

WORK SESSION
Recreational Enterprise Fund 2026 Proposed Budgets
(CCC, CEC, Town Course & The Loop)
5:30 – 7:00 PM



AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, October 20, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Southern Valley Alliance, Domestic Violence Awareness Month — Kim Lohse
 - 5.B. Oak Ridge Conference Center Update - Susan Elzy
6. Approve Previous Meeting Minutes
 - 6.A. Meeting Minutes 09-29-2025
7. Consent Items
 - 7.A. Mediated Settlement Agreement with JAMS Properties LLC and John M. Siegfried
 - 7.B. Approval of Cannabis Retail Local Registration - Higher Place LLC
 - 7.C. Approval of the Preliminary Plat Extension for Fultonwood (Pulte)
 - 7.D. Motion to adopt Resolution 2025-76 to Accept Improvements at Hwy 41 and Peavey Road
 - 7.E. Approve Pole Attachment Agreement from Comcast
 - 7.F. Adopt Resolution 2025-78 Ordning Preparation of a Feasability Study for Creek Road Street & Utility Improvements
8. Action Items

- 8.A. Public Hearing-Adopt Resolution 2025-75 Approving the Imposition of Service Charges for the 2026 Chaska Downtown Special Services District
- 8.B. Motion to adopt Resolution 2025-73, approving the Concept Plan for 0 Creek Road/Jenn & Scott Schlauderaff/ PC #2025-15
- 8.C. Motion to adopt Resolution 2025-74, approving the Concept Plan for Peavey Business Center/ Shaw Construction/ PC #2025-14
- 9. Bills
 - 9.A. Accounts Payable Claims Roster 10-20-2025
- 10. Other Business
 - 10.A. City Administrator's Report
 - 10.A.i. Biweekly 10/20/2025
 - 10.B. Financial Reports as of 08/31/25
- 11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council

October is Domestic Violence Awareness Month

Did you know?

On average, more than **1 in 3 women** and **1 in 4 men** in the U.S. will experience some form of physical abuse by an intimate partner.



24/7 Crisis Line, Legal Advocacy, Support Groups, Safety Planning, Transitional Housing, Community Education

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**- MINUTES -
CHASKA CITY COUNCIL
SEPTEMBER 29, 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, Hatfield, and Sheveland.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Matt Haefner, Water and Sewer Director; Krista Mark, Communications Coordinator; Elise Durbin, Assistant City Administrator; 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. Recognizing Chaska Water as Best in Glass at State Fair Tap Water Taste Test

Stew Thornley, Minnesota Department of Health, detailed the history of the State Fair Tap Water Taste Test. He pointed out that Chaska is the first City to have won the award twice. He noted that the contest also promotes the use of tap water.

Councilmember Sheveland asked who the runner-ups were. Mr. Thornley stated St. Paul, White Bear Township, and Shoreview were in the top four.

Mayor Hubbard asked why water may taste different from different faucets in the same house. City Administrator Podhradsky stated kitchen water isn't typically softened.

Matt Haefner, Chaska Water and Sewer Director, added cold water is not often softened. Also, the more frequently used faucets may offer fresher water. He thanked the State Fair for putting on the contest.

6. Approve Previous Meeting Minutes

6.A. Approve the September 15, 2025 City Council Meeting Minutes

Motion by Councilmember Grau, second by Councilmember Sheveland to approve the minutes of the September 15, 2025 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Hatfield congratulated Golden Kitchen on their opening.

Councilmember Sheveland asked if the menu would be the same as Patron's. Mayor Hubbard stated the menu may be similar. Their emphasis is on providing a family-friendly restaurant.

Motion by Councilmember Hatfield, second by Councilmember Benesh to approve the Consent Agenda Items A through E:

A. Adopt Resolution 2025-61, Awarding Bid for Victoria Dr. Utility Improvements

Motion to Adopt Resolution No. 2025-61, Awarding Bid for the Victoria Drive Utility Improvements to Widmer Construction, LLC in the low bid total amount of \$313,137.75.

B. Adopt Resolution No. 2025-62 Approving the Final Site & Building Plan and Final Plat for EDCO and the Petition for Public Improvement for Creek Road/Pope Design Group/PC #2025-13

Motion to adopt Resolution No. 2025-62 approving the final site & building plan and final plat for the EDCO building on Creek Road (PC #2025-13), and approve the Petition for Public Improvement to Creek Road.

C. Adopt Resolution No. 2025-67 approving the Lot Split at 5060 County Road 10 East/EDCO/PC #2025-16

Motion to adopt Resolution No. 2025-67 approving the lot split at 5060 County Road 10 East, based on the following graphic exhibits and conditions:

1. Subdivision Survey, prepared by Westwood, dated September 12, 2025

D. Modification to Redevelopment Plan for Redevelopment Project Area No. 4, Establishing Tax Increment Financing (TIF) Dist. No. 25, Adopting a TIF Plan, and Authorizing the Execution of a TIF Agreement and Granting a Business Subsidy

i. Adopt Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan

Motion to approve Resolution 2025-63 Modifying the boundary of Redevelopment Project Area No. 4 to Incorporate TIF 25, establishing Tax Increment Financing (economic development) District No. 25 therein and Adopting a Tax Increment Financing Plan.

ii. Adopt Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy

Motion to approve Resolution 2025-64 authorizing the execution of a TIF Financing Agreement and granting a Business Subsidy.

E. Approve an On Sale Intoxicating and Sunday Liquor License for the Golden Kitchen

Motion to approve an On-Sale Intoxicating liquor license and Sunday Sale license for Jose Menjivar Portillo, DBA The Golden Kitchen, located at 207 Chestnut St., Chaska.

Motion carried.

8. Action Items

8.A. Adopt Resolution No. 2025-68 Adopting the Proposed 2026 Maximum Property Tax Levy

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

Mayor Hubbard asked how long it would take Chaska to meet its 40 percent reserves goal. City Administrator Podhradsky stated it shouldn't be long. If the permits continue to exceed the budgeted amounts, they will meet their goal faster.

Mayor Hubbard noted that the Council has had two work sessions on the budget. Two of the budgetary priorities are to better capture new growth and to build up the reserves. She summarized other highlights of the budget and pointed out that the proposed levy is the maximum potential levy for 2026.

Councilmember Sheveland explained she ran for Council because she believed taxes were being increased too much. However, after sitting through presentations from Staff, the proposed budgets and tax impacts are reasonable and continue to offer basic services and key amenities to the community. She added that some of the tax increases are due to the School District and County impacts.

City Administrator Podhradsky stated that the 24/7 Duty Crew and adding a Social Worker to the Police Department are important offerings for Chaska residents.

Councilmember Sheveland noted there is a clear need for a new Public Safety Facility based on the presentation provided by Staff. Mayor Hubbard added that the on-call fire response model is difficult to staff and maintain. The new facility and employment positions are more attractive to potential candidates as well. Plus, a larger community requires a larger public safety response.

Councilmember Hatfield added that the Council doesn't take budgetary decisions lightly. The Councilmembers themselves pay taxes, as do their neighbors and community members on fixed incomes. The Council is asking the community to trust the time and effort that has been put into developing and considering the budget. Councilmember Hatfield noted her household relies on a single income, and the Council tries to consider the impact of the levy on various types of households.

Councilmember Grau noted there are likely to be a lot of social media posts about the levy. He encouraged community members to reach out to the Council with questions and concerns rather than feeding into online complaints. Some folks believe the Public Safety Facility is unnecessary, expensive, and will cause people to leave Chaska. The new building may entice folks to move to or stay in the City as well. There will always be another city with lower tax rates, but the tradeoff is fewer, lower-quality, or less reliable services.

Councilmember Sheveland stated that the cost of many services and amenities is increasing throughout the country. If someone values the service, then the cost increase is worth it.

Mayor Hubbard also encouraged community members to reach out to the Council to have conversations.

Motion by Councilmember Grau, second by Councilmember Hatfield to adopt Resolution No. 2025-68 adopting the proposed assessed 2025 payable 2026 maximum property tax levy.

Motion carried.

City Administrator Podhradsky pointed out that the EDA meeting following the City Council meeting will also require a vote on the EDA levy.

9. Bills

9.A. Accounts Payable Claims Roster Day-Month-2025

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

Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 29-09-2025

Councilmember Hatfield:

- Stated the Carver County Government Center will be hosting an Open House on Saturday, October 4, 2025.
- Noted Sip & Shop Saturdays in Downtown Chaska are underway.
- Encouraged folks to shop local for the holidays.
- Stated the Katrina Festival is October 24, 2025.
- Pointed out the Halloween Jamboree is October 25, 2025.
- Added Downtown Chaska also hosts a Halloween event on October 25, 2025.
- Noted folks could bring yard waste to the Dakota Prairie Compost Site throughout October.
- Stated Chaska's Clean-Up day is November 1, 2025.
- Noted November 23, 2025, is the Chaska Tree Lighting.
- Added November 29, 2025, is Small Business Saturday.

Councilmember Benesh:

- Congratulated Golden Kitchen on its opening.

Councilmember Sheveland:

- Wished her daughter a Happy Birthday.
- Pointed out that many students are going door-to-door for fundraisers and encouraged community members to be kind.
- Added the new roundabout is opening.

Councilmember Grau:

- Stated the Chaska vs. Chanhassen football game is coming up and encouraged folks to be patient with traffic and respect the rivalry.

City Administrator Podhradsky:

- Explained the agenda items for the upcoming Council meeting and work session.

DRAFT

Mayor Hubbard:

- Noted Friends of the Chaska Library will be hosting a book sale on October 24-25, 2025.
- Stated Chaska hosted the Capitol Financing Committee recently, and it went well.
- Pointed out there is a ribbon cutting for the new homes at Chaska Yards on October 2, 2025.
- Added Pizza with a Cop is on October 22, 2025.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Sheveland to adjourn the meeting at 8:46 p.m.

Motion carried.

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/20/2025

Subject: Mediated Settlement Agreement with JAMS Properties LLC and John M. Siegfried

Prepared By: Elise Durbin, Assistant City Administrator

Background

As part of the TH 41 reconstruction project, completed in 2023, the City created a Paseo network and developed public parking. The Paseo is a midblock alleyway system on the east side of TH 41 that runs north to south on the blocks between TH 41 and Walnut Street and provides pedestrian connections to support a vibrant downtown commercial environment. Additionally, as a part of the reconstruction project, property for public parking was acquired and developed to offset the loss of on street parking on TH 41 as a result of the highway reconstruction.

The former private parking lot located east of TH 41 and south of 3rd Street, was among the properties acquired by the City through the condemnation process to establish adequate public parking to serve downtown Chaska. JAMS Properties LLC/John Siegfried was the previous owner of the parking lot. Following the City's acquisition through condemnation, JAMS Properties LLC/John Siegfried worked with an attorney to pursue the appeal process. This appeal process has led to a settlement agreement negotiated between the City of Chaska and JAMS Properties LLC/John Siegfried. In the settlement agreement, the City will pay \$235,000 to JAMS Properties LLC/John Siegfried.

City Council Action Requested

Motion to approve the Mediated Settlement Agreement between the City of Chaska and JAMS Properties LLC and John M. Siegfried.

Mediated Settlement Agreement

Controversy: *JAMS Properties, LLC and John M. Siegfried vs City of Chaska, a Minnesota municipal corporation, Court File No. 10-CV-23-672 and City of Chaska, a Minnesota municipal corporation vs. Chaska Retail, L.L.C., Court File No. 10-CV-23-818*

Following a mediation in the above-entitled controversy before James A. Yarosh, the Mediator, on September 26, 2025, the parties agree to settle as follows:

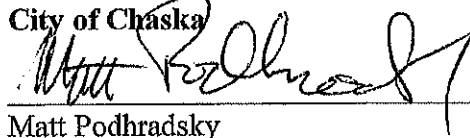
1. Pursuant to the requirements of the Minnesota Civil Mediation Act, the Mediated Settlement Agreement is a binding and enforceable agreement. Under this Act, the Mediator further advises the parties that: (a) he has no duty to protect their interests or provide them with information about their legal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

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

[Signatures Appear on following page]

[Signature Page to Mediated Settlement Agreement]

City of Chaska



Matt Podhradsky

Its: City Administrator

Date: 9-29-2025

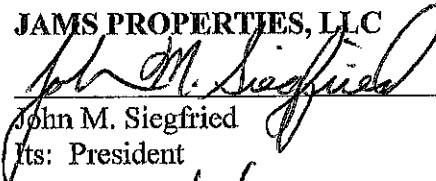
COUNSEL:

/s/ Thomas J. Radio

Thomas J. Radio, attorney for City of Chaska

Date: September 26, 2025

JAMS PROPERTIES, LLC

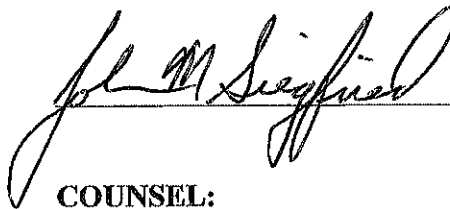


John M. Siegfried

Its: President

Date: 10/1/2025

JOHN M. SIEGFRIED



COUNSEL:

/s/ Michael Puklich

Neaton and Puklich,

By: Michael L. Puklich, attorneys for JAMS Properties,
LLC and John M. Siegfried

Date: September 26, 2025

[Signature Page to Mediated Settlement Agreement, continued]

ATTACHMENT A

1. Condemnor City of Chaska ("City") shall pay a total of \$235,000 to JAMS Properties, LLC ("JAMS") and John M. Siegfried ("John") (JAMS and John are collectively referred to herein as "Siegfried") for i) acquisition of the fee interest in PID #300502911 in Carver County owned by JAMS (Parcel 10), ii) that certain easement interest in the same property owned by John; and iii) the temporary easement acquired from PID #300502900 (Parcel 45) in Carver County owned by John which are all the subject of the instant action in exchange for Siegfried's release of all claims related to the taking of their property, including without limitation, attorneys' fees, costs, witness fees, and appraisal fees; real estate taxes and special assessments related to Parcel 10; severance damages to John Siegfried's adjacent property, PID #300502900 (Parcel 45) in Carver County; interest; and all damages relating to the eminent domain action.
2. The terms of this Agreement are contingent upon the approval by the City. City staff will recommend approval at the next City Council meeting on October 20, 2025. Payment shall be made no later than 50 days from the date of this Mediated Settlement Agreement.
3. To the extent not already paid, the City and Siegfried each shall be responsible for the mediator's fees for time billed through the first session of mediation, August 13, 2025 ("First Mediation") as provided in the Agreement to Mediate. The City shall be responsible for all mediator fees incurred in this matter from and after the First Mediation.
4. To the extent Siegfried seeks a refund or abatement of any property taxes and special assessments improperly paid to Carver County because of the change in ownership of PID #300502911, the City shall not oppose such efforts, but shall not be obligated to pay any additional amounts to Siegfried as these claims have been released against the City under paragraph one of this Agreement. By signing this Agreement Siegfried in no way intends to release Carver County from any claim for mistaken or improperly paid real estates taxes or special assessments.
5. Upon receipt of full payment, the City and Siegfried (JAMS and John) through their respective counsel will execute and file a Stipulation for Dismissal with prejudice with the Carver County District Court.
6. The Signatories to this Mediated Settlement Agreement represent they have the authority to execute this Agreement on behalf of the named parties.

7. Siegfried declares that they have not withdrawn any “quick-take” deposit funds from the court and agree to not oppose the City’s action to reclaim those funds once it has made payment under this Mediated Settlement Agreement.

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/20/2025

Subject: Approval of Cannabis Retail Local Registration – Higher Place LLC

Prepared By: Denise Beebe, Senior Clerk

BACKGROUND

The Office of Cannabis Management (OCM) has established licensing requirements for cannabis businesses operating in Minnesota. The City of Chaska adopted its Cannabis Licensing and Zoning Ordinance on March 17, 2025, providing a framework for local regulation consistent with state law.

Higher Place LLC, located at 103 2nd St. W., has submitted an application for a **Cannabis Retail Local Registration**. The applicant has completed all state-level licensing steps and is seeking local approval as required under City Code Section 5.45.050.

A cannabis microbusiness license allows for limited cultivation, manufacturing, and retail sale of cannabis and cannabis products within a single location, subject to state and local regulations.

APPLICATION REVIEW

City staff have reviewed the application materials in accordance with City Code and OCM requirements. The review included:

- **Zoning Compliance:** The proposed location is zoned as the downtown district and meets the city's setback and land use requirements.
- **Building and Fire Safety:** Preliminary inspection completed by Chaska Building/Fire Departments; no issues identified.
- **State Licensing:** Copy of state license received confirming the applicant's conditional approval pending local authorization.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the Cannabis Retail Local Registration for Higher Place LLC. Only the retail portion of the Microbusiness will be located in Chaska.

CITY COUNCIL ACTION REQUESTED

Motion to approve a Cannabis Retail Local Registration for Higher Place LLC, located at 103 2nd St. W. Chaska.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
10/20/25**

Subject: Fultonwood Preliminary Plat Extension

Prepared By: Elizabeth Hanson

Staff Recommendation: Approve request for a preliminary plat extension

Background

At the April 21, 2025 City Council meeting the Preliminary Plat for Fultonwood was approved (Resolution No. 2025-14). Per ordinance, a final plat shall be filed no later than six (6) months after the approval of the Preliminary Plat (October 21, 2025). The preliminary plat will be considered null and void after this six month period unless an extension is requested in writing by the subdivider.

The subdivider is requesting a six month extension to their preliminary plat so that it remains valid when they apply for the final plat.

Recommendation

Staff is recommending approval of the extension request for the Fultonwood Preliminary Plat.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2025-77 approving the preliminary plat extension request for Fultonwood for an additional six months.

RESOLUTION

MOTION BY COUNCILMEMBER_____SECOND BY COUNCILMEMBER_____

Page 17 of 215



September 19, 2025

City of Chaska, Minnesota
Attn: Elizabeth Hanson
1 City Hall Plaza
Chaska, MN 55318

Re: Request to Extend Fultonwood Preliminary Plat

To Elizabeth Hanson,

Pulte would like to formally request the extension of the Preliminary Plat for Fultonwood under Resolution No. 2025-14, which the City Council executed on April 21, 2025. The purpose of this extension is to allow Pulte to continue working with the City of Chaska staff to address staff comments relating to the project. We anticipate submitting the final plat before the end of 2025 and starting construction in the spring of 2026 once all approvals are obtained.

We look forward to continuing to work with your team on this project; thank you.

Sincerely,

A handwritten signature in black ink that reads "Haley Daily-Sievers".

Haley Daily-Sievers
Manager of Land Planning and Entitlement

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
October 20, 2025**

Subject: Accept Improvements at Hwy 41 and Peavey Road

Prepared By: Matt Clark, City Engineer

The city of Chaska and MnDOT entered into an agreement that allowed for the construction of the new roundabout and turn lanes along Highway 41 at the intersection of Peavey Road that were made necessary by adjacent development (Costco and Springs at McKnight Lake). The construction of the improvements is complete, and staff recommends the council accept the improvements which will begin the warranty period.

CITY COUNCIL ACTION REQUESTED

Motion to Approve Resolution 2025-76, Accepting the MnDOT Public Improvements (SP 1008-104) at Highway 41 and Peavey Road.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/20/2025 **RESOLUTION NO.** 2025 -76

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

A Resolution Accepting the Improvements at Highway 41 and Peavey Road

WHEREAS, on September 30, 2022, the City of Chaska ("City") entered into a Developer's Agreement for Oak Knoll Second Addition (Plan A and Plan B Improvements) with RCS-RCA Oak Ridge, LLC ("Developer"), Costco Wholesale Corporation, and Continental 589 Fund LLC (the "Developer's Agreement"); and

WHEREAS, the Plan A Improvements described in the Developer's Agreement consisted of the construction of a roundabout, entrance, bituminous surfacing, lighting, and related improvements at the intersection of State Trunk Highway 5 and Peavey Road ("Plan A Improvements"); and

WHEREAS, on November 30, 2022, the City entered into a Cooperative Construction Agreement with the State of Minnesota, acting through its Commissioner of Transportation ("MNDOT") obligating the City to construct the Plan A Improvements and to perform limited resurfacing work on State Trunk Highway 5, which project was identified as SP 1008-104 ("Project"); and

WHEREAS, on March 1, 2023, the City entered into an Assignment of Cooperative Construction Agreement Work with the Developer regarding the Project ("Assignment"); and

WHEREAS, pursuant to its obligations under the Assignment, the Developer entered into a construction contract with Frattalone Companies to construct the Project; and

WHEREAS, the Project was constructed during the years 2023 and 2024; and

WHEREAS, MNDOT gave final acceptance of the Project on September 18, 2025; and

WEHREAS, pursuant to Section 2(H) of the Developer's Agreement, the City Engineer hereby certifies to the City Council that the Plan A Improvements have been completed;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chaska, Minnesota, does hereby accept the Plan A Improvements described in the Developer's Agreement, which were constructed as part of the Project described above.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of October 2025.

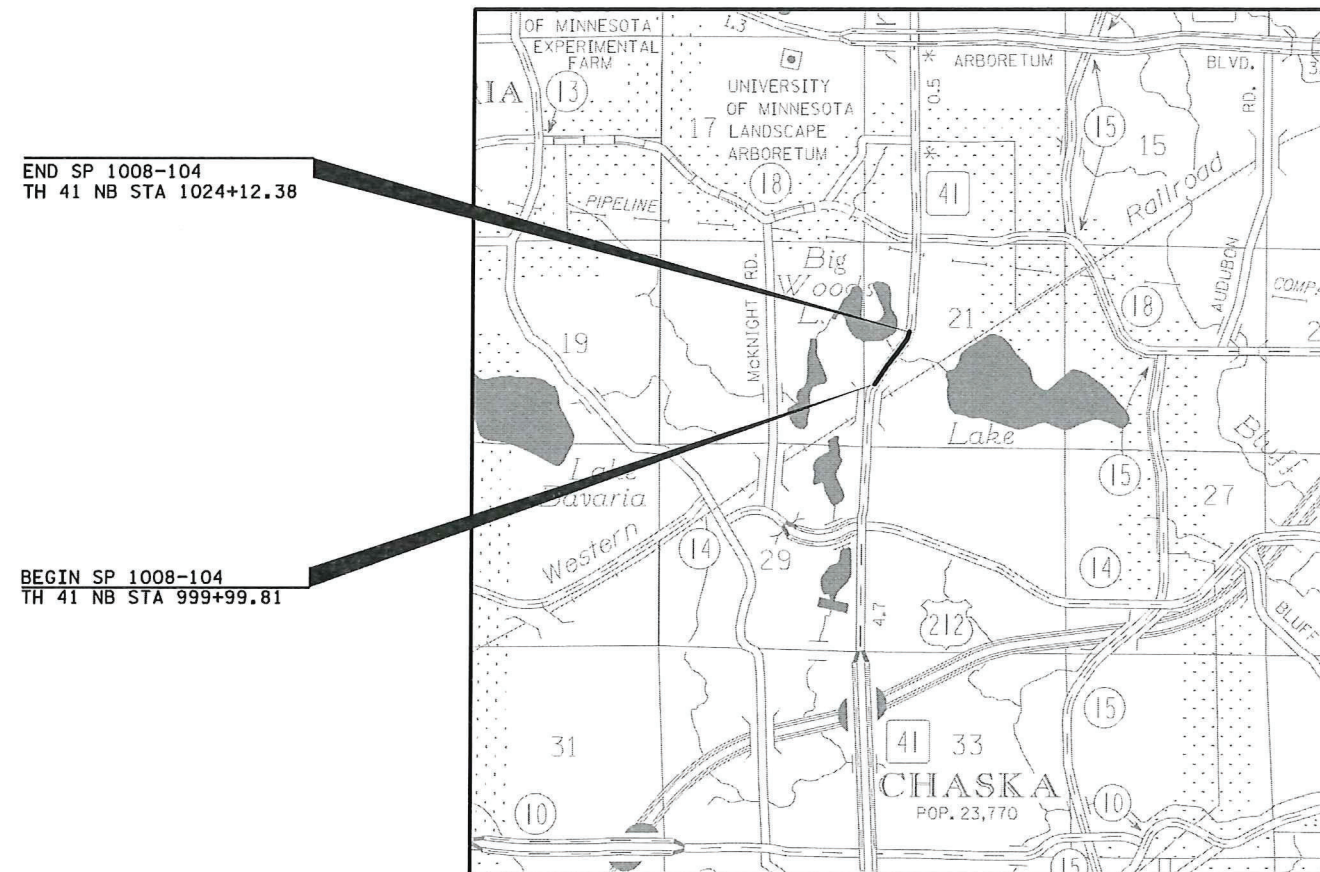
Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

CONSTRUCTION PLAN FOR _____ GRADING, BITUMINOUS SURFACING, ROUNDABOUT, AND LIGHTING
LOCATED ON _____ TH 41 _____ FROM 1400' SOUTH OF PEAVEY RD TO 800' NORTH OF PEAVEY RD

```
GROSS LENGTH.....2412.57.....FEET..Q.457..MILES
BRIDGES-LENGTH.....FEET.....MILES
EXCEPTIONS-LENGTH.....FEET.....MILES
NET LENGTH.....2412.57.....FEET..Q.457..MILES
REF. POINT 005+00.352 TO REF. POINT 005+00.809
```

WARNING:
HIGH PRESSURE GAS
MAIN RUNS
THROUGH PROJECT



END SP 1008-104
TH 41 NB STA 1024+12.38

BEGIN SP 1008-104
TH 41 NB STA 999+99.81

SCALES

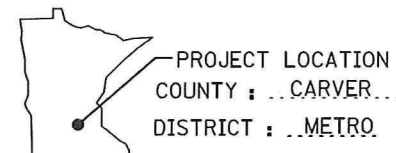
PLAN 50'

INDEX MAP 5,000'

PLAN REVISIONS		
DATE	SHEET NO.	APPROVED

DESIGN DESIGNATION

Design ESALS	=				
ADT (Current Year)	=	15700	Design Speed	50	MPH
ADT (Future Year)	=	17350	Based on		Sight Distance
DHV (Design Hr. Vol.)	=		Height of eye	3.5'	Height of object
D (Directional Distr.)	=	%	Design Speed not achieved at		
T (Heavy Commercial)	=	3 %	STA.		TO STA.
					MPH
			STA.		TO STA.
					MPH



AGREEMENT NO.1050055
CITY OF CHASKA
SP 1008-104 (TH 41=260)
LOCAL FUNDS
METRO DISTRICT

MINN. PROJ. NO. _____ PRIVATE/LOCAL FUNDS _____

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION
'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN.

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL LAYOUT
3	STANDARD PLATES, SOIL AND CONSTRUCTION NOTES
4-8	TYPICAL SECTIONS
9-37	STANDARD PLANS
38-42	INPLACE UTILITY & REMOVAL PLANS
43-46	CONSTRUCTION PLANS
47-51	INTERSECTION DETAILS
52	TRAFFIC BARRIER DETAIL
53-59	CONSTRUCTION PROFILES
60-61	RETAINING WALL PLAN
62-65	DRAINAGE, EROSION & TURF ESTABLISHMENT PLANS
66-68	SWPPP
69-71	DRAINAGE PROFILES & TABULATIONS
72-75	DRAINAGE DETAILS
76	DETOUR PLAN
77-99	PERMANENT PAVEMENT MARKING & SIGNING PLAN
100-101	LIGHTING PLAN
X1-X16	CROSS SECTIONS

THIS PLAN CONTAINS 117 SHEETS

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

PRINT NAME: NICOLE GULICK LICENSE # 45642

DATE: 09/23/2022 SIGNATURE: Nicole Gulick

DESIGN SQUAD R SHORE, P MERCHLEWICZ, M MCCURDY, J CYR, C FORTUNE, M SIMON

RECOMMENDED FOR APPROVAL Mark Clark
CITY ENGINEER

Michael Barnes Digitally signed by Michael Barnes
Date: 2022.10.05 15:30:22 -05'00'

APPROVED _____ METRO DISTRICT ENGINEER

STATE PROJ. NO. 1008-104 (TH 41 = 260)

SHEET NO. 1 OF 101 SHEETS Page 27 of 215

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
10/20/25**

Subject: Pole Attachment Agreement with Comcast

Prepared By: Christophe Morschen, City Attorney

The City of Chaska (the "City"), as a part of its electric utility operations, owns a number of electric transmission poles throughout the City's service area. To avoid the duplication of utility poles, common practice across electric and telecommunication industries, with regulation by the State of Minnesota and the federal government, has been to negotiate space sharing agreements to allow other utilities the use of existing utility poles.

