848.65	10/01/2025	INV	PD	SEP INTERNET SERVICE
100362 CHASKA HIGH SCHOOL									
15000 CHECK DATE: 09/16/2025		09/03/2025	091625	357743	1,975.68	10/03/2025	INV	PD	FIELD MARKING PAINT
100368 CHASKA LAUNDRY CENTER									
5701 CHECK DATE: 09/11/2025		08/31/2025	091125	357727	225.72	09/20/2025	INV	PD	AUG TOWELS-TC
110240 CINTAS CORPORATION NO 2									
84176/AUG2025 CHECK DATE: 09/11/2025		08/31/2025	091125	357728	1,679.36	09/30/2025	INV	PD	AUG RUG/MAT SVC
100416 ROGER CLEVELAND GOLF CO INC									
8619479 SO CHECK DATE: 09/16/2025		08/28/2025	091625	357744	720.36	05/15/2026	INV	PD	RESALE
100419 CLOVER CONDOMINIUM ASSOCIATION									
00498839-46 CHECK DATE: 09/16/2025	250004	09/15/2025	091625	357745	1,544.84	09/30/2025	INV	PD	OCT COMMUNITY ROOM DUES
106301 CORE & MAIN LP									
X649394 CHECK DATE: 09/16/2025		08/29/2025	091625	357746	721.74	10/29/2025	INV	PD	CITY SQ IRRIGATION MAIN
X655738 CHECK DATE: 09/16/2025	250229	09/03/2025	091625	357746	1,446.71	10/03/2025	INV	PD	INVENTORY-VALVE, FLANGE &

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107485 CROWN COLLEGE					2,168.45				
EMTI 48 CHECK DATE: 09/16/2025		09/04/2025	091625	357747	450.00	09/24/2025	INV	PD	FD MEDICAL TRAINING 8/25
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5 AUG25 CHECK DATE: 09/11/2025		08/31/2025	091125	357729	16.27	09/20/2025	INV	PD	COOLER RENT
100577 EASY PICKER GOLF PRODUCTS INC									
0223452-IN CHECK DATE: 09/16/2025		09/02/2025	091625	357748	441.86	10/02/2025	INV	PD	RANGE BASKETS
111282 CANNON TECHNOLOGIES INC									
955649463 CHECK DATE: 09/16/2025	240117	08/14/2025	091625	357749	2,418.62	10/09/2025	INV	PD	ELECTRIC METER 12S
955810104 CHECK DATE: 09/16/2025	240117	09/05/2025	091625	357749	4,791.43	10/05/2025	INV	PD	EATON AMI MAST AGRMT 4/30
955828341 CHECK DATE: 09/16/2025	240117	09/09/2025	091625	357749	8,946.96	10/09/2025	INV	PD	AMR RF SUBMETER GPS
955828344 CHECK DATE: 09/16/2025	240117	09/09/2025	091625	357749	97.40	10/09/2025	INV	PD	DOOR HANGERS
100591 ELECTRICAL PRODUCTION SERVICES INC					16,254.41				
23962 CHECK DATE: 09/16/2025		09/03/2025	091625	357750	2,890.00	10/03/2025	INV	PD	Fiber to PSF Project
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11031 CHECK DATE: 09/16/2025		09/02/2025	091625	357751	9,527.30	10/07/2025	INV	PD	SEPTEMBER MONTHLY RETAINE
111472 EPTURA INC									
INV-71709 CHECK DATE: 09/16/2025		09/08/2025	091625	357752	11,708.93	10/08/2025	INV	PD	MAINT SOFTWARE-ANNUAL REN
106319 CHAD JEREMY FIGG									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
August 2025 TKD CHECK DATE: 09/16/2025		09/03/2025	091625	357753	783.24	10/03/2025	INV	PD	August 2025 Tae Kwon Do
112985 JUSTIN SPANDE									
082 CHECK DATE: 09/16/2025		08/30/2025	091625	357754	1,500.00	09/30/2025	INV	PD	VETS OUTING AT THE LOOP
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00868551-1 CHECK DATE: 09/11/2025		09/01/2025	091125	357730	441.76	10/01/2025	INV	PD	SEP SIP PHONE BILL
112160 PT INTERMEDIATE HOLDINGS IV LLC									
6636461 CHECK DATE: 09/16/2025		09/04/2025	091625	357755	1,713.82	10/04/2025	INV	PD	OAK 19 PM PLAN
101463 GOPHER STATE ONE CALL									
5080283 CHECK DATE: 09/16/2025		08/31/2025	091625	357756	928.80	09/30/2025	INV	PD	AUGUST LOCATES
100753 GPS INDUSTRIES LLC									
LEASE0130478 CHECK DATE: 09/16/2025		09/15/2025	091625	357757	5,504.00	10/14/2025	INV	PD	GPS LEASE
100759 WW GRAINGER INC									
9607915759 CHECK DATE: 09/16/2025		08/14/2025	091625	357758	175.35	09/13/2025	INV	PD	PARTS TO HANG BELL
9614091578 CHECK DATE: 09/16/2025		08/20/2025	091625	357758	94.44	09/19/2025	INV	PD	GEAR PULLER END BITS
9616373248 CHECK DATE: 09/16/2025		08/21/2025	091625	357758	23.12	09/20/2025	INV	PD	CONCRETE ANCHORS
9618684964 CHECK DATE: 09/16/2025		08/25/2025	091625	357758	74.84	09/24/2025	INV	PD	GEAR PULLER CENTER BOLT
9623309110 CHECK DATE: 09/16/2025		08/28/2025	091625	357759	560.36	09/27/2025	INV	PD	TRASH BAGS, CLEANING SUPP
100810 HAWKINS INC					928.11				

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7185670 CHECK DATE: 09/16/2025		08/29/2025	091625	357760	8,860.61	10/13/2025	INV	PD	WTP CHEMICALS
109780 SHAI HAYO									
4213 CHECK DATE: 09/16/2025		08/26/2025	091625	357761	2,000.00	09/12/2025	INV	PD	Latin Music and Food Fest
100841 HERMANS LANDSCAPE SUPPLIES									
65490/1 CHECK DATE: 09/16/2025		09/02/2025	091625	357762	300.00	10/02/2025	INV	PD	CITY SQ-TOPSOIL
111703 HEWITT, LINDSAY									
36827-Reissue CHECK DATE: 09/09/2025		09/04/2025	090925-2	357716	118.68	10/04/2025	INV	PD	Replace lost AP check 349
112456 HOFFMAN WEBER CONSTRUCTION LLC									
7971-1 CHECK DATE: 09/16/2025		08/11/2025	091625	357763	202,051.80	09/11/2025	INV	PD	MSB ROOF REPLACEMENT
100859 HOISINGTON KOEGLER GROUP INC									
024-047-11 CHECK DATE: 09/16/2025		09/08/2025	091625	357764	437.50	10/08/2025	INV	PD	MEADOW PARK
100889 INTERNATIONAL CITY MGMT ASSN RETIREMENT CORP									
2025/0905-ICMA CHECK DATE: 09/09/2025		09/05/2025	090925-2	357717	5,818.73	09/05/2025	INV	PD	090525 Payroll - 457 & Ro
104751 IMPACT MAILING OF MINNESOTA INC									
219299 CHECK DATE: 09/16/2025		09/05/2025	091625	357765	8,900.96	10/05/2025	INV	PD	AUG UTILITY BILLING
219313 CHECK DATE: 09/16/2025		09/05/2025	091625	357765	1,466.42	10/05/2025	INV	PD	AUG REMINDER NOTICES
219314 CHECK DATE: 09/16/2025		09/05/2025	091625	357765	1,566.08	10/05/2025	INV	PD	AUG DISCONNECT NOTICES
219315 CHECK DATE: 09/16/2025		09/05/2025	091625	357765	673.78	10/05/2025	INV	PD	AUG FINAL BILLS