City staff has been engaged in negotiations with Comcast of Arkansas/ Louisiana/ Minnesota/ Mississippi/ Tennessee, LLC ("Comcast") for an agreement under which Comcast may attach cable infrastructure to the City's utility poles (the "Pole Attachment Agreement"). Those negotiations have produced a draft agreement which Comcast has approved, and which is based on the City's standard form pole attachment agreement.

City Staff have been involved in the negotiation of the terms of this agreement, and are recommending City Council approval. Comcast has already agreed to the terms and presented the City with an executed agreement.

CITY COUNCIL ACTION REQUESTED

Motion to accept the proposed Pole Attachment Agreement with Comcast of Arkansas/ Louisiana/ Minnesota/ Mississippi/ Tennessee, LLC, and authorizing the Mayor and the City Administrator to execute the agreement.

**CITY OF CHASKA
POLE ATTACHMENT LICENSE AGREEMENT**

THIS AGREEMENT (this “**Agreement**”) is dated October 21, 2025 (the “**Effective Date**”) and is between the City of Chaska, a Minnesota municipal corporation (the “**City**”) and Comcast of Arkansas/Louisiana/Minnesota/Mississippi/Tennessee, LLC a Limited Liability Company authorized to do business in the State of Minnesota (the “**Licensee**”). City and Licensee are each a “Party” and, collectively, the “Parties.”

RECITALS

WHEREAS, the City owns, operates, and maintains Poles for the purpose of furnishing electrical service to its customers; and

WHEREAS, Licensee is authorized by the Federal Communications Commission and the State of Minnesota to provide lawful communications services; and

WHEREAS, Licensee desires to install and maintain certain lines, transmitters, appliances or related equipment on certain poles owned or controlled by the City in connection with Licensee’s network; and

WHEREAS, Section 224(a) of the Federal Communications Act of 1934, as amended (47 U.S.C §224(a)), generally exempts municipal entities from federal regulation of pole attachments; and

WHEREAS, the City is willing to permit Licensee to place Pole Attachments on the City’s Poles (some of which may be in public right-of-ways) pursuant to the terms of this Agreement and in compliance with Code Requirements; and

WHEREAS, by action of the City’s City Council on _____, the City has approved the City entering into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth below, the parties covenant and agree as follows:

TERMS

1. DEFINITIONS

The following terms, whether in the singular or in the plural, shall have the following meanings:

1.1 “**Code Requirements**” means, collectively, the requirements of: i) the National Electrical Safety Code, as amended; ii) the rules, regulations and specifications issued by the Minnesota Public Utilities Commission, as amended, and iii) all applicable federal, state and local laws, regulations, ordinances, rules and orders.

1.2 “**Joint Use Pole**” means a Pole on which the City has approved the placement of a Pole Attachment by Licensee pursuant to Section 5.3 of this Agreement.

1.3 **“Make-Ready Work”** means any work required to accommodate Licensee’s Pole Attachments on City Poles including, but not limited to, rearrangements and transfers of existing facilities and pole replacements and additions (including disposal of old pole).

1.4 **“Pole”** means any distribution pole owned by the City or any distribution pole owned by another on which the City has the right to permit others to attach in the communications space of the pole.

1.5 **“Pole Attachment”** means any attachment to a Pole, including cables, wires, strand-mounted antennas, associated equipment, overlashed attachments, and any other facilities. A single Attachment includes the vertical space consisting of a total of twelve inches (12”) either above or below (but not both) the bolted Attachment.

1.6 **“Strand-Mounted Antenna”** means an antenna or base attached to the strand between two Poles, not attached directly to a Pole. Strand-Mounted Antennas are not Small Wireless Facilities.

1.7 **“Small Wireless Facility”** means an antenna facility or a structure that is used for the provision of personal wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services and which is or will be attached to a Pole.

2. TERM OF AGREEMENT

2.1 **Term.** The initial term of this Agreement (the **“Initial Term”**) shall commence on the Effective Date and continue for a period of five (5) years, unless sooner terminated pursuant to the provisions of this Agreement. For purposes of this Agreement, **“Term of this Agreement”** means the Initial Term together with any Renewal Terms (as defined below) that actually occur.

2.2 **Automatic Renewals.** The Term of this Agreement shall automatically renew for successive five (5) year periods (individually, a **“Renewal Term,”** and, collectively, the **“Renewal Terms”**) until either Party gives written notice to the other Party of its intention to let the Term of the Agreement expire, which notice must be given not less than one hundred eighty (180) days prior to the end of the Initial Term or then current Renewal Term, as applicable.

2.3 **Termination if Service Ceases.** If the Pole Attachments installed by Licensee have been installed to facilitate the provision of services provided by Licensee pursuant to a franchise, license, or permit granted by the City, either Party may terminate this Agreement early by giving not less than forty-five (45) advanced written notice of termination to the other party if such franchise, license, or permit permanently terminates for any reason and Licensee is required to cease services with no ability to appeal or seek a new or replacement franchise, license, or permit. Notwithstanding the foregoing, this Agreement will not terminate early under this provision if Licensee obtains

a new or replacement franchise, license, or permit in place of the franchise, license, or permit that otherwise would have permitted early termination of this Agreement.

2.4 Termination for Cause. Either Party may terminate this Agreement for cause as provided by Section 12 of this Agreement.

3. LICENSE

3.1 Grant. Pursuant to the terms, conditions, and limitations of this Agreement, the City grants Licensee a nonexclusive, revocable license to install, maintain, and operate Pole Attachments on Joint Use Poles together with a non-exclusive, revocable license to use public rights-of-way then owned or controlled by the City for the purpose of installing, maintaining and operating Licensee's Pole Attachments on Joint Use Poles. The rights granted hereunder are personal to Licensee, limited to those expressly described in this Agreement, and shall not be expanded or enlarged by implication.

3.2 City Retains Ownership of Poles/No Easements. All Poles and rights-of-way shall, at all times, remain the property of the City. Licensee is not granted, nor shall it claim, any ownership or easement rights.

3.3 Easements and Rights-of-Way. In connection with any license granted by the City, the City does not warrant or assure to Licensee any private right-of-way privilege or easement on or over private property. If Licensee is, at any time, prevented by a private property owner from placing or maintaining its Pole Attachments on the City's Poles, the City shall not be liable in any respect. The Licensee is responsible for obtaining its own private easements and rights-of-way.

3.4 Right of the City to Grant Licenses and Rights to Others. Nothing herein shall be construed to limit the right of the City, by contract or otherwise, to confer upon others, not parties to this Agreement, rights or privileges to use the Joint Use Poles covered by this Agreement as long as by granting such rights or privileges to use the Joint Poles does not diminish the rights already granted to Licensee.

3.5 Interference and Hazards. The City is not responsible for any claim by Licensee or any party claiming through Licensee for interference caused by any radio-frequency ("RF") transmitter or receiver owned or maintained by any third-party, unless such third-party attached after Comcast's attachment to a Pole, or the City where such transmitter or receiver is used for a purpose other than providing competitive communications service. The Parties understand and agree that radio frequency interference claims shall be submitted to the Federal Communications Commission. Notwithstanding the foregoing, the Parties understand and agree that interference and hazard priority shall ensure that the first attacher to a pole, whether Comcast, the City, or a third-party shall have priority from interference or hazards caused by subsequent attachers, subject to the priority schedule attached as Exhibit A. Accordingly, the City shall provide notice, upon notice to the City, to and cause such lower priority attacher based on Exhibit A to cease operations and undertake remedial efforts (including, but not limited to, modifying or removing each attachment or piece of equipment causing RF

interference) promptly, but not more than ten (10) days after notice of the City at such subsequent attacher's sole cost.

4. LICENSE FEE AND COST ALLOCATIONS

4.1 **Application Fees.** The application fees for Pole Attachments are set herein. No application for a Pole Attachment shall be complete until the requisite application fees have been paid in full to the City.

4.1.1 Cable Attachment: \$150.00 per application for applications up to 50 Pole Attachments, and \$3.00 per additional Pole Attachment

4.1.2 Small Wireless Facility: \$500 for 1-5 facilities, then an additional \$100 for each additional facility up to a maximum of 15 facilities per application. If the Small Wireless Facilities are not substantially similar or will not all be attached to similar Poles or structures then separate applications and fees must be submitted.

4.2 **License Fee for Pole Attachments.** For calendar year 2024, the Joint Use Pole license rate is \$16.97 per Pole Attachment, per calendar year (the "**Annual Rate**"). The Annual Rate shall increase on January 1st of each year thereafter by three percent (3%) over the previous year's rate (e.g., \$16.97 for 2024, \$17.48 for 2025, etc.). Each calendar year during the Term of this Agreement, Licensee shall pay the license fee to the City as required by Sections 4.2 and 4.3 below. Per pole for one foot of space. All attachments within the one foot.

4.3 **Licensee Fee for Newly Approved Pole Attachments.** Each time the City approves an application for Pole Attachments, Licensee shall pay the City a sum equal to the Annual Rate then in effect, multiplied by the number of new Pole Attachments approved as part of the Project (as defined below). Such amount shall be paid to the City before any Pole Attachments described in the application are installed Notwithstanding the foregoing, Annual Rates shall not apply to overlash, service drops, and cable risers or Strand-Mounted Antennas.

4.4 **Fees for Small Wireless Facility Pole Attachments.** The Licensee shall pay an annual license fee of \$270 for each Small Wireless Facility Pole Attachment, and shall pay the license fee upon the installation of a newly approved Small Wireless Facility for each Small Wireless Facility approved.

4.5 **Tabulation of Existing Joint Use Poles and Pole Attachments.** On or about March 1st of each calendar year during the Term of this Agreement, the Parties, acting in cooperation, shall tabulate the total number of Pole Attachments as of the preceding day. Thereafter, the City shall invoice Licensee for a sum equal to the Annual Rate then in effect, multiplied by the number of Pole Attachments calculated in the tabulation (provided Licensee shall receive a credit for any newly approved Pole Attachments for which Licensee has already made payment for such calendar year pursuant to Section 4.2 above). Further, upon the City's request, which such request shall not be more frequent than once every five (5) years, the Parties shall make a joint field check to verify the

accuracy of Joint Use Pole records. If any Pole Attachments owned or controlled by Licensee are found on any City Poles for which licenses have not been granted by the City, the City may assess an unauthorized use fee equal to five times the Annual Rate then in effect for each unauthorized Pole Attachment owned or controlled by Licensee and, without prejudice to its other rights or remedies under this Agreement, the City may require Licensee to submit, within sixty (60) days, a license application for any unauthorized Pole Attachments owned or controlled by Licensee, unless the City agrees to a longer period in writing. If such application is not received by the City within the specified time period, Licensee shall remove its unauthorized Pole Attachments within sixty (60) calendar days, unless the Parties agree to a longer period. No act or failure to act by the City with regard to any unauthorized Pole Attachments shall constitute a waiver of the City's right to enforce this Agreement. Further should the City subsequently issue any license, such license shall not operate retroactively or constitute a waiver by the City of any of its rights or privileges under this Agreement; provided, however, that Licensee shall be subject to all liabilities, obligations and responsibilities of this Agreement from its inception with regard to unauthorized Pole Attachments. Notwithstanding the foregoing, Pole Attachments attached to City Poles as of the Effective Date shall not be unauthorized provided that they are included in the initial tally of Pole Attachments and the Annual Rate is paid for them.

4.6 Renewal Rates. One hundred and eighty (180) days prior to the expiration the Initial Term or the then current Renewal Term, as applicable, City may provide written notice to negotiate a new annual rate and/or escalation per Joint Use Pole for the upcoming Renewal Term. Promptly after the City issues such notice: (i) the Parties shall agree on the number of Joint Use Poles at that time, or if requested by either Party, the Parties shall make a joint field check to determine the number of Joint Use Poles and (ii) the Parties shall meet to negotiate a new annual rate and/or escalation per Joint Use Pole for the upcoming Renewal Term, provided such rate shall be just and reasonable and applied on a non-discriminatory basis. If the Parties cannot agree on a new annual rate and/or escalation at least one hundred and twenty (120) days prior to the upcoming expiration date, then either Party may give notice pursuant to Section 2.2 above of its intent to let the Term of the Agreement expire.

4.7 Electrical Service for Pole Attachments. If Licensee requires electricity to power any Pole Attachment, the City shall supply such electricity pursuant to its then current Pole Attachment electrical service rates. Licensee agrees that such rate may be based on metered usage, per device, or both, as determined by the City. Further, the City shall install, at Licensee's expense, all equipment required to provide such electrical service. Prior to any such installation, Licensee shall deposit with the City an amount equal to the estimated cost of the labor and equipment required to complete the installation, as determined by the City.

4.8 Taxes and Assessments. Any tax or assessment levied on Joint Use Poles solely because of their use by Licensee shall be paid by Licensee. Otherwise, each Party shall pay all taxes and assessments levied on its own property.

4.9 **Tree Trimming.** Any tree trimming deemed necessary by Licensee to install or maintain Pole Attachments shall be performed by Licensee, or its contractors, at Licensee's expense. Any tree trimming the City performs shall be performed at the City's expense.

4.10 **Other Cost Allocations.** Other provisions of this Agreement allocate costs between the Parties. In regard to such provisions, if the City is entitled to receive payment or reimbursement from Licensee, or Licensee is obligated to pay any expense incurred by the City, the City shall send a written invoice to Licensee itemizing the expenses to be paid. Further, in regard to any work performed by the City at Licensee's expense, Licensee shall reimburse the City for the City's reasonable and actual cost of such work, including the value of any labor or materials provided by City employees. References in this Agreement to "costs" shall be actual and reasonable costs and shall include "expenses" and vice versa.

4.11 **Payment Terms.** Any invoice from the City for undisputed license fees or any other amount due under this Agreement (e.g., amounts payable in regard to erection, rearrangement, relocation or abandonment) shall be due and payable in full thirty (30) days from the date of Licensee's receipt of the invoice. Past due amounts shall incur interest at the rate of 1½% per month, or the highest rate then permitted by law.

5. POLE ATTACHMENT PROCEDURE

5.1 **Application.** Before Licensee uses a Pole, Licensee shall submit a written Pole Attachment application to the City. Each application may cover one or more Poles. Further, Licensee may submit applications from time to time throughout the Term of this Agreement. All applications shall be processed by the City on a nondiscriminatory basis, except as otherwise provided below. Notwithstanding the foregoing or the requirements of any Code Requirements, a Pole Attachment application is not required for (i) pre-existing Pole Attachments already attached to City Poles as of the Effective Date and (ii) overlash, risers, and service drops. Licensee must, however, notify the City of any overlash prior to the overlash, per Section 5.6 below, using the City's form which must be complete.

5.2 **Application Submissions.** Each application submitted by Licensee shall include: i) a map indicating the Poles on which Licensee desires to install Pole Attachments; ii) a description of the Pole Attachments planned for each Pole; iii) a description of any anticipated Make Ready Work; and vi) schematic design drawings and plans for the proposed work. The City shall promptly inform Licensee, in writing, if the City considers an application incomplete and shall further inform Licensee of any items needed to make the application complete.

a. RF Study. For any Small Wireless Facility, Licensee must obtain a radio frequency interference study carried out by an independent, licensed professional radio frequency engineer ("**RF Engineer**") showing that Licensee's intended use will not interfere with any existing, licensed Small Wireless Facilities, as well as the City's licensed and unlicensed Small Wireless Facilities or other facilities, which are located on or near the Poles. Licensee shall not transmit or receive radio

waves from the Poles until such evaluation has been satisfactorily completed.

b. Radiation Survey. Licensee shall hire an RF Engineer to conduct a radiation survey of the location of any proposed Small Wireless Facility following Licensee's initial RF transmissions on the Premises and provide the results to Licensee within 60 days. Licensee shall be responsible for all costs of such survey.

c. FCC Testing. Licensee shall implement all measures at the transmission site of any Small Wireless Facility required by FCC regulations, including but not limited to posting signs and markings. The City shall cooperate with and permit Licensee to implement all reasonable measures in order for Licensee to fulfill its radio frequency exposure obligations. The City agrees that in the event any future party causes the entire site to exceed FCC radio frequency radiation limits, as measured in the vicinity of Licensee's Small Wireless Facilities, The City shall hold such future party liable for all such later-arising non-compliance.

5.3 City Review of Application. After receiving a complete application, the City shall review it. The City may have its engineers and consultants participate in such review for purposes of advising the City. The City shall have the right to reject Licensee's application, in whole or in part if the City determines, in the City's sole discretion, the grant of a permit would adversely affect its ability to provide its core electric services or impede the rights of a third-party Pole attacher whose existing use of the Pole predates Licensee's application. Licensee reserves any right to challenge City's reservation of space under applicable law. For Strand-Mounted Antennas, Licensee shall submit a load analysis and specifications for each specific model that Licensee plans to attach, which the City shall approve, conditionally approve, or deny within thirty (30) days. If conditionally approved, Licensee shall have fifteen (15) days to submit additional information required by the City or a new submission is required. The City may deny such Strand-Mounted Antenna application for non-discriminatory, competitively neutral reasons of safety, reliability, or generally applicable engineering standards. Once approved, Licensee may attach such Strand-Mounted Antennas upon fourteen (14) days prior notice to the City. Notwithstanding the foregoing, Licensee may replace existing Strand-Mounted Antennas with like equipment that does not exceed the size or weight of such existing Strand-Mounted Antennas by more than five percent (5%), provided such modification does not exceed the initial approved Strand-Mounted Antenna by more than 5 percent (5%).

5.4 City Decision. The City shall notify Licensee within twenty-one (21) calendar days of receipt whether an application is complete; otherwise, the application shall be deemed complete. Licensee shall have the opportunity to cure any incomplete application, which shall be deemed complete if not accepted or rejected by the City within five (five) days of submission. Within forty-five (45) days after the date the City receives a complete application from Licensee, the City shall notify Licensee in writing whether the application is approved or rejected, which approval or rejection may be in whole or in part. In the event the City rejects an application, it will provide Licensee with the reason(s)

for such rejection. The City may place reasonable limits on the number of Pole Attachments or Small Wireless Facilities which may be included in each application. If Licensee submits multiple applications because of the number of Pole Attachments or Small Wireless Facilities included in each application, the approval timelines in this paragraph shall run subsequently for each application, not concurrently, beginning with the first application received, with approval timelines for subsequent applications beginning on the date on which (i) the City approves or denies the immediately preceding application or (ii) an application is deemed accepted. Licensee should indicate in any submission containing multiple applications which application should be considered first, or in the absence of such designation, the order in which the applications are actually received or the order the applications appear as an attachment or enclosure in the letter or message conveying the application will be deemed to be the sequential order of the application. Notwithstanding the foregoing, the City may not reject or delay processing of an application based on existence of pre-existing violations caused by others, however the City may require Licensee to delay its work on an approved application until such a time as a legitimate safety hazard caused by a third-party is corrected, including any time required for the City to undertake any required action to compel the third party to correct such a hazard.

5.5 Construction Plans. If Licensee's application is approved by the City, Licensee shall promptly furnish the City with detailed construction drawings and plans (the "**Plans**") for the City's review and approval. The Plans shall address each Pole Attachment and any related Make-Ready Work contemplated by Licensee's application submittals (the "**Project**"). Further, with the construction plans the Licensee shall certify and warrant that it has secured or will secure all legally necessary permits and consents from federal, state, and county authorities to construct, maintain, and operate Licensee's Pole Attachments.

5.6 Overlashing. At least 15 days prior to attaching any overlash on an Attachment connected to a Pole, Licensee shall provide notice of the proposed overlash by submitting a completed notice of overlash form to the City. The notice must identify the existing Attachment that will be overlashed, the Poles to which overlashed Attachment is attached, and the locations, diameter, weight per foot, installation tension and sag of both the existing Attachment and new overlash to be installed. Licensee shall pay any costs associated with modifying a Pole to accommodate the overlashing. The City may have its engineers examine the information submitted in relation to the notice of overlashing. The City may prohibit a proposed overlash if the City determines that:

- 1) The proposed overlash will violate or be inconsistent with any generally applicable engineering standard or under any applicable Code Requirements;
- 2) The proposed overlash would compromise the safety or reliability of a Pole, would create an unsafe condition or present a safety hazard, which hazard is not caused by a third party; or
- 3) There is insufficient capacity on the Pole for the proposed overlash as determined by the City's own engineering standards.

Such a prohibition will continue until that time as the identified condition is remedied to the City's satisfaction at the City's sole discretion. Notwithstanding anything in this Agreement to the contrary, the City shall have no obligation to repair, upgrade, or replace any Pole solely to support additional overloading by Licensee if the state of the Pole is sufficient to support any existing Pole Attachments.

5.7 **Security.** Intentionally deleted.

5.8 **Construction.** Except as otherwise agreed to by the Parties, Licensee shall install all Pole Attachments and perform all related Project Make-Ready Work at Licensee's expense and in full compliance with all applicable Code Requirements, including, but not limited to any required additions, modifications, rearrangements or relocations of existing Pole Attachments, provided however, that Licensee shall not be responsible for correcting existing violations caused by other users or the City. If Licensee intends to use a third-party contractor, Licensee shall obtain the City's approval of such contractor before the contractor begins any work, including make-ready work. Licensee shall only be required to obtain the City's approval once for each such contractor. Licensee shall perform Make-Ready Work in the communications space or make arrangements with any third-party user to rearrange their facilities, at Licensee's expense, to accommodate Licensee's facilities. Further, Licensee or its contractor shall install, at Licensee's expense and in compliance with applicable Code Requirements, all guys and anchors necessary to sustain any unbalanced loads caused by Licensee's Pole Attachments. No tag, brand, or other device showing Licensee's name or insignia shall be placed on, or attached to, any Joint Use Pole unless the City has consented to the same, in writing.

5.9 **Inspection.** Once a Project has been substantially completed, Licensee shall give written notice to the City requesting inspection. Thereafter, the City shall inspect the Project within ninety (90) days and prepare a punch list of items requiring completion or correction, which punch list shall be limited to ensuring compliance with this Agreement. Once the City provides the punch list to Licensee, Licensee shall promptly complete/correct the items on the punch list and request another inspection by the City. This process shall repeat until the City approves the completed Project.

5.10 **As-Built Plans.** Within ninety (90) days after the City approves a completed Project, Licensee shall deliver as-built plans in CAD or KMZ format showing the actual location of each Pole Attachment using Carver County's mapping coordinates system.

6. MAINTENANCE OF JOINT USE POLES AND POLE ATTACHMENTS

6.1 **Ongoing Maintenance of Joint Use Poles.** Except as otherwise provided in this Agreement, the City shall at all times maintain the Joint Use Poles in good condition and repair at the City's expense. The City shall have no obligation to repair or replace any Joint Use Pole solely to support additional overloading by Licensee if the state of the Joint Use Pole is sufficient to support any then-existing Pole Attachments.

6.2 Ongoing Maintenance of Licensee's Pole Attachments. Licensee shall at all times maintain Licensee's Pole Attachments in compliance with all applicable Code Requirements. If Licensee breaches such obligation and fails to correct the breach within thirty (30) days or other period mutually agreed to by the Parties after the City gives Licensee written notice of the breach, unless, before the expiration of the notice period, Licensee commences and diligently pursues to completion a cure to such breach, the City may elect to perform such work at Licensee's expense and invoice Licensee for the City's reasonable and actual cost.

6.3 Repair, Replacement and Relocation of Joint Use Poles. Whenever the City determines it is necessary to repair, replace or relocate a Joint Use Pole, the work shall be performed by the City at its expense, except each Party shall bear the cost of moving such Party's own Pole Attachments, as necessary, to facilitate the repair, replacement, or relocation. Before making any such repair, replacement, or relocation, the City shall give Licensee sixty (60) days' notice in writing (except in cases of emergency, when verbal notice shall be given and subsequently confirmed in writing) specifying in such notice the time of such proposed repair, replacement, or relocation. The Licensee shall, prior to or at the time so specified, temporarily remove and replace its Pole Attachments, or transfer them in case of replacement, at Licensee's expense. If Licensee fails to perform Licensee's obligations under the Section 6.3, the City may elect to do such work at Licensee's expense and invoice Licensee for the City's reasonable and actual costs.

6.4 Safety Rules. In the event the City adopts a specific rule or practice solely for the purpose of addressing reasonable and necessary safety considerations regarding use (or proposed use) of the Joint Use Poles on a nondiscriminatory basis, the City shall give Licensee written notice of such rule or practice and Licensee shall, at its expense, make such changes or alterations to the installations or maintenance of its Pole Attachments as may be required in order to fully comply with the provisions of such notice. In the absence of a contrary provision in said notice providing additional time, Licensee agrees to commence and diligently pursue any required changes or alterations within ninety (90) days after receipt. If Licensee fails to perform Licensee's obligations under this Section 6.4, the City may elect to do such work at Licensee's expense and invoice Licensee for the City's Cost.

Licensee shall cooperate with any safety measures deemed necessary by the City to mitigate RF exposure caused by Small Wireless Facilities installed pursuant to this Agreement, when work of any kind is to be performed in the vicinity of a Small Wireless Facility, including and up to de-energizing the Small Wireless Facility for the duration of the work.

7. VOLUNTARY REARRANGEMENT, RELOCATION OR REMOVAL OF POLE ATTACHMENTS

7.1 Procedure. If either Party desires to modify, rearrange, relocate, or remove existing Attachments on a Joint Use Pole, such Party shall provide the other party with thirty (30) days' advance written notification prior to performing any work.

7.2 Allocation of Costs.

7.2.1 Licensee shall bear the full actual, reasonable cost of addition, modification, rearrangement, or relocation of Attachments on a Joint Use Pole if such addition, modification, rearrangement, or relocation is instigated at Licensee's request or performed for Licensee's benefit.

7.2.2 If the City requests the modification, rearrangement, relocation, or removal of Licensee's Attachments, the City shall bear the entire actual and reasonable cost of such modification, rearrangement, relocation, or removal, except as follows:

7.2.2.1 If the modification, rearrangement, relocation or removal of Licensee's facilities is necessary, in the City's reasonable judgment, to allow the City to furnish service to its electrical customers, Licensee shall bear the entire cost of the modification, rearrangement, relocation, or removal of Licensee's facilities. If Licensee elects to add to or modify its Pole Attachments after receiving notice of the City's desire to perform the City's work, Licensee shall bear a proportionate and equitable share of the total cost of the work.

7.2.3 If the City requests any modification, rearrangement, relocation, or removal of Licensee's Pole Attachments to accommodate the Pole Attachment of a third party, the City shall require the third party to bear the entire cost of the modification, rearrangement, relocation, or removal.

7.2.4 Notwithstanding the foregoing provisions, if the City is required to relocate its facilities underground, subject to Section 8 herein, Licensee shall bear the entire cost of removing Licensee's Pole Attachments from the Joint Use Poles and relocating or installing its own facilities underground. The City may provide space for Licensee in its underground conduits, if any, pursuant to a separately negotiated written agreement.

7.3 **Collection from Third Parties.** The City may collect, on Licensee's behalf, reimbursement of proportionate costs from any third party that benefit from any addition, modification, rearrangement, relocation, or removal described herein.

8. REMOVAL AND ABANDONMENT OF JOINT USE POLES

8.1 **Abandonment of Joint Use Pole by City.** If the City desires at any time to remove or abandon any Joint Use Pole, it shall give Licensee notice in writing as soon as practicable but in no event less than ninety (90) days' prior to the date that it intends to remove or abandon such Joint Use Pole. Before the expiration of such period, Licensee shall, at its expense, remove its facilities and relocate them to other available Poles or underground, if the other Poles are to be removed. If Licensee does not remove its Pole Attachments from such Joint Use Pole, the City may remove the Licensee's Pole Attachments at Licensee's expense or exercise any other remedy available to the City. If the City removes Licensee's Pole Attachments, Licensee shall reimburse the City for all storage costs.

8.2 **Abandonment of Joint Use Pole by Licensee.** The Licensee may, at any time, abandon the use of any Joint Use Pole by giving the City written notice of such abandonment, in which case Licensee shall remove all of Licensee's Pole Attachments from the Pole. In regard to such Joint Use Pole, Licensee shall pay the City the full license

fee for the calendar year in which the abandonment occurs; no prorated refund shall be given.

9. SURRENDER

Upon the expiration or earlier termination of this Agreement, Licensee shall remove its Pole Attachments from the Joint Use Poles within one hundred twenty (120) days after the expiration or termination date or such longer period as may be agreed upon between the Parties. If Licensee fails to timely remove its Pole Attachments within such period, the City may elect to do such work and Licensee shall pay the City the City's actual and reasonable cost of such work and any storage costs. If the time prescribed for Licensee's removal of its Pole Attachments extends into a new billing period in which Licensee would have been required to pay the next Annual Rate if the Agreement had not been terminated, then Licensee shall pay a prorated portion of that next Annual Rate for the number of Pole Attachments remaining on the City's Poles on the beginning of that period for the number of days in the billing period during which any of its Pole Attachments remain attached to the City's Poles.

10. RISK, INDEMNIFICATION, INSURANCE, AND LIABILITY LIMITATIONS

10.1 Assumption of Risk. Notwithstanding anything to the contrary in this Agreement, Licensee assumes responsibility for determining the condition of all Joint Use Poles to be climbed by its employees, contractors or employees of contractors. Licensee further assumes all risk and responsibility for damage caused by Licensee's operations or the location of its Pole Attachments. If the City elects to perform any work on Licensee's behalf, the City shall not be liable for any loss or damage to Licensee's Pole Attachments, except to the extent such loss or damage is directly caused by the City's negligence or willful misconduct. The City specifically disclaims any representation or warranty, express or implied, regarding the condition of the City's Poles or the suitability of the City's Poles for Licensee's use, including any warranties of merchantability and of fitness for a particular purpose.

10.2 Indemnification. Indemnification. Each Party (the "Indemnifying Party") shall defend, indemnify, protect, and save harmless the other Party and its elected officials, officers, directors, employees, successors, assigns, affiliates, representatives, and contractors (each an "Indemnified Party" and, collectively, the "Indemnified Parties.") from and against any and all claims and demands for damages to property and injury or death to persons, including payments made under any worker's compensation law or under any plan for employees' disability and death benefits, caused by: i) by the erection, maintenance, , use, or removal of the Indemnifying Party's Poles, cable, equipment, and, facilities or by the proximity of the cables, equipment, and facilities of the parties to this Agreement; or ii) by any act on or in the vicinity of the City Poles and conduit system, in the performance of this Agreement. Licensee shall also shall also indemnify, protect, and save harmless the City: i) from any and all claims and demands that arise directly or indirectly from the operation of the Licensee's facilities including any taxes resulting from Licensee's use, special charges by others, claims, and demands in violation of Licensee's acceptable use policies related to Licensee's services; and ii) from and against all claims

and demands for infringement of patents with respect to the manufacture, use, and operation of the Pole Attachments in combination with the City's poles, conduit systems, or otherwise. The Parties acknowledge that Licensee's acceptable use policies do not, as permitted by law, allow use of Licensee's services for such activities. Nothing contained in this section relieves the City from liability for the negligence or willful misconduct of the City or anyone acting under its direction and control.

10.3 Insurance

10.3.1 Licensee shall procure and at all times during the Term of this Agreement carry and maintain the kinds and amounts of insurance described below:

Commercial general liability insurance covering claims for bodily injury, death and property damage, including contractual liability coverage, with a coverage amount of not less than \$2,000,000.00 per occurrence and \$4,000,000.00 annual aggregate.

Worker's compensation insurance (or self-insurance) as required by Minnesota law.

Commercial Automobile Liability insurance covering all owned, leased and non-owned vehicles used in connection with the scope of work with limits of \$2,000,000 Combined Single Limit.

10.3.2 Licensee shall pay all of the premiums and deductibles for the insurance required of Licensee, as listed above. No deductible shall be greater than that normally maintained under similar circumstances in the State of Minnesota.

10.3.3 The insurance required of Licensee shall be written by companies authorized to do insurance business in the State of Minnesota. All policies shall name the City as an "additional insured."

10.3.4 Licensee shall deliver a certificate of insurance to the City with Licensee's first application for Pole Attachments evidencing the insurance coverage required by this Section 10.2. If Licensee changes insurers or coverage, Licensee shall provide an updated certificate to the City. Each of Licensee's insurance policies required under this section shall be endorsed to obligate the insurer to give the City not less than thirty (30) days' written notice by email before any policy is cancelled, save that ten (10) Days' notice may be given for cancellation due to non-payment of premium.

10.3.5 Licensee shall require each of its contractors performing any work under this Agreement to obtain and maintain, at no cost to the City, the insurance required under this Section 10.2 and to list the City as an "additional insured."

10.3.6 Licensee shall promptly advise the City, in writing, of any injury or damage to any person or property allegedly arising out of the presence of Licensee's Pole Attachments on the Joint Use Poles.

10.3.7 Notwithstanding anything in this Agreement to the contrary, neither Party shall be liable to the other Party for consequential or punitive damages, whether arising in tort,

contract or otherwise. Further, nothing in this Agreement shall constitute a waiver or limitation of the City's statutory limits on, or immunities from, liability under Minnesota Statutes, Chapter 466. Except as limited above, both the City and Licensee may seek any and all remedies available at law or in equity.

10.4 **Survival.** Section 10 shall survive the Term of this Agreement.

11. COMPLIANCE

11.1 **General.** The Parties shall at all times observe and comply with, and the provisions of this Agreement are subject to, the laws, ordinances, and rules that in any manner affect the rights and obligations of the Parties, so long as the laws, ordinances, or rules remain in effect. As such, such laws, ordinances, and rules shall automatically supersede the provisions hereof and the parties agree to modify, in writing, the affected term(s) and condition(s) of this Agreement to bring them into compliance with such laws ordinances and rules.

11.2 **Government Data.** The parties acknowledge this Agreement is considered public data not on individuals and is accessible to the public under Minnesota Statutes, Section 13.03. The City and Licensee each agree to abide by the applicable provisions of the Minnesota Government Data Practice Act, Minnesota Statutes, Chapter 13, and all other applicable state or federal rules, regulations or orders pertaining to privacy or confidentiality.

12. DEFAULTS

12.1 **City's Right to Terminate.** If Licensee fails to comply with any material provision of this Agreement or is in default of any of its material obligations under this Agreement, the City may give Licensee written notice of such noncompliance or default. If Licensee fails to correct such noncompliance or default within forty-five (45) days, unless the Parties agree to a longer period, after such notice is deemed given the City may, with written notice to Licensee: i) cure the default as described in Section 12.2 below; ii) for a material default, declare this Agreement to be immediately terminated in its entirety; or iii) terminate the permit(s) covering the Joint Use Poles in respect to which such noncompliance or default relates. For the purposes of this section, "material" explicitly includes, but is not limited to, any requirement for compliance with safety standards. For the avoidance of doubt, the Parties understand that if Licensee shall be in default for failure to make any required payments pursuant to this Agreement, only the license approvals associated with such Attachments or otherwise associated with such payment shall immediately terminate until Licensee has paid any outstanding amounts.

12.2 **City's Right to Cure.** If Licensee fails to comply with any provision of this Agreement or is default of any of its obligations under this Agreement and fails to cure such noncompliance or default within the timeframe set forth in Section 12.1, the City may, at its option, elect to cure the noncompliance or default and to invoice Licensee for the City's actual and reasonable cost of such work.

13. MISCELLANEOUS

13.1 Notices.

13.1.1 Any notice or communication that Licensee may desire to give, or is required to give, to the City shall be deemed sufficiently given or rendered if in writing and i) personally delivered to the City at the address listed after the City's signature on this Agreement ("the City's Address"); ii) sent to the City's Address via overnight courier with item tracking; or iii) sent to the City's Address via registered or certified U.S. Mail. Any such notice or communication shall be deemed given on the day of delivery in the case of personal delivery or the day after the same is deposited with an overnight courier or with the U.S. Postal Service in the case of the other permitted forms of delivery. The City may change its address for notice at any time by giving Licensee notice of the change.

13.1.2 Any invoice, notice or communication that the City may desire to give, or is required to give, to Licensee shall be deemed sufficiently given or rendered if in writing and i) personally delivered to Licensee at the address listed after Licensee's signature on this Agreement ("Licensee's Address"); ii) sent to Licensee's Address via overnight courier with item tracking; or iii) sent to Licensee's Address via registered or certified U.S. Mail. Any such notice or communication shall be deemed given on the day of delivery in the case of personal delivery or the day after the same is deposited with an overnight courier or with the U.S. Postal Service in the case of the other permitted forms of delivery. Licensee may change its address for notice at any time by giving the City notice of the change.

13.2 **Assignment of Agreement.** The Licensee may assign or collaterally assign its rights, interests and obligations hereunder to any party controlling, controlled by, or under common control with Licensee, to any party purchasing all or substantially all of Licensee's assets, or to any party providing financing to Licensee (collectively, "Permitted Transferees") without the consent of the City provided that all of the following conditions are met: i) the Permitted Transferee agrees in writing to assume, without limitation, all of Licensee's obligations under this Agreement; and ii) the City is provided with an executed original of such assumption agreement within sixty (60) days after any such assignment occurs.

13.3 **Construction of Agreement.** The City and Licensee have participated jointly in the negotiation and drafting of this Agreement and no presumption or burden of proof shall arise favoring or disfavoring any party. The word "including" shall mean including without limitation. The Parties intend each representation, warranty, and covenant contained in this Agreement to have independent significance. The captions used in this Agreement are for convenience only and do not constitute terms of the Agreement. In case any one or more of the provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions contained herein and any other application thereof shall not in any way be affected or impaired thereby.

13.4 **Time.** All references in this Agreement to "days" shall mean calendar days unless expressly referred to as "business days." If the day for performance of any

obligation under this Agreement is a Saturday, Sunday or legal holiday recognized by the City, then the time for performance of that obligation shall be extended to the first following day that is not a Saturday, Sunday or legal holiday. Time is of the essence.

13.5 No Agency, Partnership or Joint Venture. This Agreement does not create any partnership, joint venture, association, or principal and agent relationship between the City and Licensee.

13.6 No Waiver Implied. The failure of either Party to enforce or insist upon compliance with any of the terms or conditions of this Agreement shall not constitute a general waiver or relinquishment of any such terms or conditions, but such conditions and terms shall be and remain at all times in full force and effect.

13.7 Entire Agreement. All preliminary negotiations are merged into and incorporated in this Agreement. This Agreement can only be modified or amended by another written agreement signed by both the City and Licensee.

13.8 Successors and Assigns. Subject to Section 13.2, this Agreement shall bind and inure to the benefit of the respective heirs, successors, and assigns of the Parties.

13.9 Attorneys' Fees and Court Costs. In any dispute or litigation between the City and Licensee arises concerning a default or alleged default by either Party under this Agreement, the prevailing Party shall be entitled to request the court to order reimbursement from the other Party for all reasonable attorneys' fees and court costs incurred by the prevailing Party in such dispute or litigation.

13.10 Law. This Agreement is governed by and shall be construed according to Minnesota law, exclusive of choice of law rules.

13.11 Recitals and Exhibits. The provisions contained in the introductory paragraph and any recitals of this Agreement are also incorporated as terms of the Agreement. Further, any exhibits attached to this Agreement and the provisions contained in such exhibits are incorporated by reference as terms of the Agreement.

13.12 Counterparts and Facsimile Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and together which shall constitute one and the same document. Signatures transmitted by fax, email or other electronic means shall be deemed binding, delivered and enforceable.

13.13 Agreement Only Effective upon Full Execution. Submission of this document for examination does not constitute an offer or option. This Agreement shall become effective only upon full execution and delivery by the City and Licensee.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below to be effective as of the day and year first written above.

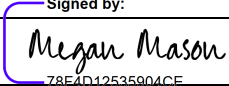
CITY:	LICENSEE:
City of Chaska, Minnesota	Comcast of Arkansas/Louisiana/Minnesota/Mississippi/Tennessee, LLC
By: _____ Taylor Hubbard Its: <u>Mayor</u>	Signed by:  By: _____ Megan Mason
By: _____ Its: <u>City Administrator</u>	Its: Vice President of Finance, Midwest Region
Date: _____	Date: <u>10/14/2025</u>
Address: City of Chaska One City Hall Plaza Chaska, MN 55318 Phone: 952-448-4335 Fax: 952-448-7356	Address: 10 River Park Plaza St. Paul, MN 55107 With required copy to: Comcast Cable Communications Management, LLC Attn: Cable Legal One Comcast Center 1701 John F Kennedy Blvd Philadelphia, PA 19103 Legal_Notices@comcast.com

EXHIBIT A
USER PRIORITY SCHEDULE

1. The City's non-commercial use;
2. Public safety agencies, including law enforcement, fire, and ambulance services, that are not departments or agencies of the City;
3. Other governmental agencies where the non-commercial use is not related to public safety;
4. The existing use by previous first-in-time attachers as of the Effective Date.
5. Following the Effective Date, existing uses and equipment of any attacher, including Lessee, by priority of first-in-time as of the date of the attachment for the particular use or equipment affected by or creating interference.
6. Future uses and users not listed above.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
OCTOBER 20, 2025**

Subject: Order Feasibility Study for Creek Road Street & Utility Improvements

Prepared By: Matt Clark, City Engineer

The Edco project requires extensions of gravity sewer and trunk water main to serve the new development site located off Creek Road. When public improvements are petitioned or necessary to serve area development, the process involves preparing a feasibility report. The report outlines the economic impacts for public improvements associated with the Edco project as well as any future area development consistent with the comprehensive plan. The study will also include cost estimates for the improvements with a breakdown based on policy for properties benefiting. The first action is for Council to order staff to begin preparing the report to share with council at a meeting date to be determined.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution 2025-78 ordering preparation of the feasibility study for Creek Road Street & Utility Improvements.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/20/25 **RESOLUTION NO.** 2025-78

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

**A Resolution Ordering Preparation of a Feasibility Report for the
Creek Road Street and Utility Improvements**

WHEREAS, it is proposed to improve: Creek Road, between Chaska Creek Boulevard extending approximately one half mile west toward Engler Boulevard as noted on the attached Exhibit A, attached hereto and made a part hereof, and to assess the benefited property for a portion of the improvement, pursuant to Minnesota statutes, Chapter 429.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, that the proposed improvement be referred to City Engineer/Stantec for study and they are instructed to prepare a feasibility study advising if the proposed improvement is necessary, cost-effective, and feasible; the estimated cost of the improvement as recommended; and, a description of the methodology used to calculate individual assessments for affected parcels.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of October 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 10/20/25

Subject: Adopt Resolution 2025-75, Public Assessment Hearing and Resolution Approving the Imposition of Service Charges for the 2026 Chaska Downtown Special Services District

Prepared By: Julie Grove, Economic Development Coordinator

Background

In 2014, the City Council approved the creation of the Chaska Downtown Special Service District (SSD) and entered into a professional services agreement with the Downtown Business Alliance (CDBA) to manage the district. An SSD allows commercial property owners within a designated area to collectively assess themselves annually to create a pool of funds. These funds are reinvested into the district to provide enhanced services and special amenities beyond what the City typically offers.

Currently, only commercial properties or the commercial portion of mixed-use-properties, within the district are assessed these service charges.

Each year the City Council is required by Minnesota Statute 428A to approve the SSD budget and assessment of fees through a Public Hearing process. Commercial property owners have the opportunity to file objections during this time. At its September 15, 2025 meeting, the Council called for a public hearing to be held on October 20, 2025.

Request

The Chaska Downtown SSD is requesting the City Council approve its proposed operating plan/budget along with a resolution to impose service charges to fund the services outlined in the 2026 budget.

Analysis

Operating Budget: The CDBA is the entity responsible for delivering the services and activities for the Downtown SSD. To do so, they have retained various consultants and contractors, and a part-time staff member. The CDBA has prepared the draft 2026 operating budget, included as Exhibit A in the resolution attached to this agenda item. No increase in the budget has been proposed for 2026.

The Chaska Downtown SSD supports the draft budget and believes it addresses the district's most critical needs. Representatives from the CDBA will attend the October 20 City Council meeting to review the accomplishments from 2025 and present the goals for 2026.

Imposition of Service Charges: Based on the combined total estimated market value of all commercial properties within the District under consideration (see Exhibit B on the resolution)

and an operating budget of \$58,100, 0% change over the past several years, the service charge rate would be \$0.87 per \$1,000 in estimated market value per year. For example, a commercial building with an estimated market value of \$599,000, which is the median value amount downtown, would pay a service charge of approximately \$518 per year. The service charge will be included as part of the "Special Assessments" line item on the normal property tax statements for each commercial property.

Table 1 provides the approved service charge and operating budget for the past budget cycles, and the request for the 2026 budget.

Budget Year	Service Charge	Operating Budget
2015	\$0.79 per \$1,000	\$44,000
2016	\$0.90 per \$1,000	\$46,525
2017	\$1.12 per \$1,000	\$60,100
2018	\$1.21 per \$1,000	\$60,100
2019	\$1.09 per \$1,000	\$60,100
2020	\$1.04 per \$1,000	\$58,100
2021	\$1.03 per \$1,000	\$58,100
2022	\$1.02 per \$1,000	\$58,100
2023	\$0.99 per \$1,000	\$58,100
2024	\$0.93 per \$1,000	\$58,100
2025	\$0.88 per \$1,000	\$58,100
2026-Requested	\$0.87 per \$1,000	\$58,100

Operating Plan: The CDBA continues to successfully manage the Downtown SSD, supported by a part time administrator and a volunteer board composed of downtown business and property owners. They also maintain the Downtown Chaska [website](#) as a resource for visitors and businesses.

Beyond general marketing and business promotions, the CDBA plays a central role in organizing events that attract people to the downtown area. These range from annual events such as Hometown Holiday and Halloween Trick or Treating, to newer events such as the Deer Weekend Event. The CDBA remains focused on building new partnerships and creating new opportunities to increase downtown activity and visibility.

In 2025, the CDBA continued its commitment to supporting local businesses by organizing events that promote shopping downtown and highlight the area's unique offerings. This work will carry forward into 2026 with ongoing efforts to market Downtown as a vibrant business destination.

New initiatives planned for 2026 include:

- Collaborating with the City to attract and engage new businesses
- Piloting short-term activations (e.g., pop-ups, art installations, and micro-retail concepts) to enliven vacant spaces, drawing inspiration from peer communities
- Launching new recurring event series such as concerts, markets, family programs, seasonal festivals, pet-friendly and fitness activities
- Developing three seasonal event series: summer, fall/holidays, winter/spring
- Continuing engagement around possible district enlargement

Recommendation

The 2026 operating plan will allow the CDBA to continue leveraging SSD resources to promote and revitalize the downtown area. Given the support the CDBA has received for its initiatives, staff recommends holding the public hearing and approving the attached resolution.

CITY COUNCIL ACTION REQUESTED

Motion to Adopt Resolution 2025-75 Imposing Service Charges and Setting the 2026 Operating Budget and Plan for the Chaska Downtown Special Service District.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/20/2025 **RESOLUTION NO.** 2025-75

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

**A RESOLUTION APPROVING THE SPECIAL SERVICES AND SERVICE CHARGES FOR
2026 WITH THE CHASKA DOWNTOWN BUSINESS ALLIANCE TO SERVE AS DISTRICT
MANAGEMENT ENTITY FOR THE CHASKA DOWNTOWN SPECIAL SERVICE DISTRICT**

WHEREAS, a public hearing was held on October 20, 2025, in accordance with Minnesota Statutes, Chapter 428A, Sections 428A.01 through 428A.10 and City of Chaska Code of Ordinance 891, to consider the proposed special services, the proposed service charges and the proposed lists of service charges as on file in the office of the City Clerk and to consider all written and oral objections and statements regarding this matter;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska:
That the Chaska Downtown Business Alliance, per the terms of the Professional Services Agreement, serve as the district management entity for the Chaska Downtown Special Service District hereby are approved; and

BE IT FURTHER RESOLVED that the proposed special services and the proposed cost estimate in the total amount of \$58,100 for 2026, be and hereby are approved for the Chaska Downtown Special Service District; and

BE IT FURTHER RESOLVED that the proposed operating Plan, Exhibit A, attached hereto and made a part hereof, and the proposed list of service charges (special assessments) for 2026 budget, Exhibit B, attached hereto and made a part hereof, in the total amount of \$58,100 as provided for in the City of Chaska Code of Ordinance No. 891 as prepared by the City Clerk and on file in the office of the City Clerk be and hereby are approved for the Chaska Downtown Special Service District; and

BE IT FURTHER RESOLVED that the service charges shall be collected with the 2026 real estate tax statements in the same manner as special assessments without interest charges and that the City Clerk is hereby directed to transmit certified copies of said lists of service charges to the Carver County Property Records and Taxpayer Services Division.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of October 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

CHASKA DOWNTOWN SPECIAL SERVICE DISTRICT

SEPTEMBER 2025

PROPOSED 2026 OPERATING PLAN AND BUDGET

INTRODUCTION

We are pleased to present downtown businesses and property owners with this overview of the proposed Chaska Downtown Special Service District services for 2026. Established in 2014 and launched in 2015, the Chaska Downtown Special Service District is a public-private partnership with the City of Chaska. Commercial property owners and business owners elect to collectively contribute to promoting, developing, and maintaining their commercial district.



In a Special Service District, a small additional service charge is imposed on commercial properties' property tax statements each year. The City pools these funds and redirects them to our local business association, the Chaska Downtown Business Alliance, to fund a variety of services and activities aimed directly at attracting more customers and fostering economic growth for area businesses. These services and activities are over and above what the city ordinarily provides.

MISSION

The mission of the Chaska Downtown Special Service District is to assist in creating and promoting a downtown business district that reflects and preserves our small-town atmosphere, unique character and values. The District's priorities include:

- > Marketing and promoting local businesses via online and offline marketing strategies and creating content that allows the community to engage with the businesses;
- > Producing and promoting local events that attract customers to the downtown area;
- > Creating more opportunities for businesses and property owners to communicate with one another as well as stay abreast of what's happening in the downtown area; and
- > Creating and maintaining a thriving downtown business district by supporting various programs that impact both businesses and the overall community.

GOVERNANCE AND IMPLEMENTATION OF SERVICES

The Chaska Downtown Special Service District is guided by the Chaska Downtown Business Alliance (CDBA). The CDBA is a tax-exempt 501c(6) Minnesota nonprofit corporation and is led by a seven-member, all-volunteer Board of Directors whose members include:

- > Krista Flemming, The Chaska Mill (Commercial Property Owner)
- > Dan Keyport (Commercial Property Owner)
- > Steve Ritz, Fitness First
- > Lynn Laumann, Laumann Photography
- > Melissa Carlson, Charter Bank
- > Carrie Thompson, Sugar Creek Chiro (Commercial Property Owner)
- > Tim Sebenaler, Sebenaler Chiropractic (Commercial Property Owner)

We also regularly have participation at our meetings and events from the Chaska Library, Chaska History Center, Chaska Parks and Rec, and other members of the business community.

The CDBA, with oversight from the City, will continue to be the lead entity responsible for implementing the various services and activities proposed as part of the Special Service District. The CDBA will in turn retain various professional event organizers, consultants, contractors, and a part-time staff person to assist with implementing the various proposed services.

NEW AND PLANNED INITIATIVES FOR 2026

- > Prioritize attracting a destination fine-dining restaurant and continue fostering new local businesses.
- > Pilot short-term activations - pop-ups, art installations, and micro-retail concepts to enliven vacant spaces, drawing inspiration from peer communities.
- > Collaborate with the City on business recruitment, retention, and special initiatives such as the Sign Grant Project.
- > Broaden event locations to include City Hall Plaza, paseos, City Square Park, and other downtown spaces.
- > Partner with the City to launch new recurring event series - concerts, markets, family programs, seasonal festivals, pet-friendly and fitness activities.
- > Develop three seasonal event series (summer, fall/holidays, winter/spring) within three years.
- > Strengthen and diversify community events to enhance engagement and appeal.
- > Continue engagement around possible district enlargement.

DISTRICT MAP AND PROPOSED SERVICE CHARGE METHODOLOGY

CHASKA DOWNTOWN SPECIAL SERVICE DISTRICT

PURSUANT TO MINNESOTA STATUTE, 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 LOCATED IN THE SPECIAL SERVICE DISTRICT, SHALL BE SUBJECT TO THE CHARGES IMPOSED BY THE CITY ON THE SPECIAL SERVICE DISTRICT.

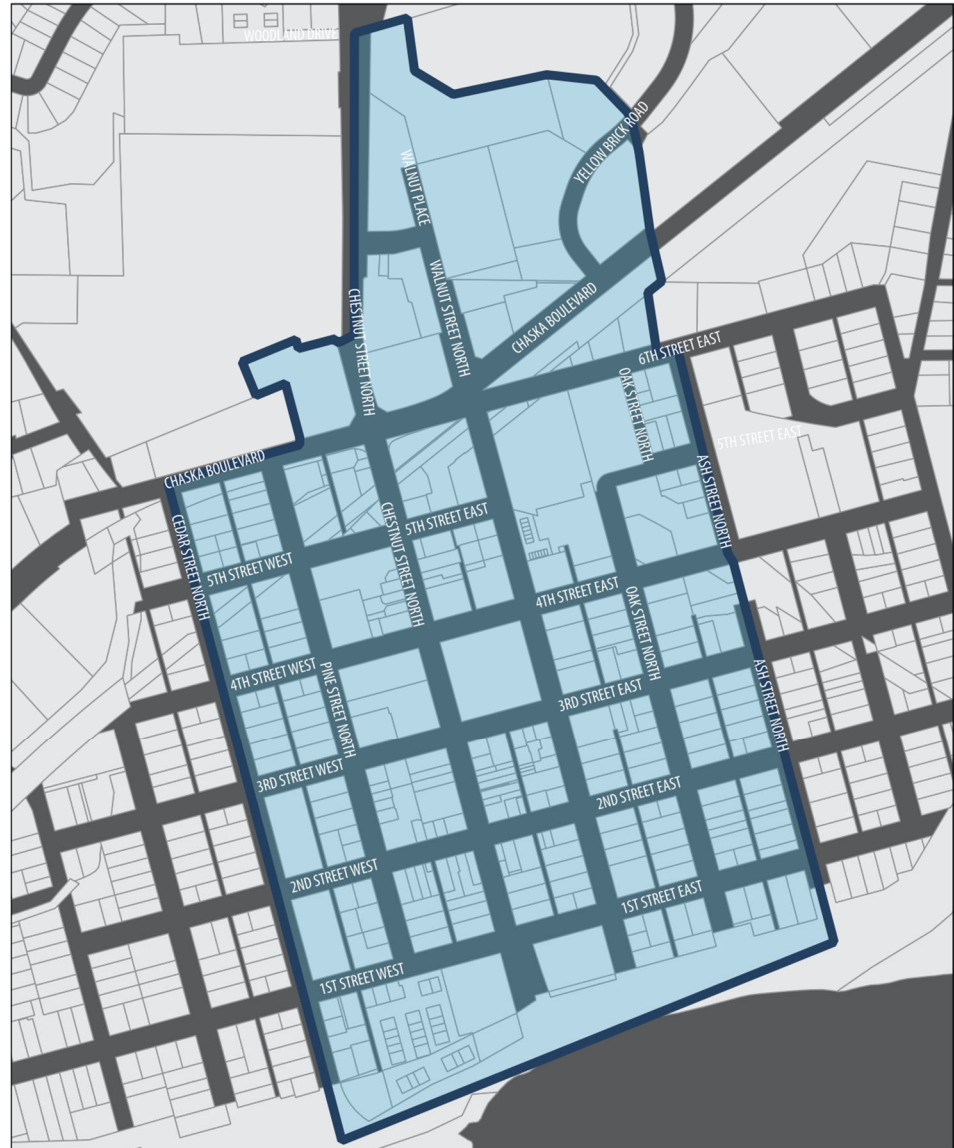
The District map is unchanged from 2025.