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110528 INVOICE CLOUD INC					12,607.24				
3052-2025_8 CHECK DATE: 09/16/2025		08/31/2025	091625	357766	15,518.55	09/30/2025	INV	PD	UB PAYMENT PROCESSING
101018 KRISS PREMIUM PRODUCTS INC									
196419 CHECK DATE: 09/16/2025		08/28/2025	091625	357767	1,052.50	09/28/2025	INV	PD	Chemicals for the Condens
103247 RACHAEL KROOG									
2025-09-01 CHECK DATE: 09/16/2025		09/10/2025	091625	357768	400.00	10/30/2025	INV	PD	Pickleball Lessons - Inst
101043 LANO EQUIPMENT INC									
01-1181147 CHECK DATE: 09/16/2025		09/03/2025	091625	357769	627.23	10/03/2025	INV	PD	#222 & #125 DRIVE BELT/CO
01-1182223 CHECK DATE: 09/16/2025		09/08/2025	091625	357769	149.96	10/08/2025	INV	PD	PRE-MIX GAS
01-1182570 CHECK DATE: 09/16/2025		09/08/2025	091625	357769	12,950.00	10/08/2025	INV	PD	#256 NEW BRUSH MOWER
101050 LAW ENFORCEMENT LABOR SERVICES INC					13,727.19				
Sep-25 CHECK DATE: 09/09/2025		09/05/2025	090925-2	357718	2,190.00	09/05/2025	INV	PD	Sep-25 Police Union Dues
101057 LEAGUE OF MINNESOTA CITIES									
10002436-9/4/25 CHECK DATE: 09/16/2025		09/04/2025	091625	357770	151,705.00	10/01/2025	INV	PD	WC INS PREM
101097 LOCATORS & SUPPLIES INC									
0322888-IN CHECK DATE: 09/16/2025		08/27/2025	091625	357771	1,253.79	09/27/2025	INV	PD	LOCATING FLAGS
0323060-IN CHECK DATE: 09/16/2025		09/05/2025	091625	357771	769.14	10/05/2025	INV	PD	STORM LOCATE PAINT & FLAG

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110118 LOCKRIDGE GRINDAL NAUEN PLLP					2,022.93				
120889 CHECK DATE: 09/16/2025		09/01/2025	091625	357772	3,333.33	10/10/2025	INV	PD	SEP LOBBYIST FOR CITY SQU
105139 LUBE TECH & PARTNERS LLC									
3907705 CHECK DATE: 09/16/2025		09/03/2025	091625	357773	358.00	10/03/2025	INV	PD	STOCK HYDRAULIC OIL
105710 MACQUEEN EMERGENCY GROUP									
P13140 CHECK DATE: 09/16/2025		08/29/2025	091625	357774	2,921.84	09/29/2025	INV	PD	#312 FUEL TANK/TANK STRAP
P13167 CHECK DATE: 09/16/2025		09/04/2025	091625	357774	143.62	10/04/2025	INV	PD	#312 FUEL FILLER HOSE
P54268 CHECK DATE: 09/16/2025		09/04/2025	091625	357774	3,016.80	10/04/2025	INV	PD	THERMAL IMAGING CAMERA/CH
103449 MADDEN GALANTER HANSEN LLP					6,082.26				
145489 CHECK DATE: 09/16/2025		09/08/2025	091625	357775	652.50	10/08/2025	INV	PD	AUG LEGAL-LABOR RELATIONS
104521 MANGOLD GROUP LLC									
22561 CHECK DATE: 09/16/2025		08/31/2025	091625	357776	2,337.00	09/30/2025	INV	PD	MOUNT PLEASANT AUGUST MAI
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00255225 CHECK DATE: 09/16/2025		08/27/2025	091625	357777	20,795.71	09/26/2025	INV	PD	FUEL
101176 METRO ALARM CONTRACTORS INC									
87404 CHECK DATE: 09/16/2025		09/03/2025	091625	357778	400.23	10/03/2025	INV	PD	SW ENTRY REPAIRS
101183 METROPOLITAN COUNCIL									
AUG 2025 SAC CHECK DATE: 09/16/2025		08/31/2025	091625	357779	110,706.75	09/30/2025	INV	PD	AUG SAC CHARGES

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101182 METROPOLITAN COUNCIL									
0001192440		09/02/2025	091625	357780	311,137.34	10/01/2025	INV	PD	OCT SEWER SERVICES FOR ME
CHECK DATE: 09/16/2025									
101187 METRO SALES INC									
INV2878863		09/05/2025	091625	357781	163.00	10/05/2025	INV	PD	Contract Invoice
CHECK DATE: 09/16/2025									
101196 MID COUNTY COOP #122622									
83146		09/04/2025	091625	357782	956.26	10/31/2025	INV	PD	339 GLS GAS-TC
CHECK DATE: 09/16/2025									
83147		09/04/2025	091625	357782	1,006.66	10/31/2025	INV	PD	289 GLS DIESEL-TC
CHECK DATE: 09/16/2025									
					1,962.92				
101199 MID COUNTY COOP #122665									
23555		08/27/2025	091625	357783	62.90	09/30/2025	INV	PD	#143 BACKHOE TIRE REPAIR
CHECK DATE: 09/16/2025									
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR0905250015739009		09/05/2025	090925-2	357720	249.65	09/05/2025	INV	PD	090525 Payroll - Child Su
CHECK DATE: 09/09/2025									
PR0905250015806598		09/05/2025	090925-2	357719	461.46	09/05/2025	INV	PD	090525 Payroll - Child Su
CHECK DATE: 09/09/2025									
					711.11				
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Sep-25		09/05/2025	090925-2	357721	6,427.00	09/05/2025	INV	PD	Sep-25 Local #320 Union D
CHECK DATE: 09/09/2025									
105308 MINNESOTA VALLEY UTILITY SERVICES LLC									
1079755		09/08/2025	091625	357784	3,876.00	10/08/2025	INV	PD	MNTHLY SUBSTATION MAINTEN
CHECK DATE: 09/16/2025									
101192 STATE OF MINNESOTA									
1000054000		09/02/2025	091625	357785	10,224.09	10/03/2025	INV	PD	2ND QTR YR 2026 INDIRECT

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/16/2025									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
AUGUST0190352025		08/31/2025	091625	357786	4,766.57	09/30/2025	INV	PD	AUG PERMIT SURCHARGES
CHECK DATE: 09/16/2025									
101324 MOTOROLA									
8282189931		08/26/2025	091625	357787	5,854.36	09/25/2025	INV	PD	ENCRYPTION FOR OFFICER VE
CHECK DATE: 09/16/2025									
103236 MRA-THE MANAGEMENT ASSOCIATION									
00491021		09/04/2025	091625	357788	100.00	10/04/2025	INV	PD	AUG COMPENSATION SERVICES
CHECK DATE: 09/16/2025									
101356 MTI DISTRIBUTING INC #31380									
1490558-00		08/28/2025	091625	357789	41.44	09/28/2025	INV	PD	#255 CASTER WHEEL GREASE
CHECK DATE: 09/16/2025									
1490610-00		08/28/2025	091625	357789	37.75	09/28/2025	INV	PD	#255 RADIATOR CAP
CHECK DATE: 09/16/2025									
					79.19				
101354 MTI DISTRIBUTING INC #700767									
1493037-00		09/03/2025	091625	357790	463.79	10/03/2025	INV	PD	TIRE RIMS FOR 3500 MOWERS
CHECK DATE: 09/16/2025									
101365 STAR GROUP LLC									
4472/AUG2025		08/31/2025	091125	357731	8,694.70	09/10/2025	INV	PD	AUG PARTS & SUPPLIES
CHECK DATE: 09/11/2025									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Sep-25		09/05/2025	090925-2	357722	4.00	09/05/2025	INV	PD	Sep-25 D.R.I.V.E. Contrib
CHECK DATE: 09/09/2025									
102654 NORTH AMERICAN SAFETY INC									
INV101458		09/04/2025	091625	357791	139.98	10/04/2025	INV	PD	A. CHEUMANI INITIAL ISSUE
CHECK DATE: 09/16/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101454	OLSEN CHAIN AND CABLE CO INC								
733655		09/05/2025	091625	357792	88.27	10/05/2025	INV	PD	#328 PARTS TO HANG FLAG
CHECK DATE: 09/16/2025									
101539	PLAISTED COMPANIES INC								
87447		08/30/2025	091625	357793	1,277.64	09/30/2025	INV	PD	TOPDRESSING SAND
CHECK DATE: 09/16/2025									
101557	POWER SYSTEM ENGINEERING INC								
9060422		09/09/2025	091625	357794	4,100.00	10/09/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 09/16/2025									
101571	PREMIUM WATERS INC								
417080-08-25		08/31/2025	091625	357795	113.07	09/30/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 09/16/2025									
106323	PULTE HOMES								
1127	MOERS DR	09/04/2025	091625	357796	3,000.00	10/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
203	LIBERTY HEIGHTS	09/04/2025	091625	357796	3,000.00	10/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
207	LIBERTY HEIGHTS	09/04/2025	091625	357796	3,000.00	10/03/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
					9,000.00				
107855	STAPLES INC								
2550612		08/29/2025	091625	357797	-25.18	09/29/2025	CRM	PD	WHITE OUT CREDIT
CHECK DATE: 09/16/2025									
45492906		08/26/2025	091625	357797	84.99	09/25/2025	INV	PD	11X17 COPY PAPER
CHECK DATE: 09/16/2025									
45514306		08/27/2025	091625	357797	103.43	09/26/2025	INV	PD	OFFICE SUPPLIES
CHECK DATE: 09/16/2025									
					163.24				
101631	REINDERS INC								
3412253-00		09/05/2025	091625	357798	938.50	10/05/2025	INV	PD	INSECTICIDE
CHECK DATE: 09/16/2025									

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 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3412337-00		09/04/2025	091625	357798	188.96	10/04/2025	INV	PD	TRACKER DYE
CHECK DATE: 09/16/2025									
103251 ROBERT THOMAS HOMES INC					1,127.46				
3840 VISTA VIEW CT		09/09/2025	091625	357799	3,000.00	10/09/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
3849 VISTA VIEW CT		09/09/2025	091625	357799	3,000.00	10/09/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
6409 HARVEST TRL		09/09/2025	091625	357799	2,500.00	10/09/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
6413 HARVEST TRL		09/09/2025	091625	357799	2,500.00	10/09/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 09/16/2025									
110677 HAJOCA CORPORATION					11,000.00				
S022137240.002		08/21/2025	091625	357800	230.28	09/21/2025	INV	PD	NEW TOILET-DAYCARE
CHECK DATE: 09/16/2025									
101703 SALVATION ARMY									
AUGUST/25 HS		08/31/2025	091625	357801	95.00	10/08/2025	INV	PD	AUG HEAT SHARE CONTRIBUTI
CHECK DATE: 09/16/2025									
101744 SCOTT COUNTY TREASURER									
IN32693		09/05/2025	091625	357802	2,950.00	10/02/2025	INV	PD	Department Range Training
CHECK DATE: 09/16/2025									
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
2343-2		09/03/2025	091625	357803	1,358.06	10/20/2025	INV	PD	GLASS BEADS FOR X-WALK
CHECK DATE: 09/16/2025									
112989 SIEGLES CONCRETE PUMPING INC									
011314		08/12/2025	091625	357804	750.00	09/12/2025	INV	PD	CONCRETE PUMP-GAZEBO FLOO
CHECK DATE: 09/16/2025									
101888 STREICHER'S INC									
I1781225		09/02/2025	091625	357805	4,129.86	10/03/2025	INV	PD	Mobile Field Force - Hols
CHECK DATE: 09/16/2025									

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
I1781281 CHECK DATE: 09/16/2025		09/03/2025	091625	357805	75.98	10/03/2025	INV	PD	Horton Uniform - Initial
I1781881 CHECK DATE: 09/16/2025		09/05/2025	091625	357805	11.99	10/05/2025	INV	PD	Horton Uniform - Initial
I1782443 CHECK DATE: 09/16/2025		09/09/2025	091625	357805	644.99	10/09/2025	INV	PD	Letourneau Uniform - Init
					4,862.82				
101892 STUART C IRBY CO									
S014238616.003 CHECK DATE: 09/16/2025	250230	09/05/2025	091625	357806	81,450.00	10/05/2025	INV	PD	3 SW CABS S&C 600AMP 3PHS
102247 SUMMIT FIRE PROTECTION CO									
3485010 CHECK DATE: 09/16/2025		08/29/2025	091625	357807	317.45	09/29/2025	INV	PD	FIRE EXTINGUISHER SERVICE
112990 TACTICAL ADVANTAGE LLC									
2025-0066 CHECK DATE: 09/16/2025		09/04/2025	091625	357808	4,003.86	10/03/2025	INV	PD	Department rifles
106152 TRAFFIC AND PARKING CONTROL CO, INC									
I808913 CHECK DATE: 09/16/2025		09/03/2025	091625	357809	30,466.80	10/03/2025	INV	PD	FLASHING PED SIGN-HUNDERT
101966 TK ELEVATOR CORPORATION									
5003055616 CHECK DATE: 09/16/2025		08/22/2025	091625	357811	2,534.50	09/22/2025	INV	PD	CCC main elevator svc not
101989 TOWN & COUNTRY GLASS INC									
25735 CHECK DATE: 09/16/2025		07/28/2025	091625	357812	390.16	08/28/2025	INV	PD	LIBRARY VESTIBULE WINDOW
102026 API GARAGE DOOR INC									
430970100 CHECK DATE: 09/16/2025		09/05/2025	091625	357813	2,460.00	10/05/2025	INV	PD	REPLACE OPENER ON PD GARA
110053 TX CHILD SUPPORT SDU									

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 Program ID: apinvlst

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
PR090525-0012725283 CHECK DATE: 09/09/2025		09/05/2025	090925-2	357723	115.38	09/05/2025	INV	PD	090525 Payroll - Child Su
102037 ULINE INC									
197059915 CHECK DATE: 09/16/2025		08/25/2025	091625	357814	3,354.71	09/25/2025	INV	PD	X-WALK PAINT
110799 VERIZON CONNECT FLEET USA LLC									
614000074099 CHECK DATE: 09/16/2025		09/02/2025	091625	357815	279.20	10/02/2025	INV	PD	Data Processing - GPS
112759 VICTORIA REPAIR-MFG INC									
11546 CHECK DATE: 09/16/2025		08/14/2025	091625	357816	72.00	09/14/2025	INV	PD	GATE VALVE KEY MATERIAL
11550 CHECK DATE: 09/16/2025		08/18/2025	091625	357816	495.00	09/18/2025	INV	PD	#2113 DUMP BOX REPAIR
102125 VON HANSONS MEATS					567.00				
111488 CHECK DATE: 09/16/2025		07/01/2025	091625	357817	1,106.37	10/08/2025	INV	PD	HOT DOGS FOR FIRE OPEN HO
105146 ECM PUBLISHERS INC									
1063830 CHECK DATE: 09/16/2025		08/28/2025	091625	357818	201.35	09/28/2025	INV	PD	REZONE CHEVALLE 19 ADDITI
1064677 CHECK DATE: 09/16/2025		09/04/2025	091625	357818	161.20	10/04/2025	INV	PD	DELINQUENT UTILITIES ASSE
1064678 CHECK DATE: 09/16/2025		09/04/2025	091625	357818	284.04	10/04/2025	INV	PD	TIF 25 EDCO HEARING
1064679 CHECK DATE: 09/16/2025		09/04/2025	091625	357818	86.57	10/04/2025	INV	PD	EDCO BUSINESS SUBSIDY HEA
102133 WAGNER PRESS & GRAPHICS					733.16				
38745 CHECK DATE: 09/16/2025		09/09/2025	091625	357819	3,403.73	09/30/2025	INV	PD	POSTAGE FOR NEWSLETTER
38747		09/09/2025	091625	357819	37.00	10/09/2025	INV	PD	Business Cards - Letourne