The method for prorating service charges is also unchanged from 2025.

Because the types of services and activities being proposed will benefit all types of businesses and commercial property owners in the downtown area, using a commercial property's total estimated market value (as determined by the county assessor) as the basis to determine its prorated fair share of the costs is again being proposed.

The City has completed an analysis of every commercial property within the downtown area and has developed proposed service charge calculations for each property. Based on the combined total estimated market value of all

commercial properties within the District and a total service charge amount of \$58,100, the service charge calculates to \$0.87 per \$1,000 in estimated market value for 2026. For example, a commercial building with an estimated market value of \$599,000 would pay a service charge of approximately \$518 per year. The service charge will be included as part of the "Special Assessments" line item on the normal property tax statements for each commercial property.



2026 BUDGET PRIORITIES

The CDBA Board of Directors is recommending the following services and activities focused on the core needs of downtown businesses for 2026. Should there be a surplus balance from the 2025 service charges, the CDBA will propose an amendment to this operating plan to incorporate those funds.

SOURCES (PROPOSED REVENUE)

1. SSD Service Charges (<i>service charges imposed on commercial properties</i>)	\$58,100
	\$58,100

USES (PROPOSED EXPENDITURES)

1. Marketing and Promotions of Businesses <i>Working to increase the reach of both our web and social platforms to continue to engage and educate the community on businesses, events and key information related to visiting downtown. Continue to add valuable content and functionality to the website and to drive branded and relevant content to both web and social platforms. Includes partnering with the City and SWMC to support and share relevant content.</i>	\$15,000
2. Promotional Events <i>Organizing and supporting local events that draw customers to downtown and drive traffic into businesses by expanding and enhancing several existing events and creating new events that foster social distancing if needed. Includes developing and providing continuing education for business growth.</i>	\$15,000
3. District Operations and Communications <i>Create opportunities for businesses and property owners to communicate with one another by producing and distributing periodic newsletters and e-updates along with hosting quarterly social/networking hours that include communicating critical growth information and city updates along with supporting a Neighborhood Business Watch program.</i>	\$2,550
4. Administration <i>Improving the capacity of the business community to respond to issues affecting all business and property owners as well as proactively pursue new opportunities by providing resources for routine administrative expenses; legal, accounting and other professional fees; insurance; etc. Including the support of the process to administer the SSD Service Charge.</i>	\$6,550
5. Business Recruitment and Retention <i>Partnering with the City of Chaska with dedicated spending aimed at new initiatives geared at business recruitment and retention coming from the strategic planning session. Support for the Sign Grant Project along with continued support for any special projects that help to move us forward and continue to evolve with the changing needs of the downtown businesses.</i>	\$19,000
	\$58,100

MORE INFORMATION

For more information, please contact:

Chaska Downtown Business Alliance
Dan Keyport
Commercial Property Owner
dan@keyport.net

DCSSD Administrator
Jen Angell
(612) 804-5531
jenannangell@gmail.com

Special Assessment Terms				
S/A Code:	302303/302303C/302303E	Improvement Fees:	\$	58,100.00
Adoption Date:	10/20/2025	Additional Fees:		N/A
Term:	One (1) Year	Special Assessment Base	\$	58,100.00
Year Payable	2026	Add 1.5% SA Administrative Fee:		N/A
Interest Rate:	0.00%	Total Assessment Amount:	\$	58,100.00
PID	PROPERTY ADDRESS	Owner	Fee	
30.1720010	0 Not supplied	ADYME LLC	\$	7.53
30.1720011		ADYME LLC	\$	15.06
30.1720032	503 CHESTNUT Street North	ADYME LLC	\$	250.81
30.1720040	501 CHESTNUT Street North	ADYME LLC	\$	214.02
30.1720050	0 Not supplied	ADYME LLC	\$	181.03
30.1210010	500 CHESTNUT Street North	ASKE PROPERTIES LLC	\$	391.94
30.6440020	818 YELLOW BRICK Road	BRICKYARD CENTER ASSOC II	\$	1,689.38
30.6560010	705 WALNUT Street North	CARVER COUNTY CDA	\$	300.77
30.6430012	710 WALNUT Street North	CASTILLO BUILDING LLC	\$	971.48
30.0720020	102 2ND Street East	CD GEMINI PROPERTIES LLC	\$	556.09
30.0502730	108 3RD Street East	CENTER CUT PROPERTIES LLC	\$	221.12
30.0502850	210 CHESTNUT Street North	CHASKA COMMONS LLC	\$	170.21
30.2910010	710 CHESTNUT Street North	CHASKA GROWTH HOLDINGS LLC	\$	2,313.35
30.5550010	1 RIVER BEND Place	CHASKA LODGING MANAGEMENT LLC	\$	2,632.64
30.0500510	500 PINE Street	CHASKA MILL PROPERTIES LLC	\$	947.76
30.0502910	222 CHESTNUT Street North	CHASKA RETAIL LLC	\$	228.48
30.6890010	105 3RD Street West	CHASKA THIRD STREET LLC	\$	854.95
30.6890040	207 CHESTNUT Street North	CHESTNUT BUILDING LLC	\$	1,409.57
30.6890050	207 CHESTNUT Street North	CHESTNUT BUILDING LLC	\$	428.82
30.0501950	320 WALNUT Street North	CITY SQUARE LLC	\$	870.62
30.0503010	110 2ND Street West	COMMUNITY ASSET FOUNDATION	\$	121.90
30.0501200	112 5TH Street East	DANIEL J HRON	\$	653.66
30.0503660	114 2ND Street East	DAVID L & KIMBERLY M SUDDUTH	\$	109.69
30.0503021	114 2ND Street West	DCT PROPERTIES LLC	\$	163.89
30.0503800	110 2ND Street East	DOWNTOWN CHASKA RENTALS LLC	\$	347.52
30.0503760	112 CHESTNUT Street North	FPA RIVER GABLES ASSOCIATES LLC	\$	77.05
30.0502820	200 CHESTNUT Street North	GESTACH PAULSON PROPERTIES LLC	\$	415.31
30.1210025	510 CHESTNUT Street North	HANSONMN LLC	\$	802.05
30.0500490	102 5TH Street West	HOLASEK FARMS LP	\$	369.25
30.0502900	218 CHESTNUT Street	JOHN M SIEGFRIED	\$	191.86
30.1720031	3235 CHASKA Boulevard	JPMORGAN CHASE BANK	\$	1,081.09
30.6580010	706 WALNUT Street North	JWG CHASKA LLC	\$	1,041.61
30.0501170	416 CHESTNUT Street North	KD PROPERTIES CHASKA LLC	\$	80.52
30.0500010	3115 CHASKA Boulevard	KEYPORT PROPERTIES LLC	\$	284.93
30.0501830	301 CHESTNUT Street North	KLEINBANK	\$	3,193.15
30.0503450	107 2ND Street West	L.J.M. PROPERTIES LLC	\$	160.34
30.0501250	413 CHESTNUT Street North	LAKETOWN INVESTMENTS LLC	\$	287.87
30.0503650	113 2ND Street West	LARRY D ATNEOSEN	\$	73.33
30.0503000	104 2ND Street West	LUCINO LIMONTITLA-JUAREZ	\$	229.78
30.0501720	200 3RD Street West	M A HENDRICKSON PROPERTIES LLC	\$	604.48
30.0502892	214 CHESTNUT Street North	M ELIZABETH SALON LLC	\$	128.48
30.6440010	798 YELLOW BRICK Road	MDG 10 LLC	\$	285.01
30.0503470	101 2ND Street West	MELISSA R CRUZ	\$	182.76
30.0501231	415 CHESTNUT Street North	MINNESOTA EDUCATION TRUST	\$	185.45
30.5490010	411 CHESTNUT Street North	N & S PROPERTIES LLC	\$	413.23
30.0502710	114 3RD Street East	NORMAN & KAROLINE MONROE TTEE OF TR	\$	74.37
30.0503060	123 3RD Street West	ON OCCASION LLC	\$	263.45
30.0503061	218 PINE Street North	ON OCCASION LLC	\$	309.77
30.6480020	800 WALNUT Place	PEPIN/SUMMIT PARTNERSHIP	\$	40.00
30.0501840	300 PINE Street North	POSTAL BUILDING & LEASING CO	\$	561.02
30.6460030	830 YELLOW BRICK Road	PRIME HOTELS INC	\$	558.94
30.0503680	116 2ND Street East	PRINCIPLE HOMES REALTY INC	\$	111.08
30.0502800	107 2ND Street East	PT PROPERTIES CHASKA INC	\$	100.08
30.0503590	123 2ND Street West	RANDOLPH J & LISA MARIE KUBES	\$	110.99
30.6580040	3050 CHASKA Boulevard	ROCK HOLDINGS LLC	\$	288.56
30.0502700	122 3RD Street East	RONALD L FIEBELKORN	\$	203.37
30.0502780	115 2ND Street East	ROY CLAY JR AND TERESA CLAY REV TRUST	\$	307.26
30.0503070	115 3RD Street West	S SQUARED CAPITAL LLC	\$	517.91
30.5460020	407 CHESTNUT Street North	SHIV LLC	\$	396.35
30.0503490	103 2ND Street West	SQUILLA VILLA LLC	\$	161.29
30.6540010	3110 CHASKA Boulevard	SUNSHINE GROVE ENTERPRISE INC	\$	2,211.62
30.0500500	505 CHESTNUT Street North	THOMAS MARTINSON	\$	82.25
30.0502830	206 CHESTNUT Street North	TODD REALTY LLC	\$	116.45
30.0503630	117 2ND Street West	TONIA R VANORDEN REVOCABLE TRUST	\$	166.92
30.0503670	112 2ND Street East	TRUST AGREEMENT OF RODNEY W RIESGRAF	\$	74.63
30.6430030	805 YELLOW BRICK Road	US-STABLE-P1 805 YL BR RD CHASKA LLC	\$	977.80

30.6890030	211 CHESTNUT Street North	WAGNER-HOVDE HOLDING CO	\$	213.41
30.0501130	400 CHESTNUT Street North	WELLS FARGO BANK MN NA	\$	1,296.93
30.0501140		WELLS FARGO BANK MN NA	\$	39.22
30.0501160		WELLS FARGO BANK MN NA	\$	53.94
30.0502840	208 CHESTNUT Street North	WESTERHOLM PROPERTIES LLC	\$	239.39
30.0501800	115 4TH Street West	WILLIAM S & DANIELLE J MODELL	\$	1,463.16
30.0503510	105 2ND Street West	ZAYITH LLC	\$	131.42
30.0501190	424 CHESTNUT Street North	ZEBU VENTURES 424 LLC	\$	226.14
30.0720010	100 2ND Street East	ZINNIA HOLDINGS LLC	\$	259.99
30.0720030	100 2ND Street East	ZINNIA HOLDINGS LLC	\$	224.06

TOTAL CERTIFIED TO CARVER COUNTY	\$	37,921.61
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City/EDA Properties not certified to Carver County

30.0500020		CITY OF CHASKA	\$	43.29
30.0500030		CITY OF CHASKA	\$	14.72
30.0501290	112 4TH Street West	CITY OF CHASKA	\$	197.74
30.0501850	300 Chestnut St North	CITY OF CHASKA	\$	8,651.58
30.0503020		CITY OF CHASKA	\$	259.73
30.5460030		CITY OF CHASKA	\$	54.11
30.0501090	116 5th Street East	CITY OF CHASKA	\$	220.77
30.0501111		CITY OF CHASKA	\$	30.30
30.0501121		CITY OF CHASKA	\$	22.86
30.0501420	401 Pine St North	CITY OF CHASKA	\$	86.58
30.0502891		CITY OF CHASKA	\$	22.60
30.0502911		CITY OF CHASKA	\$	144.24
30.1210031		CITY OF CHASKA	\$	429.94
30.0500660		CHASKA ECONOMIC DEV AUTH	\$	21.64
30.0501251	1 City Hall Plaza	CHASKA ECONOMIC DEV AUTH	\$	151.51
30.0501252		CHASKA ECONOMIC DEV AUTH	\$	3,473.31
30.0501940	314 Walnunt Street North	CHASKA ECONOMIC DEV AUTH	\$	606.21
30.1890010		CHASKA ECONOMIC DEV AUTH	\$	27.10
30.1890011	3210 Cgajsa Biykevard	CHASKA ECONOMIC DEV AUTH	\$	5,352.91
30.5550050		CHASKA ECONOMIC DEV AUTH	\$	27.10
30.5550070		CHASKA ECONOMIC DEV AUTH	\$	27.10
30.6580020		CHASKA ECONOMIC DEV AUTH	\$	89.69
30.6580030		CHASKA ECONOMIC DEV AUTH	\$	190.82
30.6890020		CHASKA ECONOMIC DEV AUTH	\$	32.47

TOTAL ASSESSED TO CITY/EDA	\$	20,178.32
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GRAND TOTAL ASSESSED		\$58,100.00
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REQUEST FOR ACTION CHASKA CITY COUNCIL 10/20/2025

Subject: 0 Creek Road – Concept Plan

Applicant: Jenn & Scott Schlauderaff

Location: 0 Creek Road – north of Creek Road, east of Highway 212

Case No.: P.C. No. 2025-15

Synopsis: The applicant is requesting Concept Plan approval for a 3-lot single-family subdivision

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt resolution no. 2025-73

Background

The property in question is located within the southwest 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

Scott and Jenn Schlauderaff are currently Chaska residents and have been for the past 9 years. They reside at the property directly east of the project site (4080 Creek Road). In 2024, they purchased the property at 0 Creek Road to develop homes for their adult children so that they can live nearby.

Neighborhood Meeting – August 14, 2025

The applicant held a neighborhood meeting on Thursday, August 14th. 2 people attended the meeting and asked questions. These two attendants live immediately north of the project site and 4080 Creek Road. A meeting summary and the materials shared are included in the packet. Overall, there was no stated opposition to the proposal.

Concept Plan

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request:

- **Existing Conditions.**

The site is comprised of almost 8 acres and is located east of Highway 212 and north of Creek Road. Access to the property comes from an existing field road located off the northwestern edge of the roundabout at Creek Road and Savanna Way. The site is currently used for agricultural purposes. Wooded steep slopes, Chaska Creek and permanent roadway easement encumber the eastern and southern portions of the property effectively making only 2.4 acres buildable (shown in purple on Figure 2). The highest point on the property is roughly 34 feet higher than Creek Road.

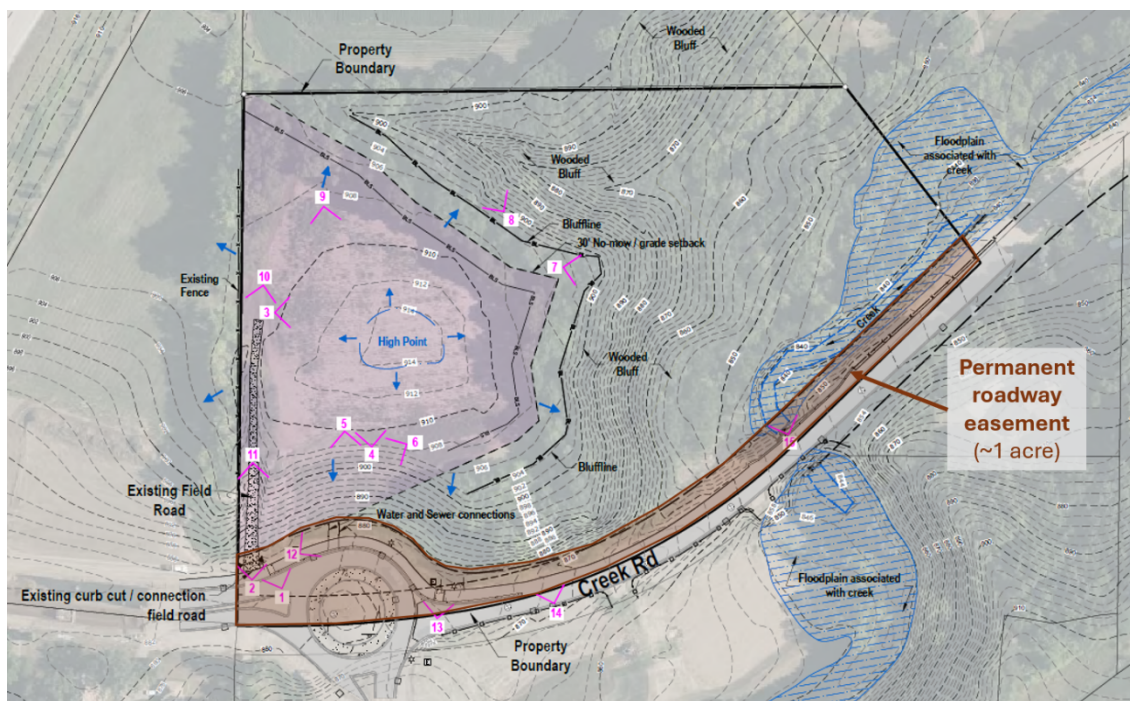


Figure 2: Existing Conditions & Site Forces

- **Concept Plan.** The concept plan contemplates 2 lots for detached single-family use and one outlot for a future single-family lot (3 lots total).

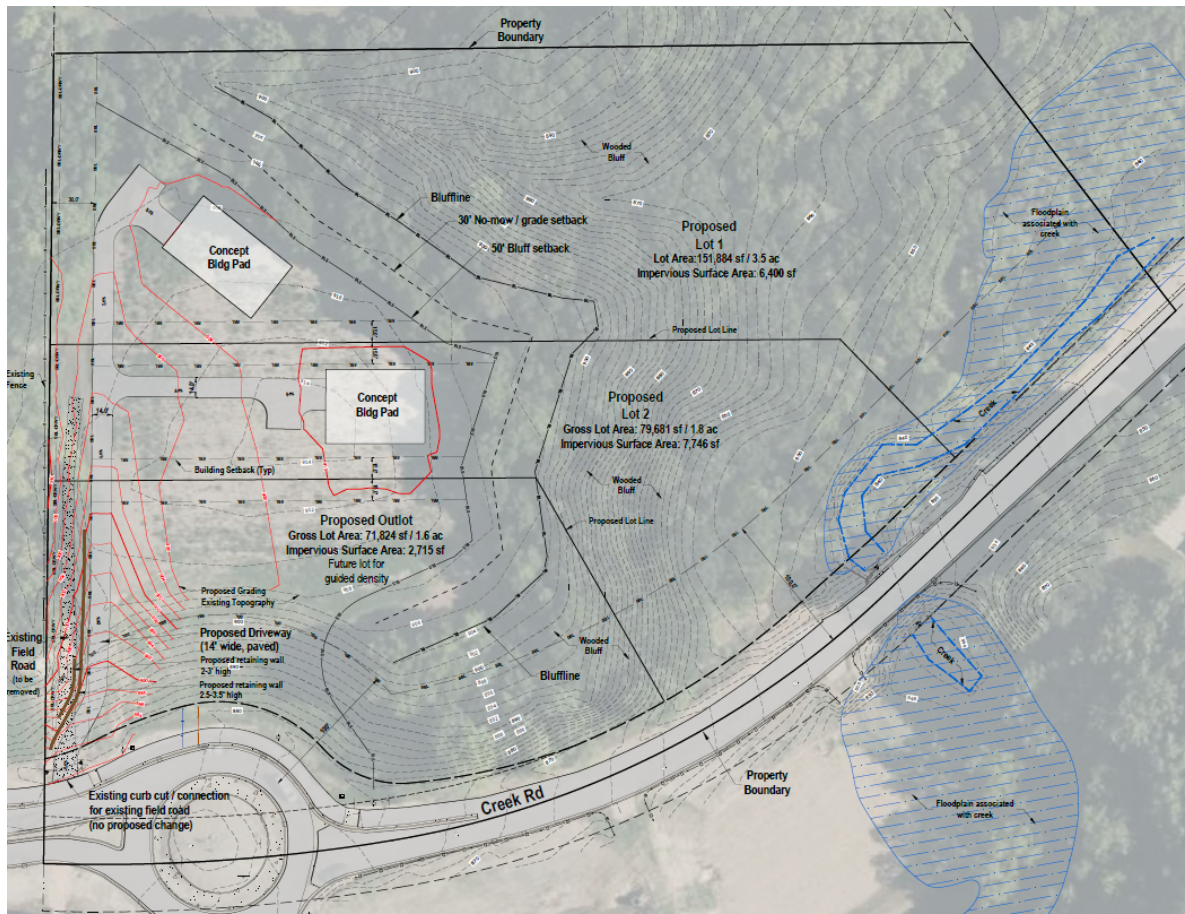


Figure 3: Proposed Concept Plan

Goals: The applicant has identified the following goals for the project:

- *Family-Centered Housing:* Enable two of their daughters to build homes on land adjacent to their own, supporting intergenerational connection.
- *Environmental Stewardship:* Preserve existing tree coverage and open space where possible.
- *Phased, Flexible Growth:* Allow for future development of the outlot when appropriate road access and infrastructure support it.
- *Efficient Infrastructure Use:* Utilize existing utilities and shared driveway access to minimize environmental and service impact.
- *Long-Term Commitment:* Their family intends to remain in Chaska for generations. This plan is rooted in love for the land and respect for the community they've called home for nearly a decade.

Lot Design & Setbacks: 3 lots are proposed; **Lot 1** = 151,884 sq. ft gross area (3.5 acres); **Lot 2** = 79,681 sq. ft gross area (1.8 acres); and **Lot 3 (outlot)** = 71,824 sq. ft gross area (1.6 acres). Setbacks proposed are; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback.

Building Type and Design: The applicant has provided renderings on the proposed homes (Figure 4).

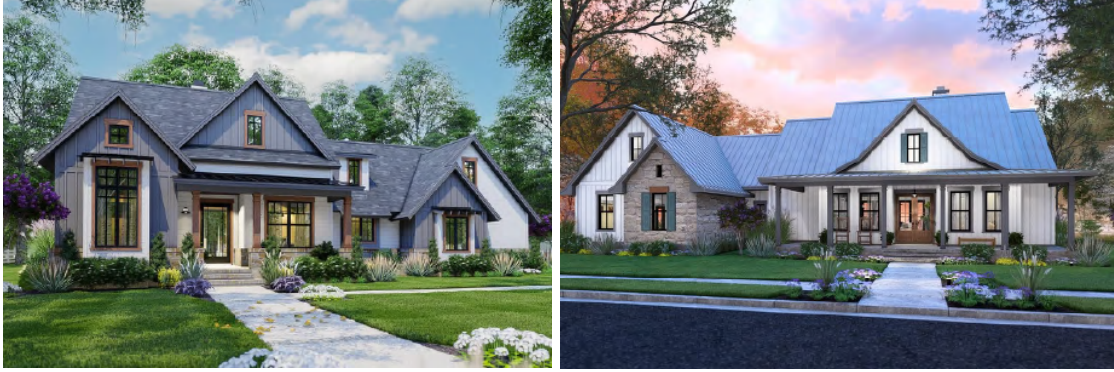


Figure 4: Proposed Houses

All new homes within the development would be subject to the city's architecture and anti-monotony ordinances¹. New homes on corners and rear facades visible from public ROW must also provide 360-architecture.

Outlots: The plan includes one outlot (1.6 gross acres). This outlot would be for future development of Lot 3 defined above for a detached single-family home.

Access: The access to the lots would come from the existing field road access located on the northwest edge of the Creek Road/Savanna Way roundabout. The field road would be removed and a new 14-foot wide, paved, shared driveway will be installed.

Utilities: Utility connections are available on the north side of the roundabout. The applicant has provided a conceptual utility plan exhibit shown below in Figure 5. Utilities are proposed to extend north from Creek Road.

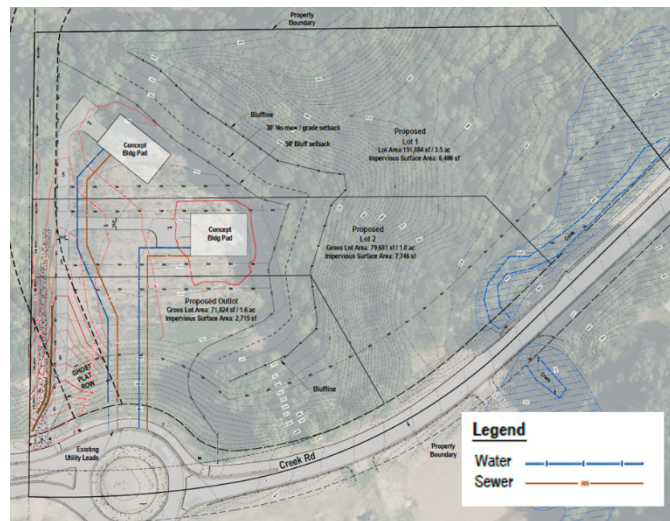


Figure 5: Conceptual Utility Plan

¹ By ordinance, new houses:

- may not be similar to any house within two houses to each side, directly across the street, or diagonal;
- provide LP Smartside on the front elevations, at least 4-inch window trim on all windows, and provide varied color packages; and
- are subject to 360-architecture on homes/ elevations abutting major roadways.

- **Land Use.** The property is currently zoned O, Open Development². The site will be rezoned to either a standard low density residential zoning district (R1B) or Planned Residential Development (PRD).

Concept Plan - Staff Analysis

The applicant is requesting approval of a Concept Plan. The following is intended to summarize the applicant's request and staff's analysis:

- **Comprehensive Plan.**
The comprehensive plan guides the site as low-density residential, open space, and future right-of-way.

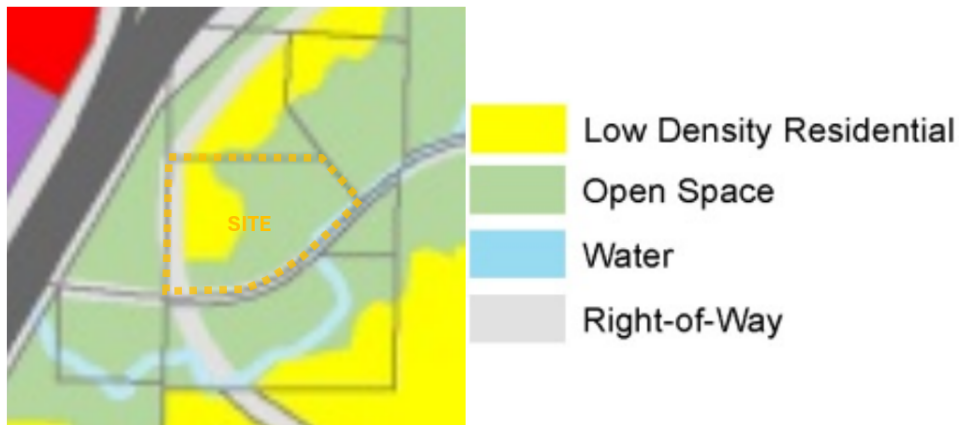


Figure 6: 2040 Comprehensive Plan

Low Density Residential

Lots or parcels guided for predominantly single-family detached dwellings, but also allowing single-family attached dwellings and mid-rise multiple-family housing such as apartments and condominiums. Density range allowed is from two (2) to five (5) dwelling units per net acre including local access streets.