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/16/2025									
102146 WATER SPECIALTY OF MINNESOTA INC					3,440.73				
13513		08/23/2025	091625	357820	187.75	09/23/2025	INV	PD	Pool Chemicals
CHECK DATE: 09/16/2025									
13519		09/03/2025	091625	357820	2,715.15	10/03/2025	INV	PD	Pool Chemicals
CHECK DATE: 09/16/2025									
13520		09/03/2025	091625	357820	814.70	10/03/2025	INV	PD	Pool Chemicals for Firema
CHECK DATE: 09/16/2025									
102174 WHEELER HARDWARE COMPANY					3,717.60				
SPI162206		08/29/2025	091625	357821	109.43	09/28/2025	INV	PD	DOOR INDICATOR
CHECK DATE: 09/16/2025									
102189 WM MUELLER & SONS									
316062		08/28/2025	091625	357822	496.85	09/27/2025	INV	PD	ISD 112 TOP SAND
CHECK DATE: 09/16/2025									
316310		09/04/2025	091625	357822	388.19	10/04/2025	INV	PD	DIST 112 TOP DRESS SAND
CHECK DATE: 09/16/2025									
					885.04				
154 INVOICES					1,288,215.28				

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

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100927	INTERNAL REVENUE SERVICE								
145266		09/05/2025	090525-2	4860	200,165.06	09/05/2025	DIR	PD	090525 Payroll - SS, Medi
CHECK DATE: 09/05/2025									
101343	MINNESOTA DEPT OF REVENUE-PAYROLL WIRES								
145267		09/05/2025	090525-2	4861	40,000.69	09/05/2025	DIR	PD	090525 Payroll - MN State
CHECK DATE: 09/05/2025									
101376	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
145268		09/05/2025	090525-2	4862	17,377.69	09/05/2025	DIR	PD	090525 Payroll - 457 Cont
CHECK DATE: 09/05/2025									
106955	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
145271		09/05/2025	090525-2	4865	10,025.86	09/05/2025	DIR	PD	090525 Payroll - Roth Con
CHECK DATE: 09/05/2025									
104668	OPTUM BANK INC								
145270		09/05/2025	090525-2	4864	25,000.59	09/05/2025	DIR	PD	090525 Payroll - HSA Cont
CHECK DATE: 09/05/2025									
101506	PUBLIC EMPLOYEES RETIREMENT ASSOCIATION								
145269		09/05/2025	090525-2	4863	145,696.93	09/05/2025	DIR	PD	090525 Payroll - PERA Con
CHECK DATE: 09/05/2025									
112849	VOYA INSTITUTIONAL TRUST COMPANY								
145272		09/05/2025	090525-2	4866	9,041.95	09/05/2025	DIR	PD	090525 Payroll - HCSP Con
CHECK DATE: 09/05/2025									
112884	VOYA INSTITUTIONAL TRUST COMPANY								
145273		09/05/2025	090525-2	4867	4,758.53	09/05/2025	DIR	PD	090525 Payroll - MNDCP Co
CHECK DATE: 09/05/2025									
110788	WEX HEALTH INC								
20250903-FSA		09/03/2025	090425-3	4859	1,666.72	09/04/2025	DIR	PD	9/4/25 FSA Reimb-Dependen
CHECK DATE: 09/04/2025									
20250904-FSA		09/04/2025	090825	4868	425.51	09/08/2025	DIR	PD	9/8/25 FSA Reimb-Healthca

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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	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 09/08/2025									
20250905-FSA		09/05/2025	090825	4869	41.35	09/08/2025	DIR	PD	9/8/25 FSA Reimb-Healthca
CHECK DATE: 09/08/2025									
20250906-FSA		09/06/2025	090925-3	4870	129.40	09/09/2025	DIR	PD	9/9/25 FSA Reimb-Healthca
CHECK DATE: 09/09/2025									
20250907-FSA		09/07/2025	090925-3	4871	40.00	09/09/2025	DIR	PD	9/9/25 FSA Reimb-Healthca
CHECK DATE: 09/09/2025									
20250908-FSA		09/08/2025	090925-3	4872	208.34	09/09/2025	DIR	PD	9/9/25 FSA Reimb-Dependen
CHECK DATE: 09/09/2025									
20250909-FSA		09/09/2025	091025	4873	630.61	09/10/2025	DIR	PD	9/10/25 FSA Reimb-Healthc
CHECK DATE: 09/10/2025									
20250910-FSA		09/10/2025	091125-2	4874	732.46	09/11/2025	DIR	PD	9/11/25 FSA Reimb-Health/
CHECK DATE: 09/11/2025									
					3,874.39				
16 INVOICES					455,941.69				

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

Biweekly Report

September 15, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

September 15:

As I mentioned at the meeting this past week, we will not be having a Work Session prior to our meeting on Monday. At the meeting itself, the major items that we will be seeing is the cases coming out of the Planning Commission for consideration. One is the final approvals for the Edco Building in our Chaska Creek Industrial Park. The other Planning item is the Concept Plan for our new Municipal Services Building (MSB) which is also in the Chaska Creek Industrial Park. Besides these two items, we will also be taking final action on the Assistance Package and Business Subsidy Agreement with Edco to allow them to move forward on their site.

September 29th:

There is a 5th Monday of the month, and we are in need of having a Council meeting on that night. Prior to the Council meeting, we are planning to put together a tour of our Public Safety Center. We are still putting together the details on this, but I believe we will have us all meet on site at 5:30, take the tour, and then drive down to City Hall in time to be there for our 7 pm start. At the meeting itself, the main item that we will be addressing is the establishment of the Preliminary Tax Levy for 2026. This is something that we are required to have approved by the end of September and have it certified to the County by the end of the business day on September 30th. Beyond this item, there are not any other significant items on the agenda for the evening.

Just a reminder that with our meeting on the 5th Monday of the month, we will have a meeting the following week on October 6th. For planning purposes, we are looking at doing an initial work session to discuss the City Hall Plaza renovation project to get some initial feedback from the Council. As the time gets closer, we will let you know if that date will actually work.

If you are unable to make it to any of these meetings, or have any questions, please just let me know.

BUILDING IMPROVEMENT PROGRAM

PUBLIC SAFETY FACILITY UPDATES:

As an update to the progress on the new Public Safety Facility, below are a few highlights of activities that will be happening over the next couple of weeks:

- With grading completed on the entire site and curbing in, we are scheduled to see blacktop be installed in all our parking lot and driveway areas of our building, except for the apron in front of the fire apparatus doors, which need to be concrete to sustain the weight of the vehicles going over this section of the site. We will not do a second lift on the blacktop until spring when the first lift has been given time to settle
- Work continues on the detailing within the building. With much of the drywall hung throughout the building, work is being done to complete electrical connections and start to prepare the rough-in plumbing for installation of fixtures
- Painting has been moving forward within the Fire section of the building which was constructed first.

Municipal Services Building

We continue to work on the schematic design of the building, getting into the details of what will have to be in each part of the building. As I mentioned previously, we do have the Concept Plan going through our City planning process with the Concept Plans coming to the Council this upcoming Monday night for consideration. At the same time, we did have our second round of cost estimation this past week. Even as we move into more detailed design in the facility, the pricing has stayed relatively close to what we saw in the initial estimates. We will do one final cost estimation as the final plans are completed later in the fall and before we go out for bid to make sure there are no adjustments we need to make to stay within budget.

Please let me know if you have any further questions.

ENGLER CONSTRUCTION PROJECT UPDATES

As I mentioned in last week's bi-weekly report, we were informed by the County that the intersection of 41/10 will open the week of September 29th. With that now known, the County did come out just a couple of days ago to confirm that they will be moving forward with the reconstruction of the Park Ridge Drive/County 10 Intersection next to the Community Center. They did not want to move forward with that part of the project unless they felt confident they could get this finished by the end of the construction season, as they do not want to have this intersection remain closed during the winter. Staff are glad that they can move forward with finishing this project this year, as the entire Engler project has created significant issues for traversing the community over the course of this summer. We would hate to have to see that happen again next Spring, although it would be a much shorter duration than what we saw this summer.

At this point, they have indicated to us that they will not close Park Ridge until Highway 41 is open, which could have caused us problems if they were both closed at the same time. We should expect that Park Ridge Drive closes almost immediately after the 41 intersection reopens.

If you have any questions about this, please let me know.

CITY SQUARE WEST PROJECT

In the bi-weekly report this past week, I shared with you that we were lucky enough to get on the Senate's bonding tour this upcoming Wednesday evening for the City Square West Project. This is scheduled to take place at 6:40 pm and will be in the City Hall Plaza area in between City Hall and the Chaska History Center.

This past week we also received notification that we will have a House Bonding Tour also visiting us on Thursday, October 23rd. For this tour, they will not only be hearing from us about the City Square West project (which we have shared with them is our priority), but they will also hear us present on the Sewer Extension Project into our new industrial park at the intersection of 212/County 44. As part of the bonding requests, we asked them to consider putting bonding dollars into this project as this will open that industrial park to new development and help us significantly with both jobs and tax base. Because the primary project that we are presenting is the City Square West Project we will be having the tour stop in City Hall Plaza just like the Senate tour. As this tour gets closer, we will let you know the details of the stop so you are able to attend if you are free.

Otherwise, if you have any questions about this, please don't hesitate to ask.

CHASKA YARDS OPEN HOUSE

As many may remember, as part of the Firemen's Park Redevelopment Project, one of the things that we did was to move the old Chaska Brick Ernst House from its original location on the edge of the park to a new location which is on the east side of Walnut Street between 2nd and 3rd Streets. Since moving the home to this site, Staff has been working on a plan to not only rehab this house, but to also redevelop the land around its new location as the Ess House the used to reside just to the north of the Ernst House burned down several years ago.

In conjunction with the Carver County CDA, we were able to put together a plan where not only was the Ernst House rehabilitated, but that an additional 3 single family homes were built around a courtyard on this site. All these home will be Community Land Trust Homes, meaning that they will be available to those who might struggle to afford purchasing a home in Chaska through any other means. With this project, we were not only able to help preserve an original Chaska Brick Home, but we were able to do the project in such a manner that it will help create additional affordable housing in the City.

With the project nearing completion, the Carver County CDA is planning an Open House and Ribbon Cutting. This will occur on October 2nd from 11:00-12:30 pm. There will be a short program at 11:30, with the rest of the time set aside for people to tour the homes.

If you are interested in attending, please just let me know so we can RSVP and post the meeting if there is a quorum present. Otherwise, if you have any questions, don't hesitate to ask.

EMPLOYEE GOLF OUTING

For those of you new to the Council, one thing that we do each year after Labor Day is to host an employee golf outing at the Town Course after the close of business for the day. We were scheduled to have this event on September 4th, however the rain forced us to postpone this event. We have rescheduled this event to Thursday, September 18th. Instead of 4:30, we will be starting at 4 pm, as the sun will be going down earlier by then. We will golf 9 holes and

then following this will go to McKnight Park (next to Jonathan Elementary) for a picnic that is provided by our Consulting Engineers at Stantec. It is always a great evening and a good time to connect with people we don't always get to connect with on a daily basis.

If you previously signed up and the 18th works for you, you need not do anything to register. If you are interested in playing and the 18th now works for you, simply email Andrew Castle at the Town Course to get your name down and if you have any other players that you would like to fill out a 4-some. If you register individually, he will get you placed on a team looking for another player. His email address is acastle@chaskamn.gov

Hope to have good weather for this rescheduled event and hope to see you there!

UPCOMING EVENTS:

Below are some upcoming community events that I wanted to make you aware of should you want to attend:

- Farmer's Markets: Thursday evenings at Firemen's Park. They include the market, along with food vendors and music each of the evenings of the markets. These will take place every Thursday into the middle of September
- Latin Music Festival: Friday September 12th in Firemen's Park
- Chaska Cares Music Festival-Saturday September 20th: This is a music festival in Firemen's Park and a partnership with the Chaska Rotary to raise money for the Miracle League Field

City of Chaska Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: September 12, 2025

RE: Financial Reports – Year-To-Date (YTD) Ending July 31, 2025

FINACIAL REPORTS

Attached are year-to-date financial reports as of July 31, 2025.

Each fund includes the adopted budget compared to YTD actuals and the resulting variance.

Prior year revenues and expenditures/expenses are reported to allow comparisons of current year and prior year activity.

These draft reports include the following revenues and expenditures/expenses as of the report date:

- YTD revenue receipted by the City.
- YTD revenue from invoices issued by the City.
- YTD payroll expenditures.
- YTD vendor payments that:
 - 1) were previously approved by the City Council, or
 - 2) are pending approval by the Council at the September 15th meeting.

These draft reports do not include the following revenues and expenditures/expenses:

- General investment earnings revenue
- Depreciation and amortization expense (recorded at year-end)

GENERAL FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 7/31/2024
REVENUES:					
Property Taxes *	\$ 15,797,690	\$ 8,215,945	\$ (7,581,745)	52%	\$ 6,920,296
Franchise Fees (Cable TV & Gas)	780,000	323,047	(456,953)	41%	324,961
Licenses	220,549	203,187	(17,362)	92%	196,746
Permits:					
Building	1,326,260	960,158	(366,102)	72%	1,151,363
Other Permits	58,207	176,380	118,173	303%	42,385
Intergovernmental:					
Federal	-	4,983	4,983		-
State	1,151,286	150,174	(1,001,112)	13%	141,862
Regional, County, School & Local	175,100	120,356	(54,744)	69%	81,706
Charges For Services:					
General Government	6,449,179	3,750,988	(2,698,191)	58%	3,501,300
Public Safety	50,329	36,933	(13,396)	73%	39,241
Public Works, Admin and Streets	16,081	30,380	14,299	189%	15,550
Parks & Recreation and Park Maint.	683,783	527,151	(156,632)	77%	488,136
Fines And Forfeitures	43,000	34,372	(8,628)	80%	29,509
Investment Earnings	25,000	(8,924)	(33,924)	-36%	-
Other Revenue	202,983	141,413	(61,570)	70%	150,809
TOTAL REVENUES	26,979,447	14,666,543	(12,312,904)	54%	13,083,864
EXPENDITURES:					
General Government:					
Mayor & Council	200,221	109,759	90,462	55%	86,759
Communications	356,235	183,972	172,263	52%	178,672
Administration	1,040,195	600,465	439,730	58%	593,563
Human Resources	611,045	322,311	288,734	53%	290,635
Elections	-	7,784	(7,784)		14,580
Finance/Admin Services	2,197,986	1,297,122	900,864	59%	1,171,588
Information Services & Fiber Sys.	1,527,659	648,774	878,885	42%	634,747
Legal - City Attorney	145,000	96,343	48,657	66%	71,660
Community Development	588,387	334,554	253,833	57%	321,348
Engineering	739,858	397,764	342,094	54%	367,378
Government Buildings	227,666	136,828	90,838	60%	128,670
Facility Maintenance	838,262	437,939	400,323	52%	396,372
Total General Government	8,472,514	4,573,615	3,898,899	54%	4,255,972
Public Safety:					
Police	7,236,187	4,098,537	3,137,650	57%	3,990,802
Fire	3,253,537	1,666,826	1,586,711	51%	1,507,128
Building Inspections (Comm.Dev)	922,198	487,694	434,504	53%	516,005
Civil Defense	5,872	5,307	565	90%	5,165
Total Public Safety	11,417,794	6,258,364	5,159,430	55%	6,019,100
Public Works:					
Administration	479,228	270,301	208,927	56%	253,151
Streets & Alleys	2,222,304	812,028	1,410,276	37%	816,019
Snow Removal	382,119	139,434	242,685	36%	145,452
Signs	12,070	13,201	(1,131)	109%	10,405
Municipal Services/Building	410,129	278,957	131,172	68%	108,487
Tree Maintenance	86,239	79,648	6,591	92%	71,278
Total Public Works	3,592,089	1,593,569	1,998,520	44%	1,404,792
Parks & Recreation:					
Administration	804,648	407,675	396,973	51%	402,639
Community Events	208,789	122,835	85,954	59%	101,419
Programs (Youth/Teen/Adult/Sr.)	798,599	468,897	329,702	59%	435,439
Beach/Firemen's Park	110,374	68,009	42,365	62%	64,479
Hockey & Skating Rinks	5,542	7,197	(1,655)	130%	2,471
Park Maintenance	1,698,447	1,075,039	623,408	63%	974,021
Total Parks & Recreation	3,626,399	2,149,652	1,476,747	59%	1,980,468
Unallocated	300,000	-	300,000	0%	-
Debt Service	250,205	94,333	155,872	38%	101,454
TOTAL EXPENDITURES	27,659,001	14,669,533	12,989,468	53%	13,761,786
OTHER FINANCING SOURCES (USES):					
Transfers In	5,227,000	2,801,070	(2,425,930)	54%	2,668,850
Transfers Out	(4,547,446)	(2,231,223)	2,316,223	49%	(1,494,500)
NET TRANSFERS	679,554	569,847	(109,707)		1,174,350
NET CHANGE IN FUND BALANCES	\$ -	\$ 566,857	\$ 566,857		\$ 496,428