	Comp Plan	Proposal (3 lots)
Density (per net acre)	2-5 units	1.25 units

Based on the above, the applicant is insufficient in meeting the Comprehensive Plan's density guidance for Low Density Residential. With the development of three (3) lots the net density would be 1.25 units/acre, which is 0.75 unit/acre below the guidance.

² By [City Code Sec. 15.12.190](#), the intent of the O – Open Development district is to provide a “holding zone” for land which is currently served by trunk sanitary sewer facilities but which has not yet been developed for urban use. The bulk of undeveloped land which the City's urban service area is zoned O-Open Development. As various urban developments are proposed, the “O” District will be rezoned to the appropriate zoning district.

The property is almost 8 acres, however, only 2.4 acres are buildable when roadway, waterways, wooded steep slopes, and required buffer areas are negated. The significant topography and wooded steep slope delineations create challenging access and irregular buildable areas on the site. Effectively, these features limit the buildable potential and substantially influence the orientation of building pads.

One of the applicant's goals is to minimize environmental impacts. They recognize that their plan does not meet the density guidance of 2 units/net acre. However, they believe their proposed plan maximizes single-family development while minimizing impact on the environmental features (i.e. wooded steep slopes) that are unique to this property. A more dense development (i.e. smaller detached units or attached units) could be proposed to meet the guided density, however, the applicant believes it will conflict with the environmental features.

Ghost Plans

Prior to their concept plan submittal, staff advised the applicant to show/provide a ghost plan for how the development can fit in to the long range plan to meet the Comprehensive Plan's minimum of 2-5 dwelling units. Staff also stated that if the applicant cannot physically achieve the minimum density on their property alone, they need to summarize and show why it cannot be achieved, *or* how it could be achieved with surrounding property. The purpose of these exercises is to show that the proposed layout will not preclude the ability to achieve the Comprehensive Plan's minimum guidance and plan for a future local road, should it be needed.

In response to this advisement, the applicant has provided three ghost plat exhibits to illustrate future scenarios related to the proposed development. These exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels.

The *Ghost Plat Sketch* Exhibit illustrates a future condition for the project parcel alone. It depicts a local road extending north from the roundabout. Associated grading is indicated by the red contours and is designed using maximum allowable roadway slopes. The exhibit also shows three single-family homes with driveways connecting to the future road, along with their associated grading, shown in green. This exercise looked at site grading of the future road and backed into the number of single family lots based on the site grades and roadway and driveway slopes.

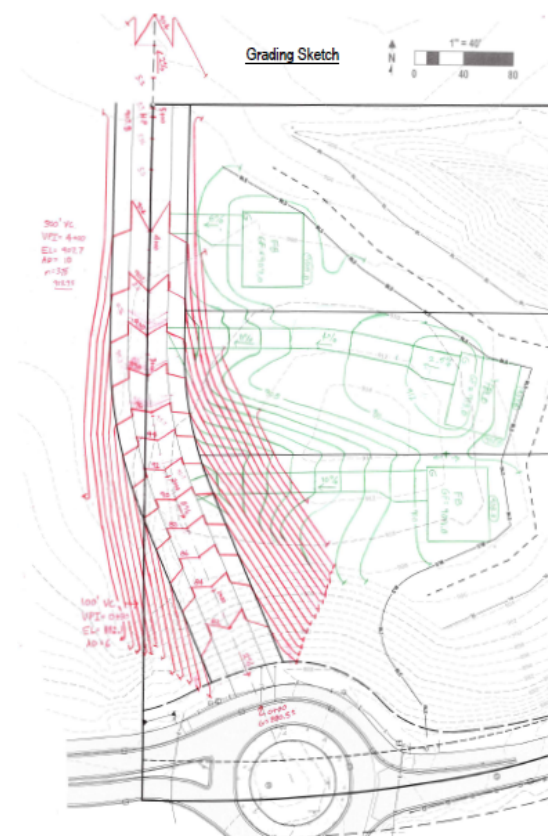


Figure 7: Ghost Plat Sketch

The *Ghost Plat R1A* exhibit depicts a potential future development scenario including two adjacent parcels to the west and north of the project site. This scenario is based on the guided future land use in Chaska's Comprehensive Plan and the standard requirements of the R1A zoning district. Under these conditions, the net density of single-family development is approximately 1.3 units per acre. In this exhibit, the project parcel shows the proposed site plan with associated grading, demonstrating that the plan can connect to a future roadway.



Figure 8: Ghost Plat R1A exhibit

The *Ghost Plat 2 Units per Acre* Exhibit shows a potential development scenario that achieves the minimum density of 2.0 units per acre of single-family homes. This requires a PRD zoning district to reduce single family lot sizes below the R1A standards. In this exhibit, the project parcel shows the proposed site plan with associated grading demonstrating that the plan can connect to a future roadway.

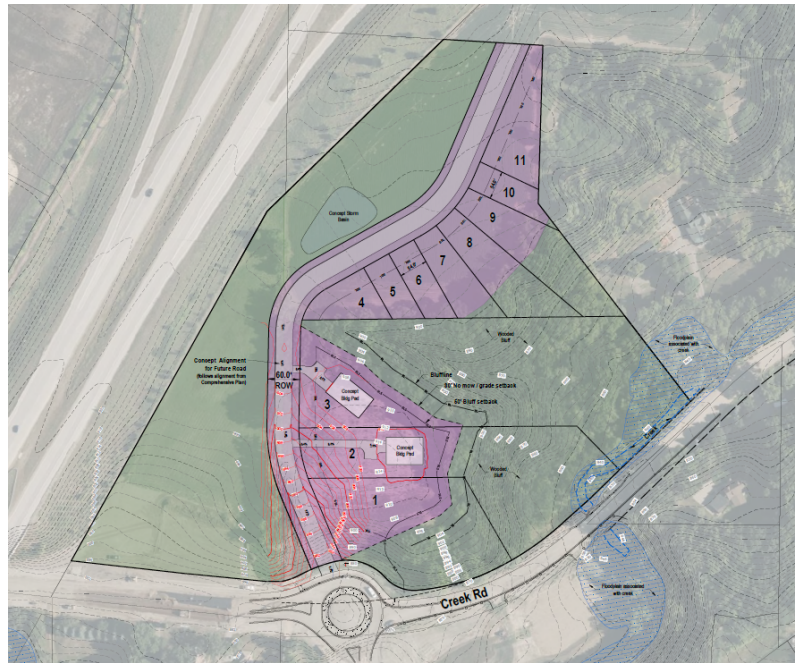


Figure 9: Ghost Plat 2 Units per Acre exhibit

In sum, staff believes the applicant has provided helpful demonstrations to show how the area can develop into low density residential meeting standard low density residential zoning requirements (R1A – Figure 8) and meeting the Comprehensive Plan minimum guidance (PRD – Figure 9). More analysis on density and zoning is provided below.

Zoning/Density. The proposed almost 8-acre property consists of single-family lots that provide a net density of 0.83 units/acre (2 lots + Outlot) and 1.25 units/acre (3 lots). The parcel of land that this development encompasses is currently zoned Open (O), so it will need to be rezoned during the preliminary plat stage.

The below table and zoning options are meant to show how the proposed development meets the standard *low density single-family residence (R1B)* zoning district and *Planned Residential Development (PRD)* standards; both are consistent rezoning options with the Comprehensive Plan's guidance. R1B zoning, as opposed to R1A, is being used for zoning comparison due to the district's intent relative to the geographical characteristics of the project site (see below for intent statement).

	R1B	PRD	Proposed
Min. Lot Size	15,000 sf	Undefined	71,824 sf – 151,884 sf
Min. Lot Width/Depth	100 ft or 135 ft* *Min depth for lots abutting wooded steep slopes	Undefined	~95 ft – 200 ft width ~270 ft – 350 ft depth
Min. Setbacks	F: 30 ft S: 15 ft house/10 ft garage R: 30 ft	30 ft from perimeter of PRD or dedicated ROW	F: 30 ft S: 15 ft R: 30 ft
Max. Bldg Coverage	Undefined	20%	4%-9%
Max. FAR	Undefined	0.5	Unknown
Max. Density	1.7 units/gross acre	See PRD Density criteria on following page	1.25 units

R1B – Low Density Single Family Residence (section 15.12.070)

"This District is intended for use primarily, but not exclusively, in areas which contain sensitive environmental resources (rolling or hilly terrain, woodland, wetland, etc.), or which are proximate to amenity features such as lakes, bluffs, ravines, views, golf courses, passive use parks, nature preserves, etc. Large lots are encouraged in these areas to help preserve the resources and to foster development of move-up, higher income homes."

Staff believe the proposed development meets the intent of this zoning district. Additionally, the proposed development appears to stay within the maximum density required. The applicant will have to show how they meet all standards defined in their preliminary plat/rezoning submittal.

PRD – Planned Residential Development (section 15.16.020)

"In addition to the general purpose of Planned Development Districts as described in CZO 15.16.010 paragraph A, the purposes of the Planned Residential Development District (PRD) are to allow greater variety in the types of residential environment available to the residents of Chaska, to respond to changes in housing choices and in new housing concepts, to encourage innovative design in the development of single family neighborhoods such as cluster housing, but not necessarily at higher densities; the provision of privately controlled common open space ancillary to new housing developments, and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments."

"Density. A PRD may provide for a variety of housing types, densities, and cost levels, but such variety shall not be considered a condition required for approval. The total number of housing units allowable in a development shall be as established or determined by:

1. The area standards of the zoning district in which the proposed development is to be located;
2. The density standards and criteria which are a part of the City's Comprehensive Plan; **OR**
3. The density specified by the Planning Commission and City Council based upon the particular development characteristics of each PRD proposal."

Staff believe the proposed development meets the intent of the PRD zoning district. Additionally, staff believe the proposed development could meet the density requirements if the applicant can demonstrate meeting one of the above criteria. The applicant will have to show how they meet all standards defined in their preliminary plat/rezoning submittal.

- **Setbacks.**

The following tables summarize the required setbacks for the site:

BUILDING SETBACKS	
Direction	Setback
Trunk Highway 212	50 feet from the ROW line or 225 feet from the centerline, whichever is greater
Creek Road	100 feet from centerline
Wooded Steep Slopes	50 feet building setback and 30 feet no grade/no mow setback
Wetlands	Varies based on wetland type

The applicant will have to show in their preliminary submittal if they meet these setbacks. In addition to the above, the applicant must meet setbacks defined in the zoning district they intend to rezone to.

- **Layout.**

The layout of the development will come from the existing field road access on the north side of the roundabout. The field road will be removed and a new, shared, paved driveway will be installed. The shared driveway will be slightly realigned off the field access and run along the west side of the property where each lot will gain access. Access into the site is steep so maintaining an acceptable slope below 10% will require retaining walls near the west side of the property. The two lots are oriented on the north and central portions of the property. The outlot is oriented on the south portion of the property.

- **Phasing.**

The applicant would like to start building in Spring 2026. Timing is undetermined for developing the remaining, third lot (proposed outlot) as it would require the construction of a local or private road.

- **Shared Driveway/Future Road**

A shared driveway is proposed to provide access to two proposed lots. Historically, the city has allowed a maximum of two lots to be served by a shared (common) driveway. Three or more lots in a subdivision require access to a public or private road.

As noted in the Comprehensive Plan section above, a future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard. This road is classified as a 2-lane, local road in the Comprehensive Plan (see orange arrow in Figure 10). The proposed development plan of two lots does not warrant the construction of this road. Until additional development occurs the city will be able to determine if the road extension is needed to support future growth. Also at that time, the location and design of the road will also be more understood.

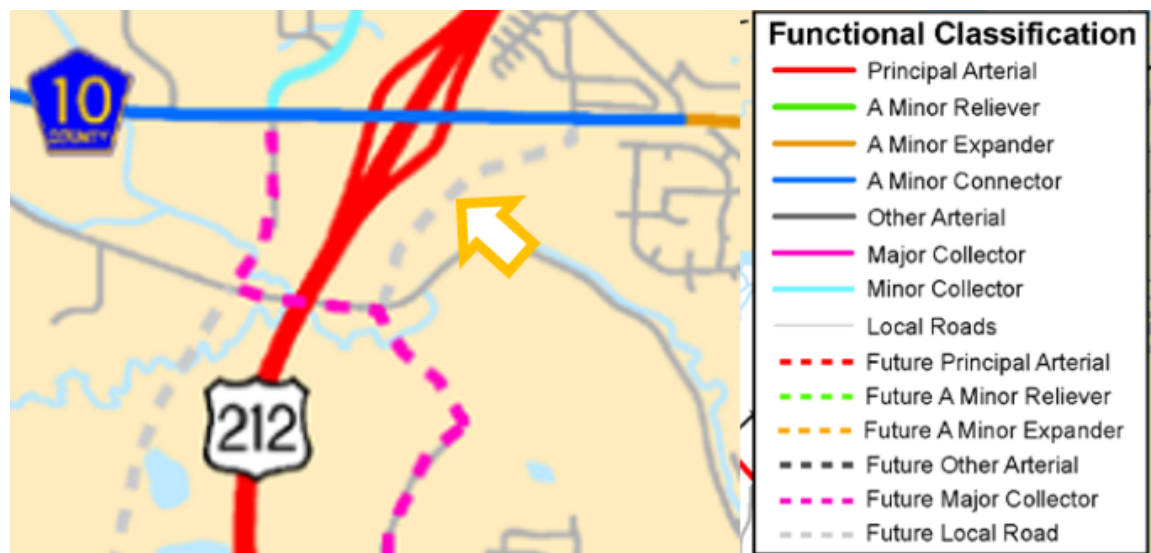


Figure 10: Transportation Plan – 2040 Comprehensive Plan excerpt

The ghost plans provided show proposed road right-of-way width that is consistent with the City's requirements of 60 feet wide. This is important to understand how the proposed

plan fits in with the long range plan for the city. Conceptual grading is also included to understand those limits in relation to the proposed lots/homes. It appears the layout of the homes/lots do not preclude the ability to extend a public road through should it be warranted (see Figure 11).

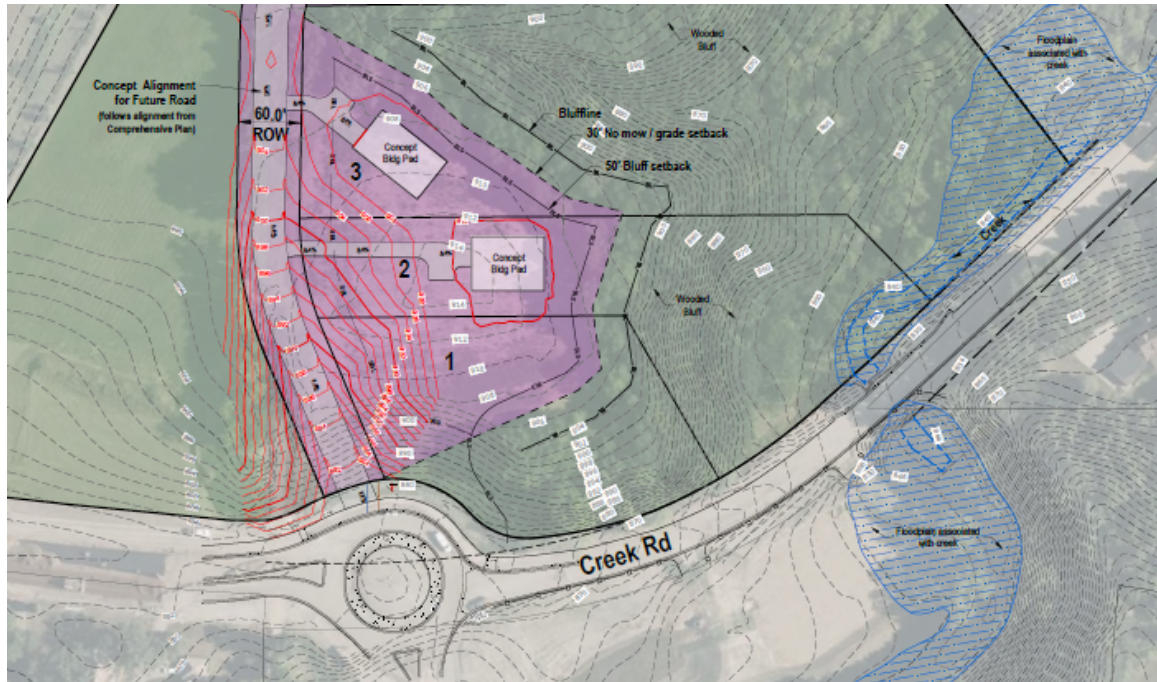


Figure 11: ghost plan showing future road

- **Utilities & Easements.**

Sewer and water utilities are currently available. Sewer and water would be extended north from the roundabout and provide independent services to each lot. Utilities would be extending across one or more private lots in this development to provide service. Utility easements will be required to accommodate these utility extensions on neighboring property. These easements will need to be shown on the preliminary and final plat as they are determined in size by staff.

- **Parkland Dedication.**

A neighborhood park is not identified in this area per the Comprehensive Plan. Because a park is not identified for this area park dedication fees will be required.

- **Tree Preservation**

Trees are present on a majority of the site and surround most of the agriculture perimeter. Tree preservation will be an important piece of discussion, and staff would advise the applicant to further evaluate the tree preservation opportunities within the development. The applicant will have to provide a tree preservation plan in their preliminary submittal, and show how they can maximize preservation where possible and practical.

- **Development Costs (Infrastructure Improvements)**

The City of Chaska has a number of area-wide development cost such as, but not limited to:

- Arterial Road Network
- Collector Roads
- Storm Sewer
- Trails
- Parks

Prior to final plat recording, the developer will need to work with City Staff to determine which of these are applicable and what those fees will be.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
September 26, 2025	November 25, 2025	January 24, 2026
* 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 10/08/25:

Motion to recommend approval to the City Council approval of the Concept Plan for 0 Creek Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Concept Plan (pgs 1-17), prepared by Jenn & Scott Schlauderaff
2. Adherence to the City Engineer memo when made available.
3. In addition to the items defined in the Preliminary Plat (and Rezoning) application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a preliminary plat/rezoning application to be complete:
 - a. Wetland delineation report;
 - b. Tree inventory and preservation plan for trees within the 'buildable' areas up to the 30 foot no-grade setback, and to maximize preservation where possible;
 - c. Utility plan, including one new fire hydrant on the north side of Creek Road;
 - d. Grading plan, including retaining wall details/profiles; and
 - e. Preliminary Plat, including proposed easement areas for utilities and shared driveway
 - f. Definition of proposed zoning district (R1B or PRD) being pursued for rezoning and how the proposal meets all applicable zoning district standards
4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Minnesota Valley Electric Coop on electric service.
5. Compliance with City Ordinances and Regulations, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.

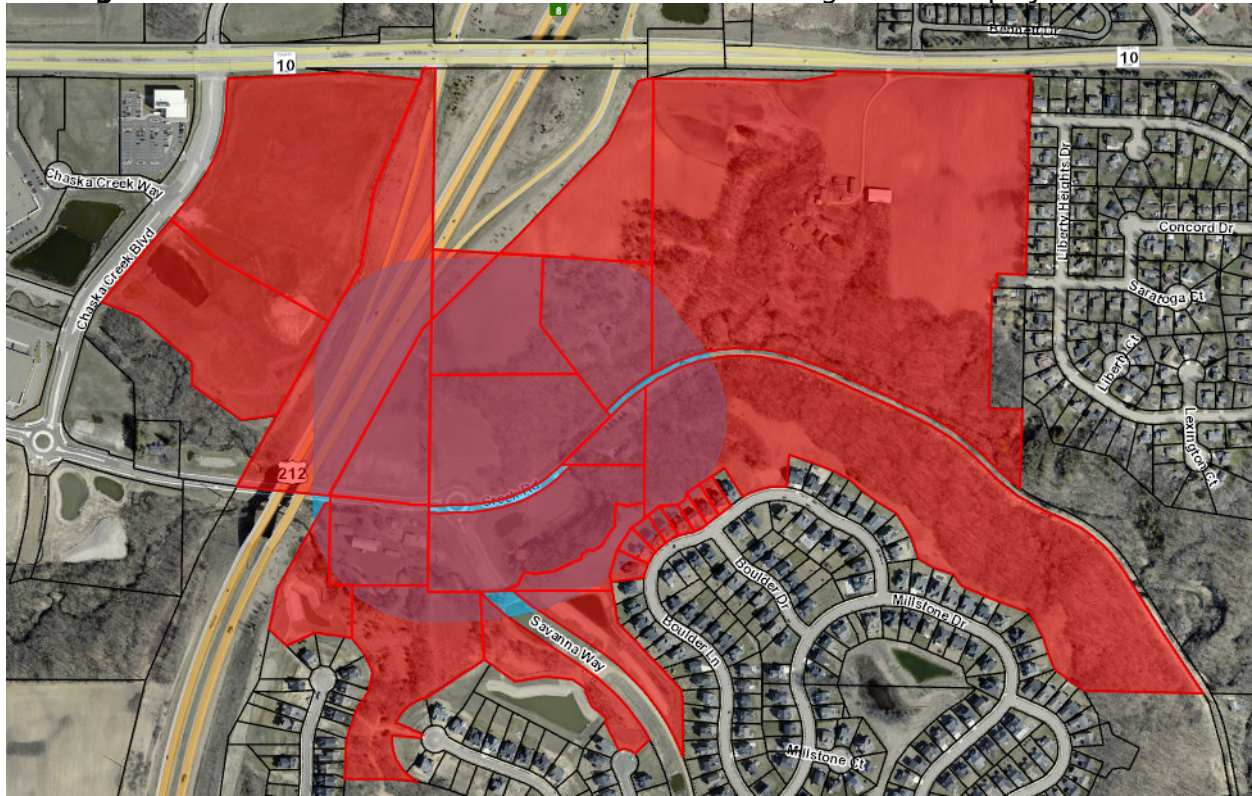
- b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot “no-grade/ mow” zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards
 - d. Maximum of 10% driveway slope
- 6. Setbacks are as follows:
 - a. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - b. Wetlands: Varies based on wetland type
 - c. Creek Road: 100 feet from centerline
 - d. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
- 7. Prior to final plat recording, the following must be completed:
 - a. Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees
 - b. Provision of a recorded cross access easement over the shared driveway
 - c. Provision of utility easements as defined and approved by the Engineering department and shown on the final plat
- 8. Prior to platting the outlot into a third lot, the following must be completed:
 - a. Preliminary plat and final plat approvals for the third lot
 - b. Provision of a public or private road meeting city standards and ROW requirements
- 9. Provision that city utilities are extended to the site by the property owner and paid for by the property owner.

CITY COUNCIL ACTION REQUESTED

Motion to adopt resolution no. 2025-73 approving the Concept Plan for a 3-lot single-family subdivision at 0 Creek Road (PC #2025-15).

SUPPORTING INFORMATION

Mailing Area: 26 addresses were included in the mailing list for the project:



**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 10/20/2025 **RESOLUTION NO.** 2025-73

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

**Resolution approving the Concept Plan for a 3-lot single-family subdivision at 0
Creek Road/Jenn & Scott Schlauderaff/P.C. No. 2025-15**

WHEREAS, the concept plan contemplates 2 lots for detached single-family use and one outlot for a future single-family lot (3 lots total); and

WHEREAS, **Lot 1** = 151,884 sq. ft gross area (3.5 acres); **Lot 2** = 79,681 sq. ft gross area (1.8 acres); and **Lot 3 (outlot)** = 71,824 sq. ft gross area (1.6 acres). Setbacks proposed are; 30 foot front setback, 15 foot side setback, 30 foot corner setback, and 30 foot rear setback; and

WHEREAS, the access to the lots would come from the existing field road access located on the northwest edge of the Creek Road/Savanna Way roundabout, and the field road would be removed and a new 14-foot wide, paved, shared driveway will be installed; and

WHEREAS, the applicant is insufficient in meeting the Comprehensive Plan's density guidance for Low Density Residential; with the development of three (3) lots the net density would be 1.25 units/acre, which is 0.75 unit/acre below the guidance; and

WHEREAS, the property is almost 8 acres, however, only 2.4 acres are buildable when roadway, waterways, wooded steep slopes, and required buffer areas are negated; and

WHEREAS, the significant topography and wooded steep slope delineations create challenging access and irregular buildable areas on the site, and effectively, these features limit the buildable potential and substantially influence the orientation of building pads; and

WHEREAS, the applicant has provided three ghost plat exhibits to illustrate future scenarios related to the proposed development, and these exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels; and

WHEREAS, staff believes the applicant has provided helpful demonstrations to show how the area can develop into low density residential meeting standard low density residential zoning requirements and meeting the Comprehensive Plan minimum guidance; and

WHEREAS, the parcel of land that this development encompasses is currently zoned Open (O), so it will need to be rezoned during the preliminary plat stage; and

WHEREAS, the zoning options for the property are *low density single-family residence (R1B)* zoning district and *Planned Residential Development (PRD)* standards; both are rezoning options consistent with the Comprehensive Plan's guidance; and

WHEREAS, timing is undetermined for developing the remaining, third lot (proposed outlot) as it would require the construction of a local or private road; and

WHEREAS, A shared driveway is proposed to provide access to two proposed lots, and historically, the city has allowed a maximum of two lots to be served by a shared (common) driveway; and

WHEREAS, three or more lots in a subdivision require access to a public or private road; and

WHEREAS, a future road extension is planned off the northern leg of the Creek Road and Savanna Way roundabout that would ultimately connect to Engler Boulevard; and

WHEREAS, the proposed development plan of two lots does not warrant the construction of this road; and

WHEREAS, until additional development occurs the city will be able to determine if the road extension is needed to support future growth, and also at that time, the location and design of the road will also be more understood; and

WHEREAS, sewer and water utilities are currently available, and sewer and water would be extended north from the roundabout and provide independent services to each lot; and

WHEREAS, utilities would be extending across one or more private lots in this development to provide service, so utility easements will be required to accommodate these utility extensions on neighboring property; and

WHEREAS, a neighborhood park is not identified in this area per the Comprehensive Plan, and because a park is not identified for this area park dedication fees will be required; and

WHEREAS, trees are present on a majority of the site and surround most of the agriculture perimeter, and tree preservation will be an important piece of discussion, and staff would advise the applicant to further evaluate the tree preservation opportunities within the development; and

WHEREAS, the applicant will have to provide a tree preservation plan in their preliminary submittal, and show how they can maximize preservation where possible and practical; and

WHEREAS, on October 8, 2025 the Planning Commission recommended approval to the City Council of the Concept Plan for a 3-lot single-family subdivision at 0 Creek Road (PC#2025-15); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for a 3-lot single-family subdivision at 0 Creek Road (PC#2025-15) subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Concept Plan (pgs 1-17), prepared by Jenn & Scott Schlauderaff
2. Adherence to the City Engineer memo when made available.
3. In addition to the items defined in the Preliminary Plat (and Rezoning) application submittal requirements and City Code Sec. 15.36.050, the following must be submitted for a preliminary plat/rezoning application to be complete:
 - a. Wetland delineation report;
 - b. Tree inventory and preservation plan for trees within the 'buildable' areas up to the 30 foot no-grade setback, and to maximize preservation where possible;
 - c. Utility plan, including one new fire hydrant on the north side of Creek Road;
 - d. Grading plan, including retaining wall details/profiles; and
 - e. Preliminary Plat, including proposed easement areas for utilities and shared driveway

- f. Definition of proposed zoning district (R1B or PRD) being pursued for rezoning and how the proposal meets all applicable zoning district standards
4. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Minnesota Valley Electric Coop on electric service.
5. Compliance with City Ordinances and Regulations, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards
 - d. Maximum of 10% driveway slope
6. Setbacks are as follows:
 - a. Wooded Steep Slopes: 50 feet building setback and 30 feet no grade/no mow setback
 - b. Wetlands: Varies based on wetland type
 - c. Creek Road: 100 feet from centerline
 - d. Trunk Highway 212: 50 feet from the ROW line or 225 feet from the centerline, whichever is greater
7. Prior to final plat recording, the following must be completed:
 - a. Developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs, including but not limited to park dedication fees
 - b. Provision of a recorded cross access easement over the shared driveway
 - c. Provision of utility easements as defined and approved by the Engineering department and shown on the final plat
8. Prior to platting the outlot into a third lot, the following must be completed:
 - a. Preliminary plat and final plat approvals for the third lot
 - b. Provision of a public or private road meeting city standards and ROW requirements
9. Provision that city utilities are extended to the site by the property owner and paid for by the property owner.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of October, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

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

Re : Creek Rd 3-lot Residential Split | Concept Site Plan Application Resubmittal Memo

Dear Ms. Hanson,

Attached please find our resubmittal of the Concept Site Plan Application for our project on Creek Rd. The following items were requested and addressed:

City Review Comments	Response
Site Forces Exhibit: Definition of this exhibit from Concept Plan Application Requirements: "this is a diagrammatic study of the site and surrounding area, and should demonstrate an understanding and analysis of topography, hydrology, vertical relationships and the public views" a few items that would be helpful in including: i. Photographic views of existing site ii. Delineate in color the buildable area (include acreage)	The previous exhibit called "Existing Conditions" is renamed to "Site Forces" and the following diagrammatic elements are included: i. Site drainage patterns ii. Site photos (photos are on a separate page following the Site Forces exhibit) iii. Buildable area with acreage
Narrative , including: Further summarize in Site Features and Constraints if denser lots/products were considered on site and why those were not pursued to meet the guided density of 2 units/acre	This has been added to the Site Features and Constraints section of the design narrative.
Concept Site Plan , showing: - Lot sizes of each lot and outlot (in SF and/or acres) - Impervious surface calculation proposed (in SF) - Conceptual extension of utilities – where will this come from and serve the lots? - Setback dimensions, specifically, centerline setback from Creek Road	Each of these has been added to the Concept Site Plan except for utility extensions. This is shown on a separate exhibit called "Concept Utilities". We'll need as-builts of this area before we can fully design the utilities, but this exhibit shows general intent of what we think will work best in the short-term and long-term. One note about the setback from Creek Rd – we've shown a 100' setback from the centerline based on Creek Rd's designation as a future major collector at the roundabout and west of the roundabout. Please advise if a different setback is needed.
Ghost Plans , including: Separately identify acreage of proposed site and adjacent parcel being used to calculate density	This has been provided on each ghost plat. Please note the buildable area had an error on the previous versions and has been updated. This also required an update to the ghost plat that shows 2 units / acre.