* Tax settlements are received from Carver County in June/July and December.

MOUNT PLEASANT MAINTENANCE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
REVENUES:					
Property Taxes *	\$ 6,000	\$ 3,127	\$ (2,873)	52%	\$ 3,113
Charges For Services/Lot Sales	2,400	1,400	(1,000)	58%	3,750
Investment Earnings	300	-	(300)	0%	-
TOTAL REVENUES	8,700	4,527	(4,173)	52%	6,863
EXPENDITURES:					
Current:					
Public Works:					
Professional Services And Charges	13,500	7,011	6,489	52%	7,358
NET CHANGE IN FUND BALANCES	\$ (4,800)	\$ (2,484)	\$ 2,316		\$ (495)

* Tax settlements are received from Carver County in June/July and December.

ECONOMIC DEVELOPMENT AUTHORITY (EDA) FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 07/31/25 AND 07/31/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
<u>REVENUES:</u>					
Property Taxes *	\$ 231,440	\$ 120,526	\$ (110,914)	52%	\$ 110,402
Charges For Services	345,345	201,451	(143,894)	58%	191,856
Special Assessments	40,000	-	(40,000)	0%	21,213
Investment Earnings (Charges)	(5,400)	21,282	26,682	-394%	-
Other Revenue	34,800	-	(34,800)		-
TOTAL REVENUES	646,185	343,259	(302,926)	53%	323,471
<u>EXPENDITURES:</u>					
Current:					
Administration:					
Professional Services	40,609	5,984	34,625	15%	810
Other Charges and Special Events	491,692	258,825	232,867	53%	270,690
Economic Development Projects/Programs:					
Professional Services	61,923	43,575	18,348		43,575
Other Charges and Special Events	29,921	14,357	15,564	48%	9,154
TOTAL EXPENDITURES	624,145	322,741	301,404	52%	324,229
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,040	20,518	(1,522)		(758)
<u>OTHER FINANCING SOURCES (USES):</u>					
Sale of Land	-	-	-		399,827
NET CHANGE IN FUND BALANCES	\$ 22,040	\$ 20,518	\$ (1,522)		\$ 399,069

* Tax settlements are received from Carver County in June/July and December.

EQUIPMENT ACQUISITION FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 7/31/2024
REVENUES:					
Property Taxes *	\$ 4,405,717	\$ 847,209	\$ (3,558,508)	19%	\$ 896,555
Charges For Services	30,500	3,682	(26,818)	12%	4,206
Interest Earnings	-	284,894	284,894		326,099
Leases (tower)	150,500	-	(150,500)	0%	-
Other Revenue	-	-	-		7,930
TOTAL REVENUES	4,586,717	1,135,785	(3,450,932)	25%	1,234,790
EXPENDITURES:					
Current:					
General Government	10,000	136,674	(126,674)	1367%	47,559
Public Safety	-	66,694	(66,694)		13,114
Public Works	-	-	-		6,380
Debt Service:					
Issuance Costs & Fiscal Agent Fees	257,000	-	257,000		-
Capital Outlay:					
Communications	30,500	33,839	(3,339)	111%	-
Administration	-	-	-		12,230
Information Technology	218,000	30,168	187,832	14%	-
Police	18,500	-	18,500		139,719
Fire	-	36,953	(36,953)		152,000
Public Works	1,306,000	753,646	552,354	58%	627,607
Park & Recreation	-	-	-		8,513
TOTAL EXPENDITURES	1,840,000	1,057,974	782,026	57%	1,007,122
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,746,717	77,811	(2,668,906)		227,668
OTHER FINANCING SOURCES (USES):					
Transfers In	76,000	-	(76,000)	0%	-
Transfers Out	(4,125,100)	-	4,125,100	0%	(216,093)
Bonds Issued	1,310,000	-	(1,310,000)	0%	-
Leases Issued	-	-	-		107,802
Subscriptions Issued	-	-	-		40,848
Sale of Capital Assets	-	-	-		7,650
TOTAL OTHER FINANCING SOURCES (USES)	(2,739,100)	-	2,739,100		(59,793)
NET CHANGE IN FUND BALANCES	\$ 7,617	\$ 77,811	\$ 70,194		\$ 167,875

* Tax settlements are received from Carver County in June/July and December.

ELECTRIC FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Residential & Senior Sales	\$ 11,219,000	\$ 5,849,534	\$ (5,369,466)	52%	\$ 5,627,374
Commercial Sales	1,270,000	734,913	(535,087)	58%	649,066
Industrial Sales	35,764,000	18,022,543	(17,741,457)	50%	18,401,705
Other Charges and Sales	3,523,700	8,640,991	5,117,291	245%	7,581,269
TOTAL OPERATING REVENUES	51,776,700	33,247,981	(18,528,719)	64%	32,259,414
OPERATING EXPENSES:					
Purchased Power	29,722,000	22,351,527	7,370,473	75%	21,496,936
Distribution:					
Personnel Services	2,720,800	1,419,284	1,301,516	52%	1,303,773
Supplies, Services & Other Charges	1,033,189	579,139	454,050	56%	499,566
Administration:					
Personnel Services	415,719	266,806	148,913	64%	251,816
Supplies, Services & Other Charges	3,917,919	2,294,332	1,623,587	59%	2,164,969
Utility Billing:					
Personnel Services	416,232	236,657	179,575	57%	223,120
Supplies, Services & Other Charges	420,957	189,877	231,080	45%	148,203
Conservation Programs	302,678	256,186	46,492	85%	231,919
Capital Outlay *	3,810,000	1,090,449	2,719,551	29%	856,485
TOTAL OPERATING EXPENSES	42,759,494	28,684,257	14,075,237	67%	27,176,787
OPERATING INCOME	9,017,206	4,563,724	(4,453,482)		5,082,627
NON-OPERATING REVENUES:					
Investment Earnings	26,900	5,801	(21,099)	22%	12,266
Intergovernmental	-	152	152		37
TOTAL NON-OPERATING REVENUES	26,900	5,953	(20,947)		12,303
NON-OPERATING EXPENSES:					
Debt Service	720,050	107,588	612,462	15%	116,136
Debt Service - Agent Fees	1,000	-	1,000	0%	500
TOTAL NON-OPERATING EXPENSES	721,050	107,588	613,462	15%	116,636
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	8,323,056	4,462,089	(3,860,967)		4,978,294
CAPITAL CONTRIBUTIONS	-	533,127	533,127		589,065
TRANSFERS IN (OUT):					
Transfers Out	(8,314,100)	(3,801,070)	4,513,030	46%	(3,668,850)
CHANGE IN NET POSITION	\$ 8,956	\$ 1,194,146	\$ 1,185,190		\$ 1,898,509