Please review the application package materials and contact us if there are any questions or concerns.

Sincerely,

Jenn and Scott Schlauderaff

Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

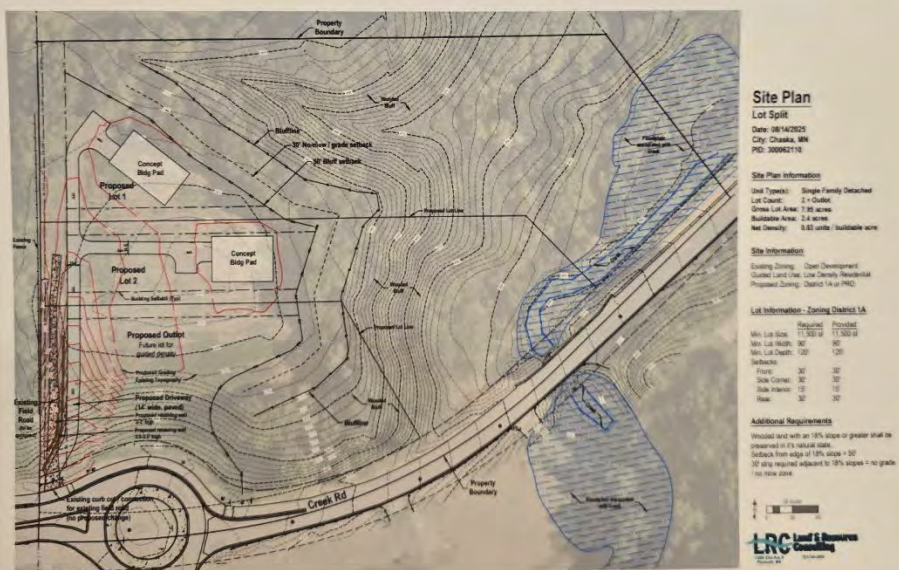
Neighborhood Meeting Summary

Date of Meeting: August 14, 2025

We had a very simple meeting. Only one neighbor showed up - Jeff & Tammy Ekstrom. We shared our plans (see picture on next page). They were supportive of what we are planning, and Jeff's only concerns were that he doesn't want anyone to be on his property and that he is still not planning to sell any time soon.

We talked about the city's desire to have a low-density residential plan and that we might need to show that this would be possible long-term with his land when he does decide to sell.

In talking to our other neighbors across the street - Tyler Watterud and Dan & Suzy Kruse - ahead of the meeting, they both are excited for us to have our children building homes so close to us, and they think that is a great use for the property.



Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

Project Narrative

Scott & Jenn are residents of Chaska and have lived on the property directly adjacent to this parcel for the past nine years. This land has become an important part of our family's life - it's where our youngest children grew up and where our family gathers for big moments and holidays, where we garden and enjoy nature regularly, and where we've found a deep sense of community in this neighborhood.

Our intent is to rezone this undeveloped parcel of land so that two of Scott & Jenn's adult daughters (Jess & Faith) and their families can build homes here. Our goal is to create two modest, family-oriented houses on a shared driveway that allows our family's next generation to remain close while contributing positively to the neighborhood and the City of Chaska's long-term vision.

Alignment with the City of Chaska's Mission and Core Strategies

Chaska's High Quality of Life Is Enhanced:

The proposed project allows us to keep our family connected while providing high-quality homes in a low-density, nature-oriented setting. Jess and Faith and their spouses plan to build thoughtfully designed, energy-efficient homes that blend into the existing character of the area. They will raise their families here, becoming long-term community members who value Chaska's parks, schools, and small-town charm.

Taxpayers Perceive They Are Getting Cost-Effective Service:

We are designing this project to make efficient use of existing infrastructure, including utility stubs currently available on the site. We are not requesting new roads or amenities at this time, and the overall impact on city services will be minimal.

Well-Planned and Orderly Community Development Is a Priority:

We are proposing two homes and one outlot on this parcel. The outlot will remain undeveloped until future access is possible via adjacent roadways to the north or west. This phased approach supports orderly development aligned with Chaska's comprehensive planning efforts.

A Sense of Community and Small-Town Values Are Maintained:

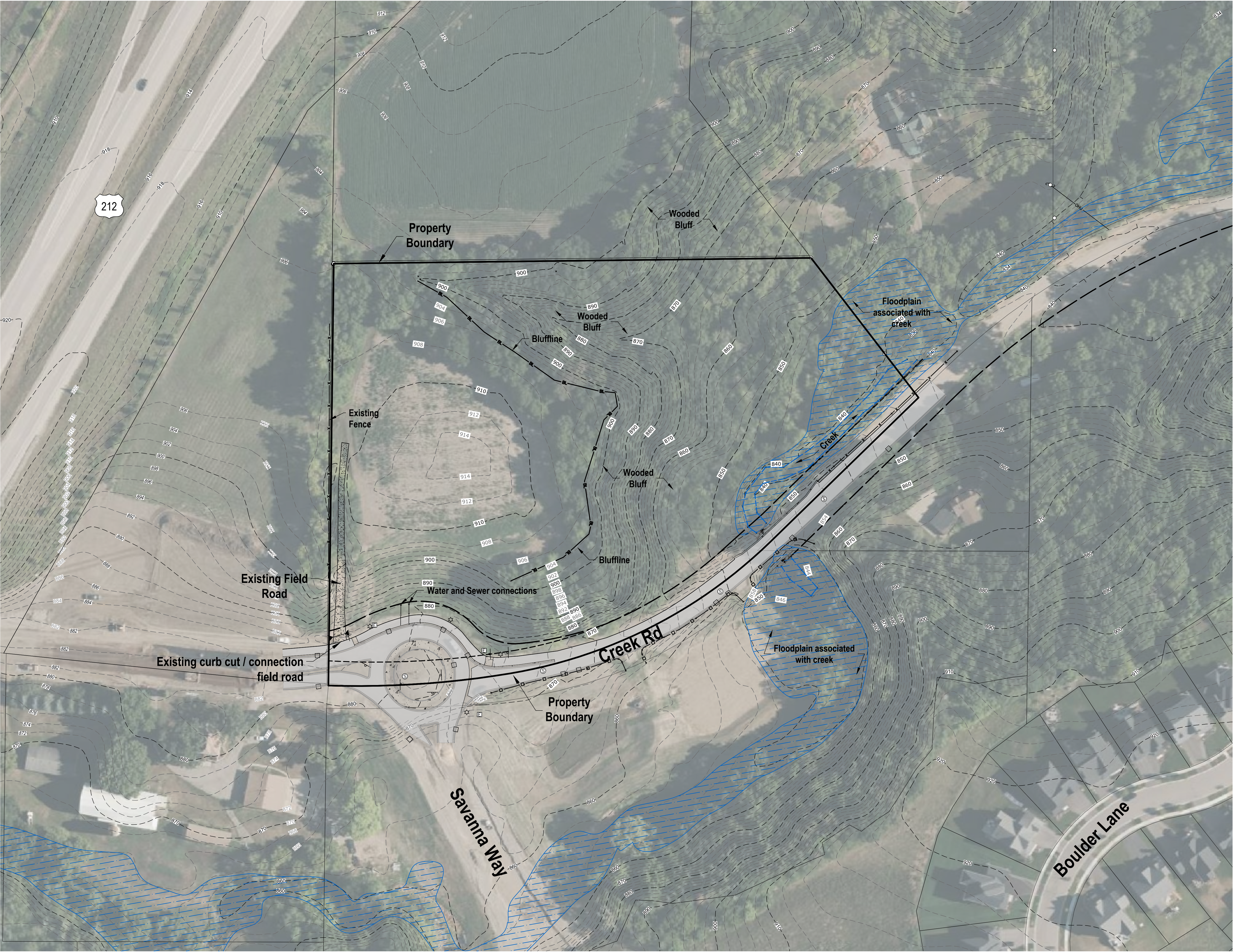
This project reflects the strong family values and intergenerational ties that define Chaska's character. We are not developers - we are neighbors and grandparents and parents, seeking to create a place where our children and grandchildren can live safely and meaningfully within walking distance of one another.

Commitment to Excellence:

We are committed to working collaboratively with City staff and our neighbors to ensure the development is thoughtful, attractive, and sustainable. The homes will be high-quality, designed with sensitivity to the land's natural features and the existing feel of the area.

Project Goals and Guiding Principles

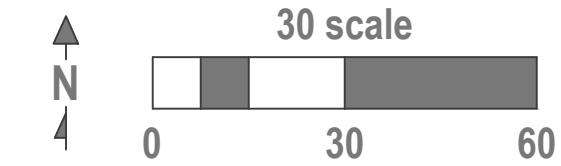
1. **Family-Centered Housing:** Enable two of our daughters to build homes on land adjacent to our own, supporting intergenerational connection.
2. **Environmental Stewardship:** Preserve existing tree coverage and open space where possible.
3. **Phased, Flexible Growth:** Allow for future development of the outlot when appropriate road access and infrastructure support it.
4. **Efficient Infrastructure Use:** Utilize existing utilities and shared driveway access to minimize environmental and service impact.
5. **Long-Term Commitment:** Our family intends to remain in Chaska for generations. This plan is rooted in love for the land and respect for the community we've called home for nearly a decade.

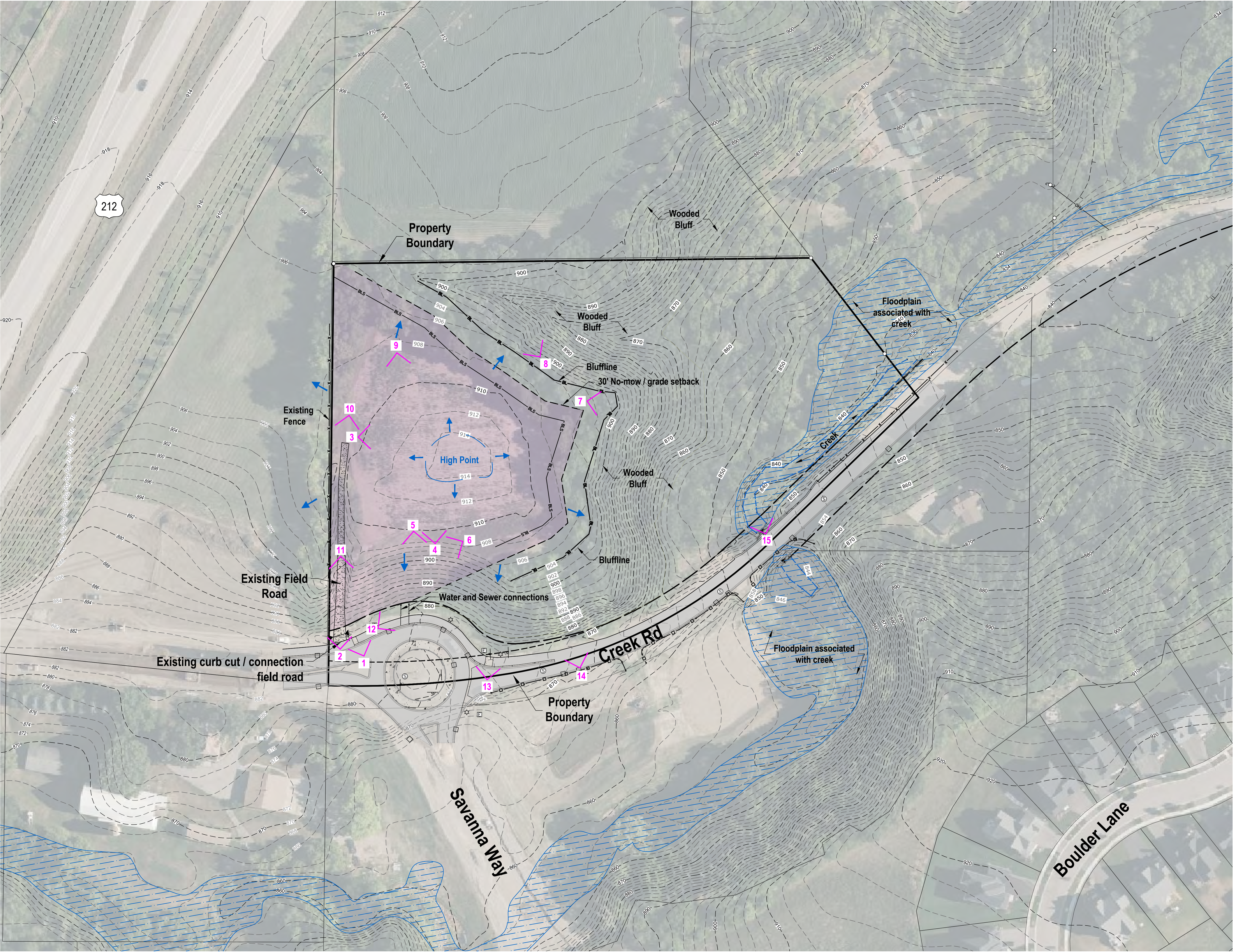


Existing Conditions

Lot Split

Date: 08/14/2025
City: Chaska, MN
PID: 300062110





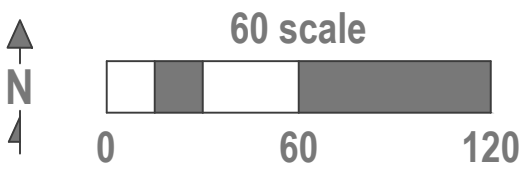
Site Forces

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Legend

-  Buildable Area
105,540 sf / 2.4 acres
-  Drainage Arrows
-  Photo # and Location
(Photos on next page)





Site Photos

Lot Split - Creek Rd
Chaska, MN

Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff
Date: 9/23/2025

Programming and Project Opportunity Development Narrative

Project Description

The proposed site plan creates a three-lot subdivision consisting of two single-family detached homes and one outlot. The homes are consistent in scale and character with surrounding development, which reflects a rural, open space feel but is gradually transitioning into a more suburban pattern in alignment with the City of Chaska's Comprehensive Plan.

Existing Context

The proposed homes are compatible in massing and scale with nearby single-family residences. Architectural detailing and site placement are intended to reinforce the residential character of the neighborhood. Existing landscape features, including wooded bluffs and grassy slopes, will be preserved to the greatest extent possible, maintaining the natural setting that defines the immediate area.

Site Features and Constraints

The site is shaped by significant topography and bluff setbacks. These characteristics limit the buildable area and substantially influence the siting and orientation of buildings. These features, along with maximum roadway and driveway slopes, limit the site's capacity for dense single-family development. The proposed plan does not achieve the guided density of two units per acre. However, the proposed layout maximizes single-family development within the parcel while minimizing impact on environmental features. The proposed plan preserves a future development option by reserving an outlot that could be accessed from a future City roadway, aligning the project to the City's long-term vision.

The guided density for this parcel could be achieved with small, detached units or attached unit types with shared driveways served by a private or public road extended from Creek Rd. However, this approach doesn't align with the Schlauderaff family's vision for the site. It's recognized that the City sets vision and policies through the comprehensive planning process, and this parcel was guided accordingly. At the same time, the requested use is reasonable and appropriate for the site. It will have no adverse impact on the health or welfare of the immediate neighbors or the larger Chaska community.

Access and Traffic

The two homes will be served by a driveway connection to Creek Road at the location of the existing field road. This approach minimizes new impacts on the roadway network. The driveway will be paved in compliance with City requirements, but no additional roadway improvements are anticipated. No traffic impacts are expected from the proposed plan.

Grading Approach

Site grading is designed to work with existing topography while minimizing disturbance. The field road will be widened and modestly re-aligned to climb the slope efficiently, thereby reducing the need for retaining walls and limiting tree removal. The southern bluff will remain undisturbed, preserving a significant environmental element of the site.

Drainage and Stormwater

Drainage patterns will remain consistent with existing conditions, with stormwater continuing to flow from higher elevations through wooded and grassy slopes to the creek and Creek Road. The new driveway follows the alignment of the existing field road, so runoff patterns will remain unchanged. Because the project falls below County and Watershed stormwater thresholds, no formal stormwater management system is required.

Ghost Plat

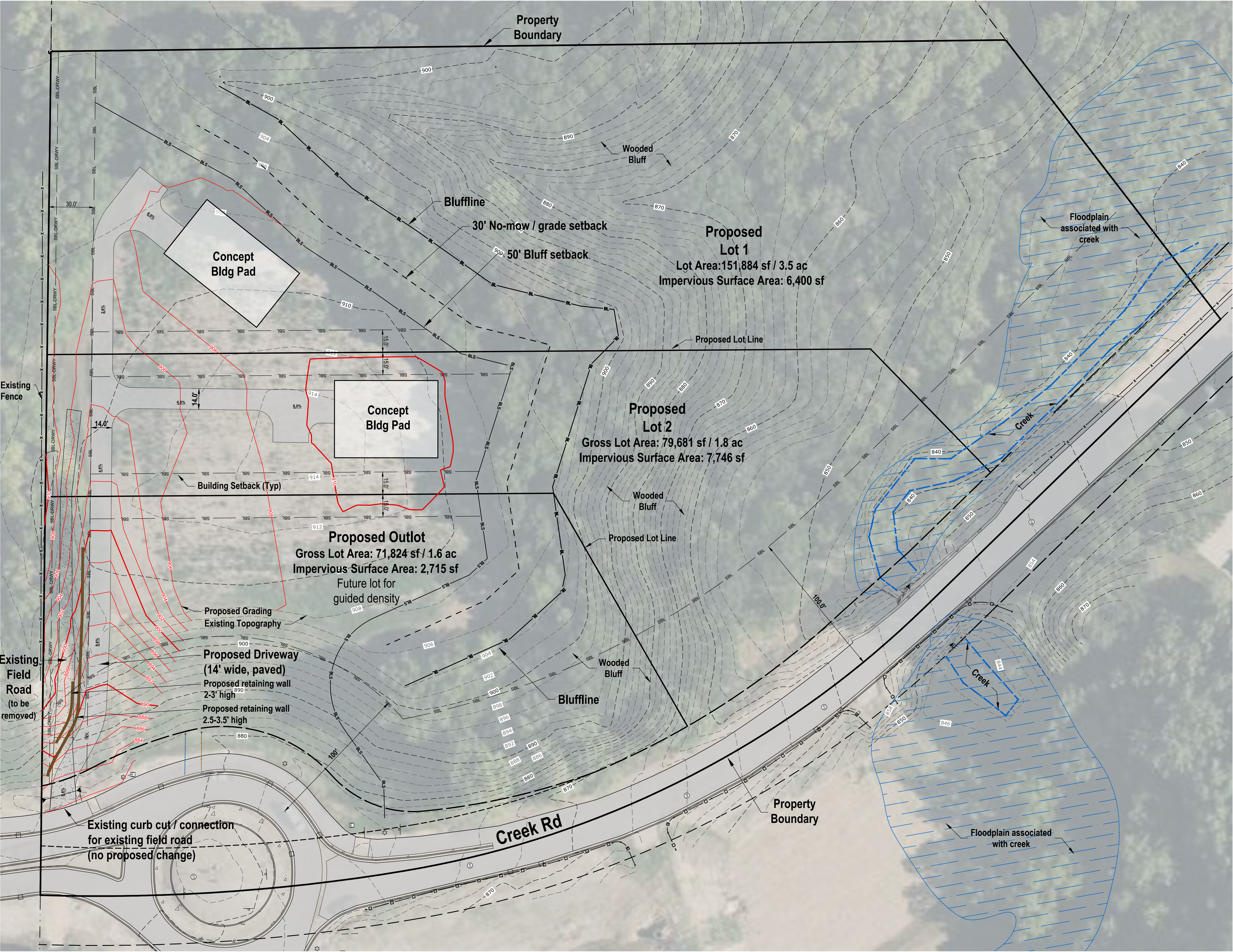
Three ghost plat exhibits have been provided to illustrate future scenarios related to the proposed development. These exhibits serve two primary purposes: (1) to demonstrate that the development will not obstruct a planned future local road, and (2) to show the potential development density of the surrounding area, including adjacent parcels.

The Ghost Plat Sketch Exhibit illustrates a future condition for the project parcel alone. It depicts a local road extending north from the roundabout. Associated grading is indicated by the red contours and is designed using maximum allowable roadway slopes. The exhibit also shows three single-family homes with driveways connecting to the future road, along with their associated grading, shown in green. This exercise looked at site grading of the future road and backed into the number of single family lots based on the site grades and roadway and driveway slopes.

The Ghost Plat R1A Exhibit depicts a potential future development scenario including two adjacent parcels to the west and north of the project site. This scenario is based on the guided future land use in Chaska's Comprehensive Plan and the standard requirements of the R1A zoning district. Under these conditions, the net density of single-family

development is approximately 1.3 units per acre. In this exhibit, the project parcel shows the proposed site plan with associated grading, demonstrating that the plan can connect to a future roadway.

The Ghost Plat 2 Units per Acre Exhibit shows a potential development scenario that achieves the minimum density of 2.0 units per acre of single-family homes. This requires a PRD zoning district to reduce single family lot sizes. In this exhibit, the project parcel shows the proposed site plan with associated grading demonstrating that the plan can connect to a future roadway.



Concept Plan

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Site Plan Information

Unit Type(s): Single Family Detached
Lot Count: 2 + Outlot
Gross Lot Area: 7.95 acres
Buildable Area: 2.4 acres
Net Density: 0.83 units / buildable acre

Site Information

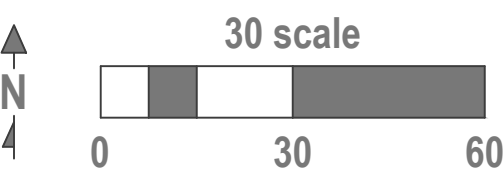
Existing Zoning: Open Development
Guided Land Use: Low Density Residential
Proposed Zoning: District 1A or PRD

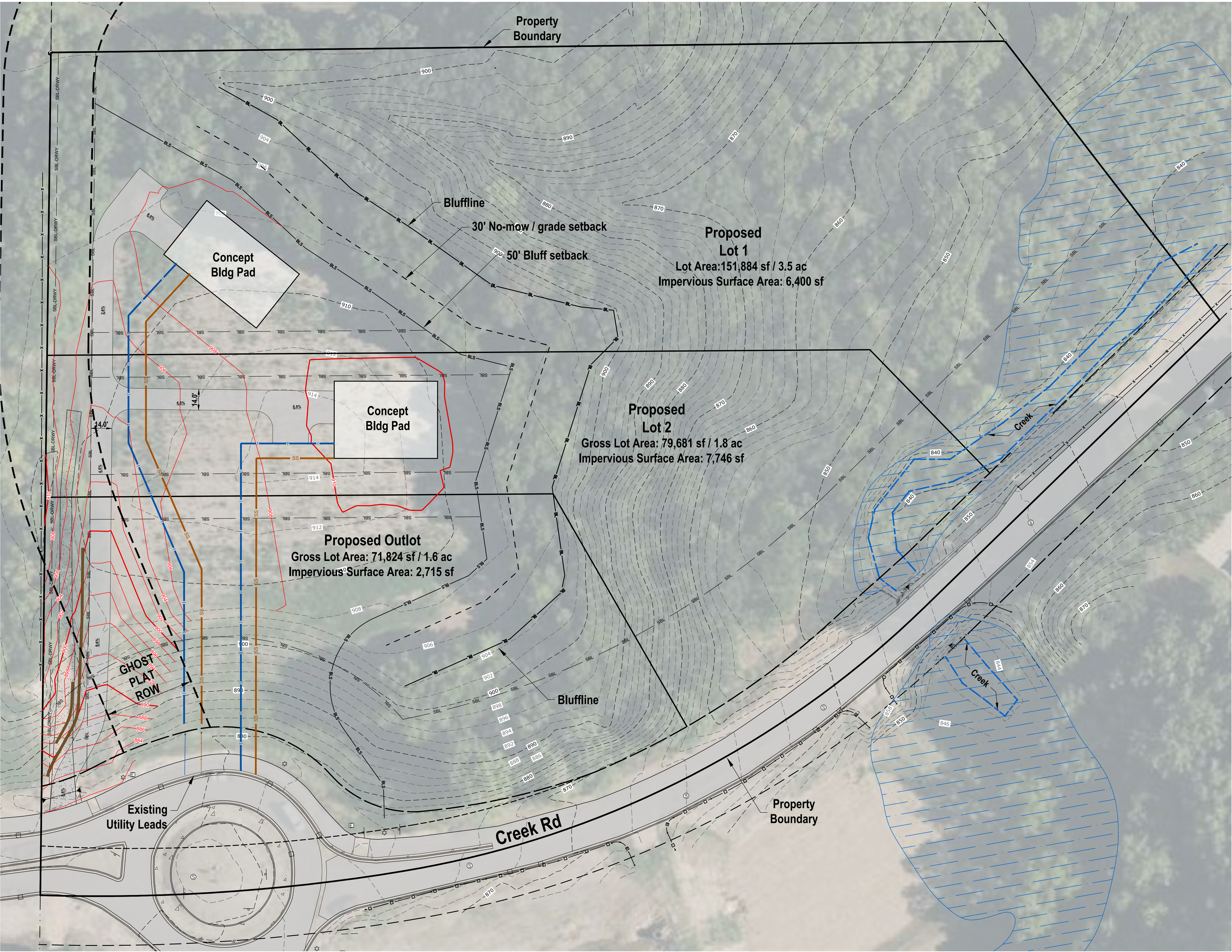
Lot Information - Zoning District 1A

	Required	Provided
Min. Lot Size:	11,500 sf	11,500 sf
Min. Lot Width:	90'	90'
Min. Lot Depth:	120'	120'
Setbacks		
Front:	30'	30'
Side Corner:	30'	30'
Side Interior:	15'	15'
Rear:	30'	30'

Additional Requirements

Wooded land with an 18% slope or greater shall be preserved in it's natural state.
Setback from edge of 18% slope = 50'
30' strip required adjacent to 18% slopes = no grade / no mow zone





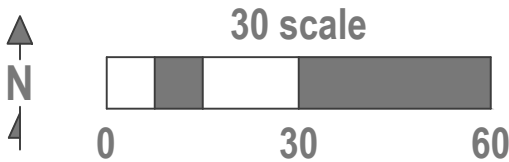
Concept Utility Plan

Lot Split

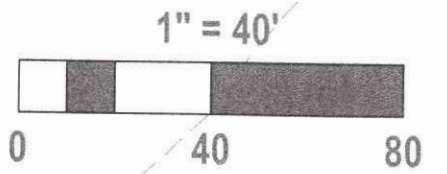
Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Legend

Water ————
Sewer ———— SS



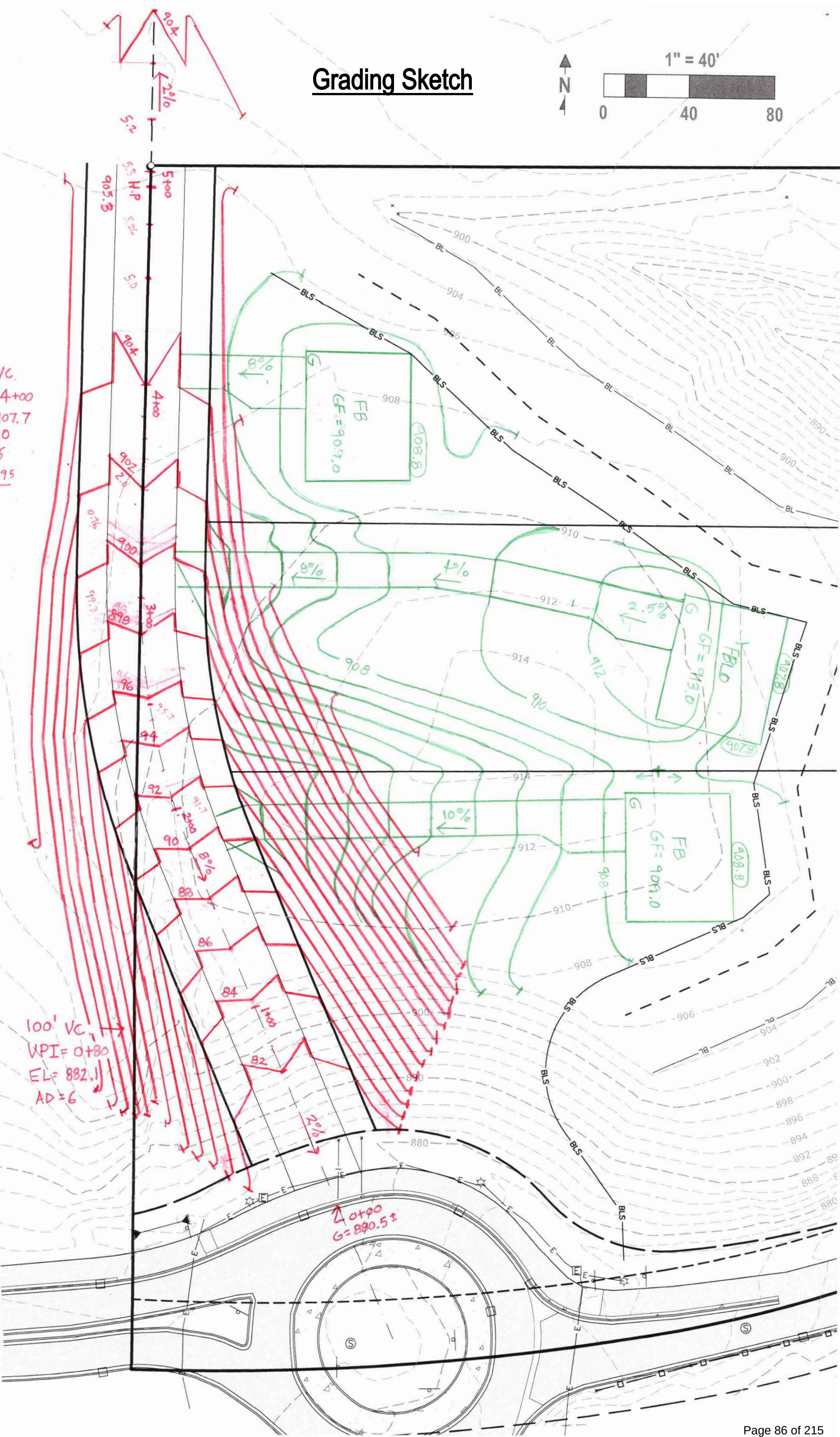
Grading Sketch

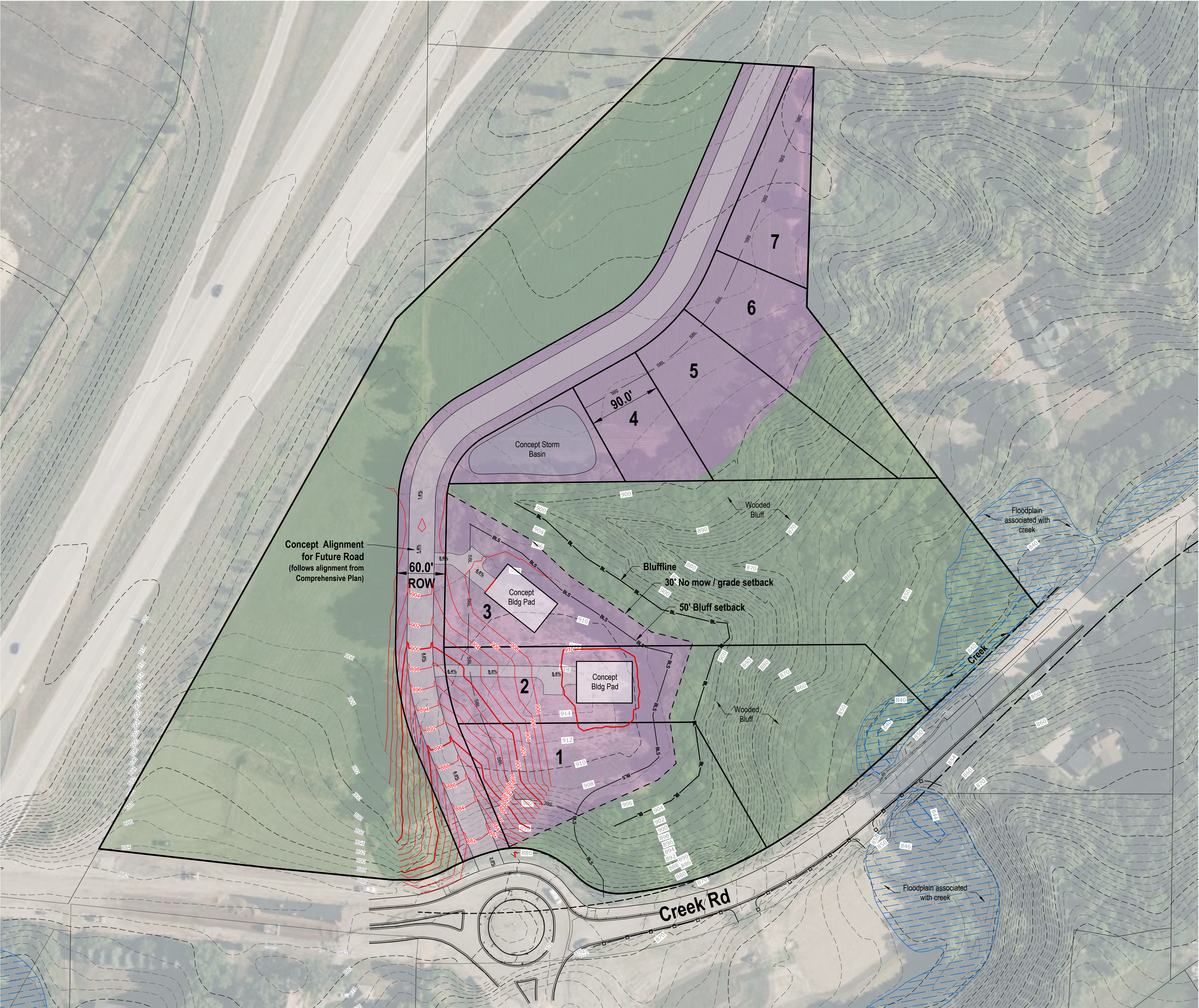


300' VC
VPI = 4+00
EL = 907.7
AD = 10
m = 3.75
903.95

100' VC
VPI = 0+80
EL = 882.1
AD = 6

20+00
G = 880.5 ±





Ghost Plat - R1A District

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Ghost Plat Information

Unit Type(s): Single Family Detached
Lot Count: 7
Buildable Area Total: 5.4 acres
Project Parcel: 2.4 acres
Northern Parcel: 2.8 acres
Western Parcel: 0.2 acres
Net Density: 1.3 units / acre

Site Information

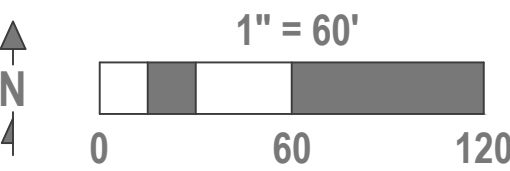
Existing Zoning: Open Development
Guided Land Use: Low Density Residential

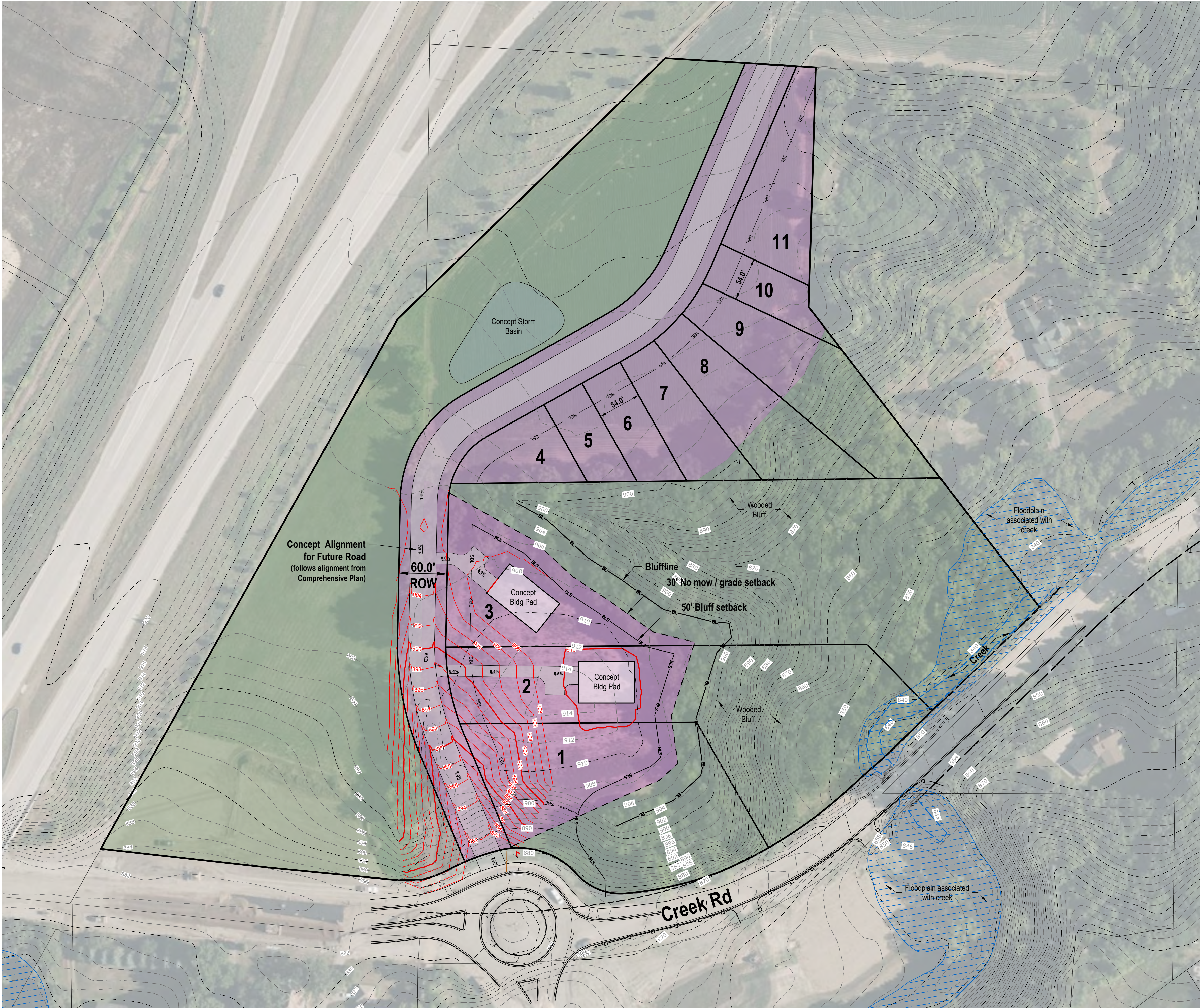
Lot Information - Zoning District 1A (Low Density District)

	Required	Provided
Min. Lot Size:	11,500 sf	11,500 sf
Min. Lot Width:	90'	90'
Min. Lot Depth:	120'	120'
Setbacks		
Front:	30'	30'
Side Corner:	30'	30'
Side Interior:	15'	15'
Rear:	30'	30'

Legend

- Buildable area* / area designated 'Low Density Residential' future land Use in 2040 Comprehensive Plan
*omits steep slopes and 30' no-mow setback from bluff
- Area designated 'Open Space' future land Use in 2040 Comprehensive Plan





Ghost Plat - 2.0 Units / Acre

Lot Split

Date: 09/23/2025
City: Chaska, MN
PID: 300062110

Ghost Plat Information

Unit Type(s):	Single Family Detached
Lot Count:	11
Buildable Area Total:	5.4 acres
Project Parcel:	2.4 acres
Northern Parcel:	2.8 acres
Western Parcel:	0.2 acres
Net Density:	2.0 units / acre

Site Information

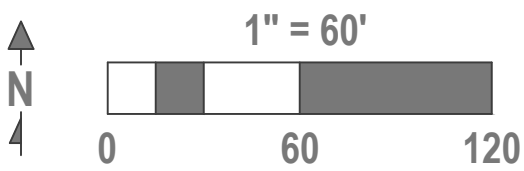
Existing Zoning: Open Development
Guided Land Use: Low Density Residential

Lot Information

	Provided Minimums
Min. Lot Size:	5,400 sf
Min. Lot Width:	54'
Min. Lot Depth:	100'

Legend

-  Buildable area* / area designated 'Low Density Residential' future land Use in 2040 Comprehensive Plan
*omits steep slopes and 30' no-mow setback from bluff
-  Area designated 'Open Space' future land Use in 2040 Comprehensive Plan



Application: Concept Site Plan
Project: Creek Rd Residential Lot Split
Project for: Jenn and Scott Schlauderaff

Perspective of Proposed Houses



REQUEST FOR ACTION CHASKA CITY COUNCIL 10/20/2025

Subject: Peavey Business Center – Concept Plan

Address: 4200 Peavey Road

Case No.: P.C. No. 2025-14

Synopsis: The applicant is requesting Concept Plan approval for a new 18,000 square foot industrial building, with outdoor storage.

Prepared by: Ashley Cauley

Staff Recommendation: Motion to adopt resolution

Background

The following is intended to summarize the site's history:

- **Zoning:**

Pre-2018: The site was zoned PID-2, a district established in 1986. Resolution 86-42 outlined the district's specific intent, allowed uses, development standards, and free-standing sign regulations.

The resolution also prohibited open, outdoor storage on properties along Highway 41.

2018 rezoning: All properties were rezoned to PID-8. This rezoning did not change existing standards or regulations – including those related to outdoor storage along Highway 41 – but clarified updated industrial setbacks and standards and established setbacks to the adjacent residential uses to the east (within the City of Chanhassen).

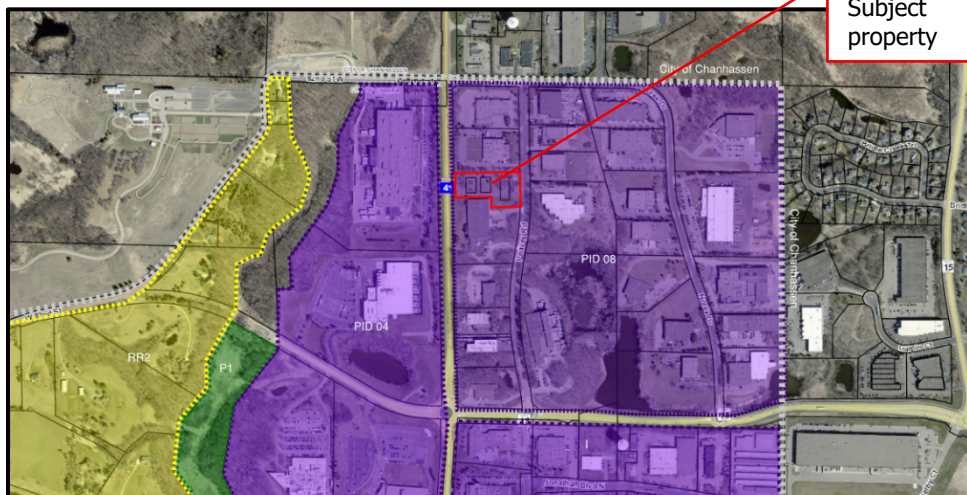


Figure 1: Current zoning

- **Prior approvals:**

In 2005, the city approved the final plat and site and building plans for Chaska Business Lofts.

The approvals included three new buildings, each approximately 6,000-8,000 square feet in size, designed to accommodate a total of 15 office/warehouse tenants for the site.

The two Easterly buildings were single-story. The westerly building was a single-story, with a walk out. All buildings were roughly 20-feet in height, with primarily brick facades.

Additionally, per Resolution No. 05-81, the following items were required for the site:

1. Enhanced screening along Highway 41. This planting includes planting trees every 40-feet on center along the front property line.
2. A cross-access agreement to ensure coordinated site circulation and shared access between the Business Lofts development and the southern larger property (4100 Peavey Rd).
3. No outdoor storage is permitted.

Despite previous approvals, the buildings were not constructed, and the site has remained vacant.

Neighborhood Meeting

The applicant invited all properties within 500-feet of the site to a neighborhood meeting to discuss their concept plan on Aug. 21, 2025, but no one appeared.

Current proposal

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

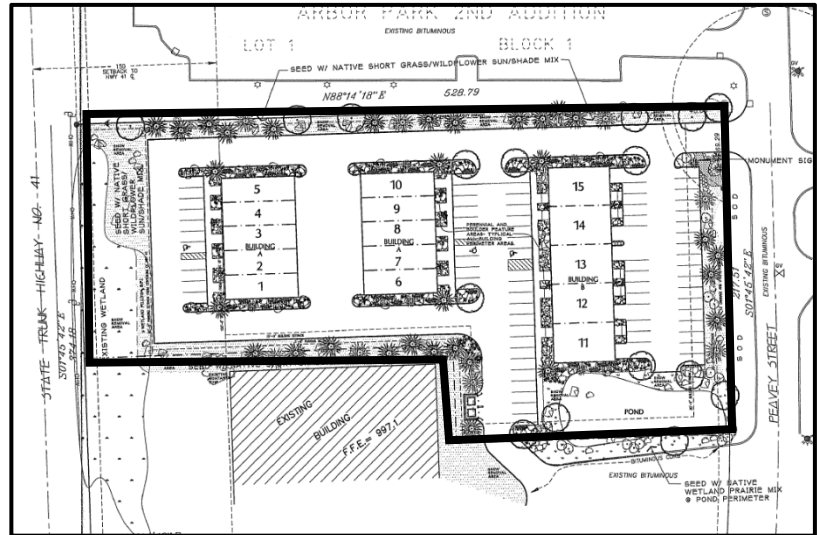


Figure 2: Chaska Business Lofts: Landscaping plan

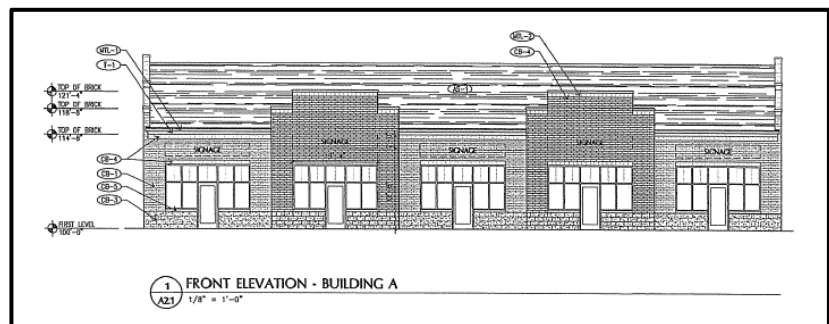


Figure 3: Chaska Business Lofts: Front building elevation (as viewed from Highway 41)

- Existing Conditions**

The property is roughly 2.74 acres. The property slopes downwards in all directions from the high point along the northern property line.

A wetland exists along the western property line.

The aforementioned cross-access easement area extends across the southern property line.



Figure 4: Existing Conditions

The site historically contained more vegetation. Aerial photography suggests that tree clearing from the site's interior began between 2022 and 2023.

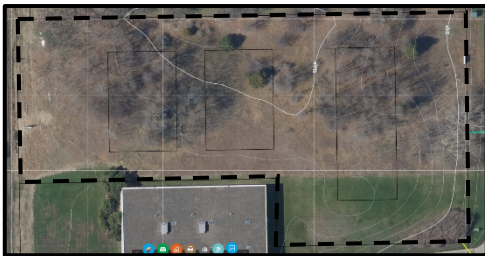


Figure 6: 2022 Aerial



Figure 7: 2023 Aerial



Figure 8: 2024 Aerial

The remaining trees are in the southwest corner, including a large oak tree.



Figure 9: Current view looking west



Figure 10: Current view looking east

- Concept Plan**

The concept plan contemplates the construction of a new multi-tenant [office/warehouse] building, with an associated outdoor storage area, parking lot, and stormwater facilities. The following is intended to summarize the applicant's plan:

Building(s): The concept plan includes two buildings:

1. *West building (Phase I):* A building with a footprint of 12,000 square feet, with a 6,000 square foot mezzanine level (18,000 total square feet).



Figure 11: Western elevation: view from 41

The building height is generally 28 feet, with a parapet extending an additional two feet. Proposed façade materials include brick and precast aggregate panels, with glass and metal accents.

2. *Future East Building (phase II):* The site plan also includes a roughly 9,000 square foot building on the east side of the property.

Signage: The plans suggest six wall signs on the western elevation, with a combined maximum of 125 square feet. Additionally, monument signs are shown on the east and west sides of the property.¹

Outdoor storage: The outdoor storage area would be approximately 11,700 square feet and would be fully enclosed by an 8-foot fence. The fence would be primarily wood with brick corner accents and a sliding access gate.

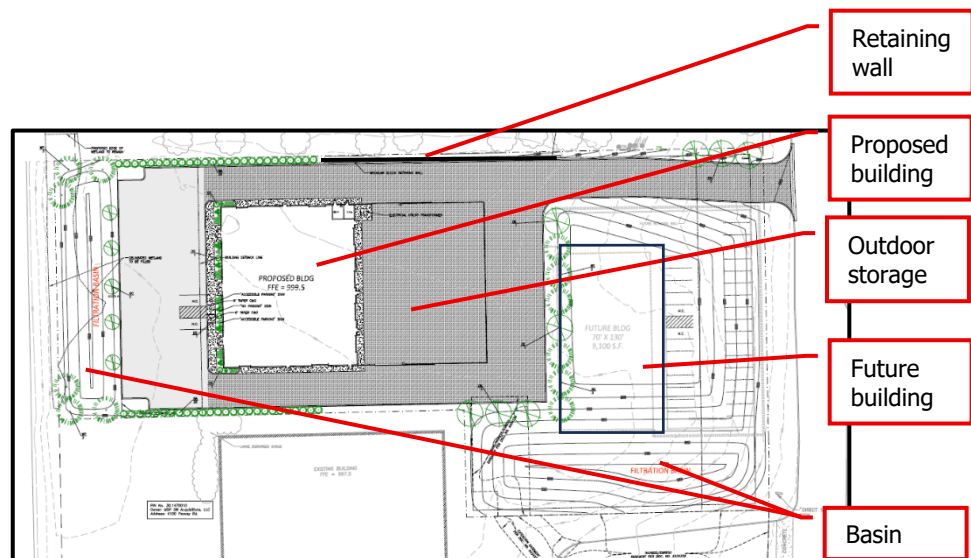


Figure 12: Concept Plan

Access and parking: Access to the site would be from Peavey Road to the east. No access would be from Hwy 41.

Thirty (30) stalls would be constructed. The plans include 15 proof-of-parking stalls within the outdoor storage area.

¹ Sign permits are required for all signs. Sign details will be reviewed concurrent to that process.

Utilities and Stormwater: Utilities would be extended from the east. Stormwater would be collected and directed to two stormwater basins along the west and southern property lines.

- **Land Use.** The property is currently zoned PID-8, Planned Industrial District. The 2040 Comprehensive Plan guides the site as Industrial.

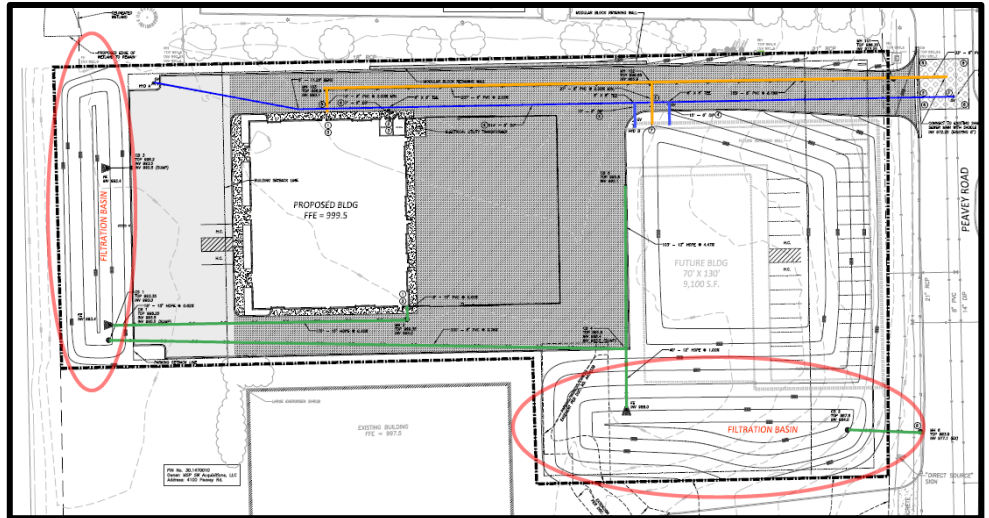


Figure 13: Utility Plan

Staff Analysis

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

Based on the proposed plans, the project would require the following land use approvals:

1. Preliminary and Final Plats or Lot Combination – to reconfigure the interior lot lines.
2. Site and building plan review – for the new multi-tenant building and associated site improvements.
3. Zoning ordinance Amendment – to allow outdoor storage on a property with frontage on T.H. 41.

Is the proposal consistent with the Comp Plan?

- ✓ Yes. The proposal and proposed building uses are generally consistent with the 2040 Comprehensive Plan designation for Industrial uses.

Is the use allowed within the zoning district?

- ✓ The proposed uses are permitted within the PID-8 district.
- However, open storage is permitted on properties with frontage along Highway 41. As such a zoning amendment would be required concurrent with site and building plan review [Step Two of Chaska's Review Process].