* Includes costs for automated metering system

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 07/31/2025 AND 07/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,948,300	\$ 953,675	\$ (994,625)	49%	\$ 731,997
Commercial Sales	1,478,900	660,135	(818,765)	45%	593,806
Industrial Sales	749,500	524,003	(225,497)	70%	499,322
Other Sales & Charges	947,140	714,496	(232,644)	75%	625,057
TOTAL OPERATING REVENUES	5,123,840	2,852,309	(2,271,531)	56%	2,450,182
OPERATING EXPENSES:					
Pumping	404,709	220,504	184,205	54%	203,246
Treatment	569,598	285,366	284,232	50%	266,526
Distribution:					
Personnel Services	784,855	435,534	349,321	55%	365,262
Supplies, Services & Other Charges	366,054	155,541	210,513	42%	129,596
Administration:					
Personnel Services	156,144	88,295	67,849	57%	84,080
Supplies, Services & Other Charges	803,126	460,400	342,726	57%	435,585
Utility Billing:					
Personnel Services	75,521	42,260	33,261	56%	39,843
Supplies, Services & Other Charges	91,854	38,462	53,392	42%	36,700
Capital Outlay *	11,354,000	846,531	10,507,469	7%	704,131
TOTAL OPERATING EXPENSES	14,605,861	2,572,893	12,032,968	18%	2,264,969
OPERATING INCOME (LOSS)	(9,482,021)	279,416	9,761,437	-3%	185,213
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Intergovernmental	-	8	8		23
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
Bond Proceeds **	11,000,000	434,735	(10,565,265)	4%	-
TOTAL NON-OPERATING REVENUES	11,050,500	434,743	(10,615,757)	4%	23
NON-OPERATING EXPENSES:					
Debt Service	1,170,375	150,902	1,019,473	13%	293,234
Issuance Costs & Fiscal Agent Fees	1,000	-	1,000	0%	75
Old Wtr Trmt Plant/Bountiful Basket	1,944	710	1,234	37%	1,209
TOTAL NON-OPERATING EXPENSES	1,173,319	151,612	1,021,707	13%	294,518
INCOME (LOSS) BEFORE TRANSFERS	395,160	562,547	167,387		(109,282)
TRANSFERS IN (OUT):					
Transfers In	408,000	-	(408,000)	0%	-
Transfers (Out)	(398,400)	-	398,400	0%	-
NET TRANSFERS IN (OUT)	9,600	-	(9,600)		-
CHANGE IN NET POSITION	\$ 404,760	\$ 562,547	\$ 157,787		\$ (109,282)

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

** Bond Proceeds is the amount of proceeds drawn down to cover metering system expenses

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 2,490,900	\$ 1,477,243	\$ (1,013,657)	59%	\$ 1,360,292
Commercial Sales	1,716,200	1,014,462	(701,738)	59%	967,220
Industrial Sales	2,038,800	1,134,930	(903,870)	56%	1,131,772
Other Sales & Charges	1,775,350	1,094,027	(681,323)	62%	989,598
TOTAL OPERATING REVENUE	8,021,250	4,720,662	(3,300,588)	59%	4,448,882
OPERATING EXPENSES:					
Pumping	31,770	14,461	17,309	46%	9,337
Treatment (Met Council)	3,973,648	2,649,099	1,324,549	67%	2,780,047
Collection:					
Personnel Services	757,680	431,888	325,792	57%	364,563
Supplies, Services & Other Charges	136,505	95,326	41,179	70%	47,065
Administration:					
Personnel Services	156,141	88,295	67,846	57%	84,081
Supplies, Services & Other Charges	784,769	455,928	328,841	58%	430,764
Utility Billing:					
Personnel Services	74,327	42,260	32,067	57%	39,842
Supplies, Services & Other Charges	72,203	38,119	34,084	53%	35,866
Capital Outlay *	618,000	461,850	156,150	75%	48,829
TOTAL OPERATING EXPENSES	6,605,043	4,277,226	2,327,817	65%	3,840,394
OPERATING INCOME (LOSS)	1,416,207	443,436	(972,771)		608,488
NON-OPERATING REVENUES:					
Investment Earnings	6,700	(4,062)	(10,762)	-61%	-
Intergovernmental	-	102	102		36
Bond Proceeds (Draws) **	-	427,070	427,070		-
TOTAL NON-OPERATING REVENUES	6,700	423,110	416,410	6315%	36
NON-OPERATING EXPENSES:					
Debt Service	576,200	425,547	150,653	74%	409,085
Issuance Costs & Fiscal Agent Fees	1,000	-	1,000	0%	275
TOTAL NON-OPERATING EXPENSES	577,200	425,547	151,653		409,360
INCOME (LOSS) BEFORE TRANSFERS	845,707	440,999	(404,708)		199,164
TRANSFERS IN (OUT):					
Transfers (Out)	(491,400)	-	491,400	0%	-
CHANGE IN NET POSITION	\$ 354,307	\$ 440,999	\$ 86,692		\$ 199,164

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

** Bond Proceeds is the amount of proceeds drawn down to cover metering system expenses

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Admissions	\$ 351,180	\$ 213,330	\$ (137,850)	61%	\$ 160,265
Memberships	1,348,738	820,006	(528,732)	61%	726,594
Rentals	1,109,484	685,623	(423,861)	62%	610,203
Charges for Services/Lessons	466,999	207,285	(259,714)	44%	242,695
Other Revenue	395,955	39,524	(356,431)	10%	35,753
TOTAL OPERATING REVENUE	3,672,356	1,965,768	(1,706,588)	54%	1,775,510
OPERATING EXPENSES:					
Personnel Services	2,608,186	1,513,166	1,095,020	58%	1,406,977
Operating Supplies	252,206	159,106	93,100	63%	121,935
Professional & Other Services	1,015,726	554,658	461,068	55%	529,664
Other Charges	574,319	303,696	270,623	53%	253,057
Capital Outlay	133,000	103,110	29,890	78%	79,408
TOTAL OPERATING EXPENSES	4,583,437	2,633,736	1,949,701	57%	2,391,041
OPERATING INCOME (LOSS)	(911,081)	(667,968)	243,113		(615,531)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,800)	5,442	56,242	-11%	7,915
Sale of Capital Assets	-	-	-		4,050
TOTAL NON-OPERATING REVENUES	(50,800)	5,442	56,242	-11%	11,965
NON-OPERATING EXPENSES:					
Debt Service	569,230	49,166	520,064	9%	58,178
Issuance Costs & Fiscal Agent Fees	4,000	-	4,000	0%	1,700
TOTAL NON-OPERATING EXPENSES	573,230	49,166	524,064	9%	59,878
INCOME (LOSS) BEFORE TRANSFERS	(1,535,111)	(711,692)	823,419		(663,444)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	513,888	(1,021,223)	33%	389,000
CHANGE IN NET POSITION	\$ -	\$ (197,804)	\$ (197,804)		\$ (274,444)

THE LOOP AT CHASKA
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 07/31/2025 AND 07/31/24

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024	
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 7/31/2024	
OPERATING REVENUES:						
Green Fees	\$ 519,500	\$ 262,874	\$ (256,626)	51%	\$ 225,213	
Cart Rental	16,000	12,491	(3,509)	78%	9,941	
Merchandise & Other Sales	35,000	15,815	(19,185)	45%	14,842	
TOTAL OPERATING REVENUES	570,500	291,180	(279,320)		249,996	
OPERATING EXPENSES:						
Golf - Maintenance Dept:						
Personnel Services	225,016	121,845	103,171	54%	75,231	
Supplies, Services & Other Charges	52,332	34,955	17,377	67%	31,762	
Golf - Club House:						
Personnel Services	192,028	85,191	106,837	44%	85,088	
Supplies, Services & Other Charges	54,133	47,082	7,051	87%	35,738	
Merchandise for Resale	15,000	11,522	3,478	77%	22,429	
Capital Outlay - Golf Course Improvements	10,000	4,622	5,378	46%	274,199	
Capital Outlay - Equipment	-	-	-		18,574	
TOTAL OPERATING EXPENSES	548,509	305,217	243,292		543,021	
OPERATING INCOME (LOSS)	21,991	(14,037)	(36,028)		(293,025)	
NON-OPERATING REVENUES:						
Investment Earnings (Charges)	500	-	(500)	0%	-	
Gain on Disposal of Capital Assets	-	-	-		13,306	
TOTAL NON-OPERATING REVENUES	500	-	(500)		13,306	
NON-OPERATING EXPENSES:						
Debt Service	249,800	57,289	192,511	23%	49,186	
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(227,309)	(71,326)	155,983		(328,905)	
CAPITAL CONTRIBUTIONS	10,000	-	(10,000)	0%	191,250	
TRANSFERS IN (OUT):						
Transfers In	244,000	122,000	(122,000)	50%	122,000	
CHANGE IN NET POSITION	\$ 26,691	\$ 50,674	\$ 23,983		\$ (15,655)	

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 07/31/2025 AND 07/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Green Fees	\$ 2,002,000	\$ 1,414,805	\$ (587,195)	71%	\$ 1,325,011
Driving Range	185,000	134,794	(50,206)	73%	127,769
Golf Rentals	401,000	261,050	(139,950)	65%	222,211
Merchandise	400,000	216,512	(183,488)	54%	224,402
Other Sales	219,000	142,885	(76,115)	65%	140,589
TOTAL OPERATING REVENUE	3,207,000	2,170,046	(1,036,954)	68%	2,039,982
OPERATING EXPENSES:					
Golf - Maintenance Dept:					
Personnel Services	845,978	466,614	379,364	55%	479,455
Supplies, Services & Other Charges	355,038	259,844	95,194	73%	248,790
Golf - Club House:					
Personnel Services	720,171	425,554	294,617	59%	408,123
Supplies, Services & Other Charges	566,647	364,705	201,942	64%	396,565
Merchandise for Resale	250,000	332,712	(82,712)	133%	321,402
Capital Outlay	372,000	164,317	207,683	44%	133,640
TOTAL OPERATING EXPENSES	3,109,834	2,013,746	1,096,088	65%	1,987,975
OPERATING INCOME (LOSS)	97,166	156,300	59,134		52,007
NON-OPERATING REVENUES:					
Investment Earnings	6,000	-	(6,000)	0%	-
Bond Proceeds	207,000	-	(207,000)	0%	-
TOTAL NON-OPERATING REVENUES	213,000	-	(213,000)		-
NON-OPERATING EXPENSES:					
Debt Service	310,100	59,934	250,166	19%	144,918
CHANGE IN NET POSITION	\$ 66	\$ 96,366	\$ 96,300		\$ (92,911)

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 07/31/2025 AND 07/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Lease Revenue	\$ 2,486,184	\$ 1,486,555	\$ (999,629)	60%	\$ 1,486,555
OPERATING EXPENSES:					
Professional Services	108,000	163,040	(55,040)	151%	141,675
Other Charges	226,895	113,448	113,447	50%	56,942
TOTAL OPERATING EXPENSES	334,895	276,488	58,407	83%	198,617
OPERATING INCOME	2,151,289	1,210,067	(941,222)		1,287,938
NON-OPERATING REVENUES:					
Investment Earnings	-	9,063	9,063		11,045
Lease interest	-	5,583	5,583		5,469
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	14,646	(89,573)	14%	16,514
NON-OPERATING EXPENSES:					
Debt Service	2,076,750	263,375	1,813,375	13%	300,250
Issuance Costs & Fiscal Agent Fees	4,500	-	4,500	0%	-
TOTAL NON-OPERATING EXPENSES	2,081,250	263,375	1,817,875	13%	300,250
CHANGE IN NET POSITION	\$ 174,258	\$ 961,338	\$ 787,080		\$ 1,004,202

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,335,000	\$ 811,321	\$ (523,679)	61%	\$ 747,654
Industrial Sales	967,000	561,271	(405,729)	58%	539,201
All Other Receipts	3,000	3,954	954	132%	3,243
TOTAL OPERATING REVENUE	2,305,000	1,376,546	(928,454)	60%	1,290,098
OPERATING EXPENSES:					
Collections:					
Personnel Services	372,344	234,084	138,260	63%	130,522
Supplies, Services & Other Charges	287,450	193,459	93,991	67%	81,623
Administration:					
Personnel Services	250,376	142,081	108,295	57%	132,758
Supplies, Services & Other Charges	476,879	279,866	197,013	59%	259,989
Utility Billing:					
Personnel Services	29,732	16,900	12,832	57%	15,852
Supplies, Services & Other Charges	87,094	40,529	46,565	47%	38,769
Capital Outlay	277,000	96,081	180,919	35%	31,555
TOTAL OPERATING EXPENSES	1,780,875	1,003,000	777,875	56%	691,068
OPERATING INCOME	524,125	373,546	(150,579)		599,030
NON-OPERATING REVENUES:					
Investment Earnings	6,500	-	(6,500)	0%	-
Intergovernmental	-	131,658	131,658		307,500
TOTAL NON-OPERATING REVENUES	6,500	131,658	125,158		307,500
NON-OPERATING EXPENSES:					
Debt Service	326,100	266,627	59,473	82%	253,512
Issuance Costs & Fiscal Agent Fees	500	-	500	0%	200
TOTAL NON-OPERATING EXPENSES	326,600	266,627	59,973	82%	253,712
INCOME BEFORE TRANSFERS	204,025	238,577	34,552		652,818
TRANSFERS IN (OUT):					
Transfers In	250,500	-	(250,500)	0%	-
Transfers (Out)	(369,300)	-	369,300	0%	-
NET TRANSFERS IN (OUT)	(118,800)	-	118,800		-
CHANGE IN NET POSITION	\$ 85,225	\$ 238,577	\$ 153,352		\$ 652,818

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 07/31/2025 AND 07/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 7/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 7/31/2024
OPERATING REVENUES:					
Memberships	\$ 157,000	\$ 96,190	\$ (60,810)	61%	\$ 85,874
Rentals	200,500	130,350	(70,150)	65%	123,979
Lessons	239,000	117,199	(121,801)	49%	126,012
Leagues	185,400	16,003	(169,397)	9%	12,660
Leases	402,000	194,435	(207,565)	48%	176,236
Other Revenue	51,359	36,872	(14,487)	72%	34,477
TOTAL OPERATING REVENUES	1,235,259	591,049	(644,210)	48%	559,238
OPERATING EXPENSES:					
Administration:					
Personnel Services	471,153	249,686	221,467	53%	256,167
Supplies, Services & Other Charges	472,257	272,061	200,196	58%	279,989
Event Center:					
Personnel Services	15,052	15,479	(427)	103%	7,852
Supplies, Services & Other Charges	21,754	27,789	(6,035)	128%	14,219
Curling Center:					
Personnel Services	225,320	133,740	91,580	59%	124,956
Supplies, Services & Other Charges	99,758	69,573	30,185	70%	60,115
Crooked Pint	67,725	45,370	22,355	67%	26,293
Capital Outlay	30,000	4,861	25,139	16%	4,200
TOTAL OPERATING EXPENSES	1,403,019	818,559	584,460	58%	773,791
OPERATING INCOME (LOSS)	(167,760)	(227,510)	(59,750)		(214,553)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,000)	29,522	41,522	-246%	37,418
NON-OPERATING EXPENSES:					
Debt Service	1,579,117	1,465,875	113,242	346%	1,464,501
Issuance Costs & Fiscal Agent Fees	1,600	3,400	(1,800)	213%	3,200
TOTAL NON-OPERATING EXPENSES	1,580,717	1,469,275	111,442	345%	1,467,701
INCOME (LOSS) BEFORE TRANSFERS	(1,760,477)	(1,667,263)	93,214		(1,644,836)
TRANSFERS IN (OUT):					
Transfers In	1,802,500	1,668,625	(133,875)	93%	1,658,922
CHANGE IN NET POSITION	\$ 42,023	\$ 1,362	\$ (40,661)		\$ 14,086