While the zoning amendment is not currently under review, staff notes that the proposed outdoor storage area would be reasonably screened from Highway 41 by the proposed building location, narrow lot width, and landscaping.

Additionally, in response to staff's initial comments, the applicant worked to

incorporate brick accent materials, complementary to the building, to add visual interest to the outdoor storage area.

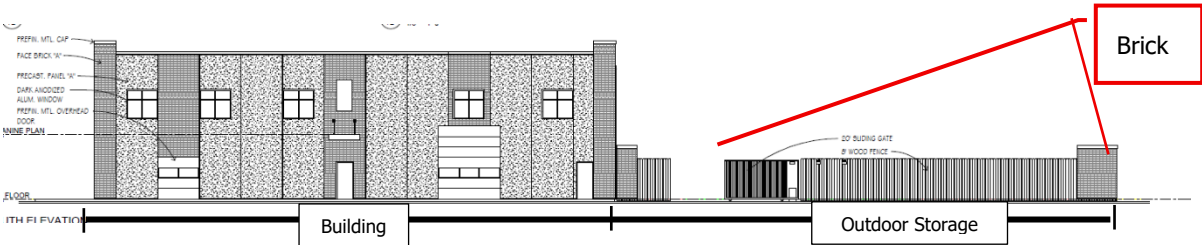


Figure 14: Building and Outdoor storage [south] elevation

As plans are refined towards Step Two: Preliminary, staff will continue to work with the applicant to ensure adequate landscaping and screening from key viewsheds along Highway 41 and Peavey Road. Staff preliminarily discussed with the applicant that stored equipment, and materials must not be visible from adjacent rights-of-way or neighboring property. For example, stored items should not exceed the height of the screening fence.

Staff finds that coupled with anticipated conditions of approval to further mitigate the view of outdoor storage, staff would find the outdoor storage would generally be reasonable.

Are the lot configurations appropriate?

- ✓ Yes. The perimeter lot lines would remain unchanged; however, reconfiguration is necessary to remove the interior lot lines established with the previously approved Chaska Business Lofts project. The applicant may address this by: (1) combining the lots through Carver County; or (2) the city’s platting process [Preliminary and Final plat review].

Are the proposed building façade materials and setbacks appropriate?

Yes. While a thorough review of the building façade materials and setbacks would occur during site and building plan review, the following is intended to summarize staff’s review:

- ✓ Building materials: City Code [15.28.120](#) outlines façade materials for industrial buildings. The following table summarizes the code requirements and the proposed façade materials:

BUILDING MATERIALS			
REQUIRED		PROPOSED *	
Materials	Amount	Materials	Amount
Class I – brick, stone, glass, metal	Min. 2 materials; min. 30% of facade	Brick, metal, and glass	42%

Class II – cast stone, concrete, Precast	Min. 1 material; Min. 30% of façade	Aggregate Precast	50%
Class III – smooth precast, glass, wood	No more than 40%	Wood	8%
* Fence materials are counted in façade material percentages.			

- ✓ Setbacks: The following is intended to summarize that the proposed building would meet the required setbacks:

	BUILDING SETBACKS	
	Required	Proposed
<i>Centerline of Highway 41</i>	150 feet	145 feet (measured to road edge) *
<i>Front yard setback</i>	30 feet	123 feet
<i>Side yard setback</i> <i>North</i> <i>South</i>	15 feet	36 feet 35 feet
<i>Rear yard setback</i>	20 feet	306 feet
* plans include the roadway edge of Highway 41 rather than centerline. This has been added as a condition of approval.		

Are the proposed site improvements reasonable?

The site would be graded to accommodate the new building and the associated site improvements:

- Parking: A normal-duty bituminous parking lot is proposed on the west side of the property. City Code [Sec. 15.28.030](#) establishes off-street parking requirements based on the proposed uses of the property. The table below summarizes the required and proposed parking:

	PARKING REQUIREMENTS			
	Size	REQUIRED		PROPOSED
		Calculation	Amount	
Office	10,000 sf	1 stall per 250 sf	40 stalls	40 stalls
Warehouse	8,100 sf	1 stall per 2,000 sf	4 stalls	5 stalls
		1 stall per 350 sf *	23 stalls	
Total required			44 stalls (63 stalls*)	
Total stalls constructed			30 stalls	
Proof-of-parking			15 stalls	
Total proposed			45 stalls	
* additional stalls required to show if the warehouse use is changed in the future				

The proposed parking plan would meet the requirements of the currently proposed uses. However, City Code requires additional parking to be provided for warehouse areas if they are converted to more intensive use in the future. To address this, a condition of approval is included for 18 additional stalls to be identified on the site plan. These stalls may be shown as proof-of-parking.

By code², the minimum parking lot setback for industrial properties is 5 feet from side and rear lot lines. Within the PID-8 zoning district, the side and rear setbacks are increased to 10 feet in exchange for a relaxed setback from Highway 41.

	PARKING LOT SETBACKS		
	I, Industrial District (superseded by PID-8 standards)	Required by PID-8	Proposed
Highway 41 ROW setback	90 feet	15 feet	47 feet
All other property lines	5 feet	10 feet	North: 5 ft * East: 165 ft South: 5 ft *
* This has been added as a condition of approval			

The proposed north and south [side] setbacks do not meet this requirement as currently shown and would need to be increased unless a zoning amendment is approved to reduce the setbacks. Based on the current zoning standards and design objectives, it’s unlikely staff would support such an amendment request.

- ✓

Access: Access to the site comes from Peavey Road. The access is located to the south of an existing large utility box and is generally in the location of the previously approved Chaska Business Lofts access.
- Site Circulation and Easement: The proposed site circulation is reasonable and would accommodate City fire equipment. Staff will evaluate how any increased parking lot setbacks may affect circulation during preliminary review.
- The diagram is a site plan showing a rectangular plot of land. A large area on the left is labeled 'PROPOSED BUILDING' with a red arrow pointing to it. To its right is a smaller area labeled 'FUTURE BUILDING' with a red arrow. Below the future building is a 'BASIN' area, also with a red arrow. A red-shaded area at the bottom right is labeled 'EASEMENT' with a red arrow. The plan includes various lines for property boundaries, setbacks, and easements, along with some text annotations like 'FUTURE BASIN' and 'FUTURE BUILDING 20' x 130' 0,100 S.F.'.

² [Sec. 15.12.150](#)

Previous approvals for the property established a recorded cross-access easement with the adjacent property to the south. The current proposal does not include the construction of the access and parking improvements identified in the agreement. In addition, the proposed stormwater basin is located within the easement area. Unless the agreement is formally dissolved³, staff will continue to evaluate its implications on the site plan and the City’s obligations and involvement.

- Landscaping: A tree inventory was not submitted with the application. While aerial photography suggests that many trees have already been removed, a site visit indicates that trees may remain in the southeast corner of the property. A tree inventory would confirm whether these trees are located on the subject property or on the adjacent southern property with canopies extending onto the site. Within this grouping, a large oak tree has been identified. Staff recommends that reasonable efforts be made to preserve it.



Figure 16: Oak tree in SE corner of the site

The submitted landscaping plan appears to indicate that overall requirements could be met as shown below:

LANDSCAPING REQUIREMENTS		
	Required	Proposed
Overstory Trees	56 inches (20 trees)	77 trees
Understory Trees	5 trees	
Shrub	60 shrubs	62 shrubs

However, additional details regarding species and plant sizes are needed to verify compliance.

The submission of a tree inventory and landscaping plan details are required to be reviewed during Step Two: Preliminary Review.

- Stormwater and wetland: Generally, stormwater is collected and directed to basins along the western and southern property lines. Additional stormwater details will be submitted for review to ensure the basins are appropriately sized during Step Two: Preliminary Review.

A wetland was delineated along Hwy 41. The wetland does extend onto the property. Staff will continue to ensure the plans comply with wetland requirements.

³ Dissolution or variation from the original terms of the agreement likely requires involvement from the adjacent property owner. Staff is continuing conversations with the city attorney to understand these details ahead of Preliminary review.

Deadline for Agency Decisions

Complete Application Received	60-day review *	120 – day **
Sept. 28, 2025	Oct. 27, 2025	Dec. 26, 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 10/8/2025:

The planning commission considered the proposal on October 8, 2025. The agenda and minutes can be found [here](#).

The applicant, Shaw Construction, and two future tenants, Southwest Rental and Sales and Crimson Copper Plumbing, were present to answer questions regarding anticipated construction timing, future building plans, site security, lighting, and overall business operations.

While acknowledging that any discussion did not constitute or guarantee a future decision, the Planning Commission provided feedback on the proposed outdoor storage area and related zoning amendment. The Planning Commission generally expressed support, noting the following:

- The outdoor storage area would be located behind the building and screened from Hwy 41 by the structure, landscaping, and fence enclosure.
- Commissioners concurred that stored materials and equipment should not exceed the height of the fence.
- The Commission discussed the potential for similar requests from other properties in the district and considered zoning mechanisms [i.e. zoning standards vs. conditional or interim use permits] and possible amendment language.
- Some commissioners expressed concern about potential impacts to adjacent properties and discussed conditions of approval [i.e. stored material height restrictions and enhanced landscaping] to mitigate those impacts.

The planning commission unanimously voted [8-0] to recommend approval of the Concept Plan for Peavey Business Center at 4200 Peavey Road, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Existing Conditions, dated Aug. 28, 2025
 - b. Revised site plan, dated Aug. 28, 2025
 - c. Grading plan, dated Aug. 28, 2025
 - d. Utility plan, dated Aug. 28, 2025
 - e. Landscaping plan, dated Aug. 28, 2025
 - f. Fire truck turning exhibit, dated Aug. 28, 2025
2. Continue coordination with the:
 - a. City Engineer regarding utilities, access, grading, and drainage.

- b. City electrical departments on service requirements.
- 3. In addition to plans to illustrate compliance with City Code Sec. 15.28 (Special Regulations), the following must be submitted for a preliminary site and building plan application to be considered complete:
 - a. Site plans:
 - i. increasing the parking lot setback from 5-feet to 10-feet from the north and south property lines
 - ii. attempts to preserve the large oak tree if located on the property.
 - iii. must include the centerline of Hwy 41.
 - iv. include trash enclosure and details.
 - b. Tree inventory.
 - c. Proof-of-parking plan with 18 additional stalls.
 - d. Updated fire truck turning exhibit.
 - e. Landscaping plan and details.
 - f. Utility plan:
 - i. Associated and necessary easements.
 - ii. Considered connection to the future building.
 - g. Retaining wall details and information.
 - h. Stormwater plan and associated report and modeling.
 - i. Illumination plan.
- 4. Future site and building plan review is necessary for the future building.
- 5. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
- 6. Setbacks are established by PID-8, Industrial District.
- 7. Wall signage requirements are established by City Code Sec. 15.32. Monument sign requirements are established by PID-8, Industrial District.
- 8. Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the City.
- 9. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as verified by City Staff.
- 10. Fences must comply with City Code Sec. 15.2.210(d).
- 11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

City Council Action Requested

Motion to adopt Resolution No. 74 approving the concept plan for Peavey Business Center at 4200 Peavey Road (PC #2025-14).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

RESOLUTION

DATE October 20, 2025 **RESOLUTION NO.** 2025-74

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

Resolution approving the Concept Plan for Peavey Business Center at 4200 Peavey Road/ Shaw Construction/ P.C. No. 2025-14

WHEREAS, the City Council of the City of Chaska is the official governing body of the City of Chaska, Minnesota ("City"); and

WHEREAS, the city approved the final plat for CHASKA BUSINESS LOFTS for the property at 4200 Peavey Road. In addition to the final plat, the approval included site and building plans for three new buildings, each approximately 6,000-8,000 square feet, and associated parking. A cross-access easement was required to ensure coordinated site circulation and a shared access between the CHASKA BUSINESS LOFTS and the property to the south (4100 Peavey Road). The plat and easement document were recorded but the buildings were never constructed; and

WHEREAS, the site was zoned PID-2, a district established in 1986. Resolution 86-42 outlined the district's specific intent, allowed uses, development standards, and regulations for free-standing signs. Additionally, outdoor storage on properties along Hwy 41 is prohibited; and

WHEREAS, all properties within the PID-2 district were rezoned to PID-8 to update setback requirements for properties adjacent to residential areas, acknowledging the residential development constructed in the City of Chanhassen to the east. No changes were made to the prohibition of outdoor storage on properties along Hwy 41; and

WHEREAS, the property is 2.74 acres in size, currently vacant and adjacent to Hwy 41; and

WHEREAS, the concept plan contemplates the construction of two new multi-tenant [office/warehouse] buildings, with associated outdoor storage area, parking lot, and stormwater facilities; and

WHEREAS, the first phase includes an 18,000 square foot building [12,000 sq. ft with a 6,000 sq. ft. mezzanine]. The building would primarily be 28-feet tall, with 2-foot parapets. Proposed façade materials include brick and precast aggregate panels, with glass and metal accents; and

WHEREAS, the concept plan includes a future 9,000 square foot building on the east side of the property; and

WHEREAS, an 11,700 square foot outdoor storage area is proposed in the rear of the new building. The storage area would be fully enclosed by an 8-foot wood fence with brick corner accents; and

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

WHEREAS, inclusion of outdoor storage will require a zoning amendment and potential conditional use permit to be considered with preliminary review; and

WHEREAS, to advance the intent of the zoning district of establishing a business park with a "high quality environment," and "exemplary standards," any included outdoor storage must be completely screened from view of TH 41, Peavey Road, and neighboring properties through site design; and

WHEREAS, to further advance the intent of the zoning district measures will be necessary to ensure that any outdoor storage does not exceed the height of the fence; and

WHEREAS, access to the site would be from Peavey Road. No access is proposed to be from Hwy 41; and

WHEREAS, 30 stalls would be constructed with the first phase. An additional 15 proof-of-parking stalls are shown within the outdoor storage area for a total of 45 stalls. The proposed parking plan would meet requirements for the current users of the building in Phase I. However, an additional 23 proof-of-parking stalls are required by ordinance in the event that warehouse area within the building is converted to a more intense use in the future; and

WHEREAS, based on the proposed concept plan, it's anticipated that the following land use approvals would be required:

1. Preliminary and Final Plat or Lot Combination – to reconfigure the interior lot lines.
2. Site and building plan review – for the new multi-tenant building and associated site improvements; and
3. Zoning ordinance amendment – to allow outdoor storage on a property with frontage on Hwy 41.

WHEREAS, the building appears to meet the required setbacks. However, the north and south parking lot setbacks must be increased from 5-feet to 10-feet to meet requirements; and

WHEREAS, staff will continue to evaluate the implications of the cross-access easement on the site plan and the City's obligations and involvement; and

WHEREAS, a tree inventory was not submitted for review but will be necessary to determine if the large, mature oak tree generally located southeast of the proposed building would be impacted. Preservation of the tree will be a priority if the tree inventory confirms potential impacts; and

WHEREAS, a neighborhood meeting was held on Aug. 21, 2025 and no one appeared; and

WHEREAS, on October 8, 2025, the Planning Commission recommended approval to the City Council of the concept plan for Peavey Business Center (PC #2025-14); and

CITY OF CHASKA

CARVER COUNTY, MINNESOTA

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Concept Plan for Peavey Business Center (PC #2025-14), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Existing Conditions, dated Aug. 28, 2025
 - b. Revised site plan, dated Aug. 28, 2025
 - c. Grading plan, dated Aug. 28, 2025
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 - e. Landscaping plan, dated Aug. 28, 2025
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2. Continue coordination with the:
 - a. City Engineer regarding utilities, access, grading, and drainage.
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 - a. Site plans:
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 - ii. Considered connection to the future building.
 - g. Retaining wall details and information.
 - h. Stormwater plan and associated report and modeling.
 - i. Illumination plan.
4. Future site and building plan review is necessary for the future building.
5. Outdoor storage is not permitted on the property until approval of a zoning amendment to PID-8.
6. Setbacks are established by PID-8, Industrial District.
7. Wall signage requirements are established by City Code Sec. 15.32. Monument sign requirements are established by PID-8, Industrial District.
8. Prior to issuance of permits, the applicant must provide documentation demonstrating compliance or dissolution of the cross-access easement [Doc. No. A434338] to the satisfaction of the City.
9. The construction of the proof-of-parking stalls will be required if demand exceeds available parking or a change in use or tenant occupancy increases the parking demand, as verified by City Staff.
10. Fences must comply with City Code Sec. 15.2.210(d).

CITY OF CHASKA
CARVER COUNTY, MINNESOTA

11. Mechanical equipment must be reasonably screened from public view with materials compatible with the building. Landscaping and berming may be used as additional screening where equipment cannot be screened with matching building materials.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 20th day of October, 2025.

Taylor Hubbard, Mayor

Attest: _____
Chaska Deputy Clerk

Concept Plan Narrative

Peavey Business Center Building 1

4200 Peavey Road, Chaska, MN

August 28th, 2025 | Page 1 of 6



Project Goal

The core business model for this project is to create a multi-tenant building facing Highway 41 that includes a plumbing business, rental retail and yard area, with additional space for manufacturing, production, warehousing, distribution operations, and/or office space. There is also space on the Peavey Road (east) side for a future building of similar use. We intend to have a spring 2026 groundbreaking, with this submission placing our project on the October 8, 2025, planning commission meeting and the October 20, 2025, city council meeting.

Neighborhood Meeting

A meeting to engage owners and users of the neighboring properties was held Thursday, August 21st from 6:00 to 7:00 pm at the Chaska Community Center. Invitations with an explanation of the project were mailed August 7th. Other than representatives from Shaw Construction, Southwest Rental, and Crimson Copper Plumbing, no one attended the meeting. Based on this response, it is reasonable that potential neighbors have no objections to the project.

Guiding Principles – Shaw Construction’s Values

- **Service** – Provide a meaningful experience to those you serve and support
- **Teamwork** – Cooperate and collaborate with kindness
- **Communication** – Clear, concise, and respectful
- **Innovation** – Solve problems to add value within compromising quality
- **Integrity** – Make ethical choices and be accountable for your actions.

Understanding of Place

- Southwest Rentals & Sales and Crimson Copper Plumbing need to move to a new space by the end of 2026. They currently own the land for the proposed building.
- The existing 2.74-acre parcel is undeveloped, located between existing office/warehouse/industrial use businesses, Peavey Road, and Highway 41. This development will enhance the neighborhood, provide an additional tax base, and offer residents and small businesses a place to establish their small businesses or offices.
- The development plan includes consideration for a potential future second building on the site to make the best use of available land and infrastructure.

Contribution and Reinforcement of Chaska’s Mission Statement

Southwest Rental

- Southwest Rental & Sales, also known as Southwest Power Equipment, has been in business on Peavey Road in Chaska for almost a quarter century since opening in 2001. It has been under current ownership and management for 12 years and is a veteran owned business. Southwest prides themselves on providing the best quality and safest equipment at a fair price, with unmatched instructions and customer service.

Concept Plan Narrative

Peavey Business Center Building 1

4200 Peavey Road, Chaska, MN

August 28th, 2025 | Page 2 of 6



- With almost 20,000 active customers, Southwest Rental & Sales is an integral community member.
 - Municipalities
 - Four City of Chaska departments
 - Six Carver County departments
 - Seven other cities in Carver County
 - Churches
 - Clubs and Sports Organizations
 - Non-profits like MN Landscape Arboretum and Ridgeview Medical
 - Manufacturers
 - Building trades.
 - Local landscapers and lawn care companies
 - Golf courses, including Hazeltine National Golf Club and the Chaska Town Course.
- Southwest provides almost anything a homeowner or business needs and rarely owns.
 - Available tools range from drain snakes, carpet cleaners, dehumidifiers and pumps, to sanders, saws, nailers, and augers.
 - They assist in keeping local yards beautiful with aerators, dethatchers, sod cutters, and seeders.
 - Equipment they provide includes many sizes and styles of skid loaders, excavators, outdoor lifts, indoor scissor lifts, chippers, stump grinders, air compressors, and much more.
 - Chaska residents can celebrate comfortably with rented canopies, tables, and chairs at weddings, graduations, community events, company parties, and other outdoor events.
 - Penske trucks are offered for short-term business and residential rental.
 - Husqvarna mowers, tractors, trimmers, chainsaws, and more are available for sale.
 - Southwest Power Equipment is currently Chaska's primary equipment service provider.
- Southwest Rental & Sales currently employs four full-time and multiple seasonal employees. The proposed move and expansion will allow them to double in three years and employ more than twenty employees in ten years.
- With the approval of this building and outdoor storage, Southwest Rental & Sales can continue to provide the necessary rental and services to the surrounding community. Without approval, they will be forced to consider moving the business out of Chaska or closing all together.

Crimson Copper Plumbing

- This project will allow Crimson Copper Plumbing's move to Chaska. Providing personable plumbing service to the community and the surrounding area is where this team of local plumbers excels.
- Having Chaska as a home base allows Crimson Copper to better serve their customers by being right down the road from them. The new location will provide the efficiency of a shop centrally located in service area.
- Chaska graduates and Chaska residents on staff are particularly excited about this move and the opportunity to better serve their community.

Future Tenants

- Additional space will provide additional small businesses with the opportunity to establish and grow in the City of Chaska.
- Future tenants will be small businesses to serve Chaska and likely hire residents

Programming & Project Opportunity Development

Provision and Maintenance of Common Site Amenities - The building owners will include signage, landscaping, and lighting in the site development plans and intend to maintain these elements ongoing.

Building Fit - The design for this building blends Class 1 (brick, glass, metal awnings) with Class 2 (externally colored exposed aggregate precast) materials to blend into the fabric of the surrounding properties. The placement of the building is also in line with neighboring buildings.

- **Scale & Mass:** The initial building's footprint is anticipated to be 12,000sq ft. A 6,000 mezzanine will bring the building's total square footage to approximately 18,000.
- **Architectural/Site Detailing:** The accent brick around each entrance and building corners, and the wainscot will enhance the building's aesthetic.
- **Landscape Elements:** Plant selections will be made with consideration to the light and soil conditions for long-term health. Trees will be placed to screen the yard storage. Additional plantings will be placed around the building to enhance the visual appearance.

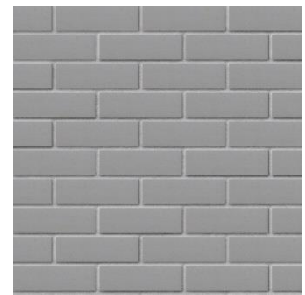
Site Features That Influence Design - An existing wetland on the west side of the property has been identified. Shaw Construction and the owners are working with the wetland authority on a process to mitigate any potential issues. A new, additional retaining pond is proposed for the southeast corner of the property.

Building Materials

- The building design will incorporate precast concrete walls with complementary accent brick around each entrance.



PRECAST



ACCENT BRICK

- Bituminous pavement with perimeter concrete curb and gutter will support car parking, truck and trailer parking, truck maneuvering areas, and yard storage areas.
- An 8' high wooden screening and security fence with manual gates will surround the yard storage area. This area will be further screened by the building itself and the strategic placement of trees and other landscaping.

Community Interaction and Views



LOOKING EAST



LOOKING SOUTHEAST

Car and Foot Traffic

- Vehicles will enter the property from Peavey Road
- No trails or sidewalks are currently or planned to be immediately accessible from the site.
- There are no potential traffic impacts, roadway improvements, etc. anticipated for this project.

Signage

- Tenant signage is planned to be on the building, above the west-facing entry doors.
- Monument signage is proposed at the drive entry along Peavey Road.

Site Development

- Grading will not dramatically alter the existing contours and blend into the surrounding property line grades. The site will be graded to slope and primarily drain to the west and east towards storm retention ponds.
- Storm water drainage will be directed to ponds on the west and southeastern corner of the property and connect to the city storm water sewer outlet along Peavey Road.



LOOKING EAST-NORTHEAST



LOOKING NORTHEAST

Elevations of the Proposed Building



LOOKING EAST



LOOKING WEST



LINER-MORSCHEN
 ARCHITECTS
 1001 Corporate Way
 Chaska, MN 55318
 952-937-8214
 www.lmarchitects.com

SHAW
 CONSTRUCTION
 1001 Corporate Way
 Chaska, MN 55318
 952-937-8214
 www.shawconstruct.com

PRELIMINARY

PEAVEY ROAD SMALL BUSINESS CENTER BUILDING
 CHASKA, MN 55318
 ELEVATIONS

Revisions

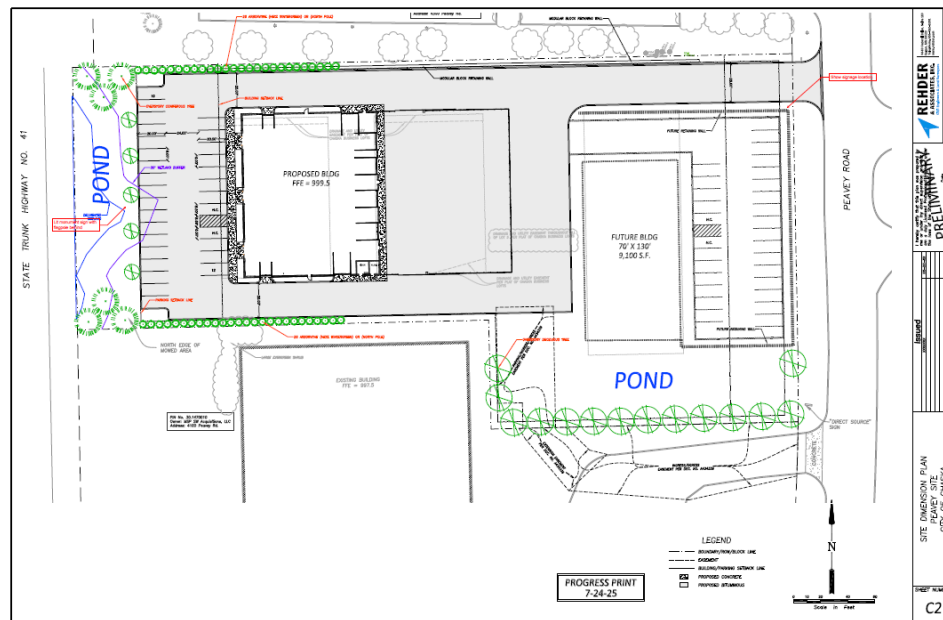
Drawn	Checked	Date	Description
JDC	LJM	08/05/2025	08/05/2025
JDC	JDC	2025	2025

SHEET
A2

Existing Conditions



Building Placement Rationale



- The location of the building along the west side of the property facing Highway 41 aligns with neighboring buildings to the north and south.
- This placement allows screening of the secure storage yard by the building.
- Traffic and truck deliveries will enter and exit from Peavey Road.
- Site storm design takes into consideration a potential future building to the east.

Ashley Cauley
City Planner
City of Chaska
One City Hall Plaza
Chaska, MN 55318

Re: Peavey Business Center – Concept Plan Response

Dear Ms. Cauley,

Thank you for your September 17, 2025, letter regarding the Concept Plan application for the Peavey Business Center at 4200 Peavey Road. We appreciate the opportunity to have met with you earlier this week to discuss your comments, and we are submitting the following updated information to address the items requested:

1. Tenant Information

The building is designed to accommodate six tenant spaces, two of which are mezzanine-level suites accessed from the central lobby/stairwell. Updated plans are enclosed to illustrate this access, use of space, and layout.

2. Uses and Proof of Parking

The updated floor plans now include labeled tenant space uses (including the owner's spaces – Southwest Power Equipment & Crimson Copper Plumbing), with a summary table identifying square footage by use (office, retail, warehouse). We have also provided a proof-of-parking analysis confirming that the site can support future tenants, consistent with PID-8 zoning requirements.

3. Signage

The signage plans have been revised to conform to City Code 15.32.080, ensuring the total wall sign area does not exceed 125 square feet or 20 percent of the façade.

4. Fire Access / Turning Exhibit

As discussed, the future building will not exceed 30 feet in height and is less than 62,000 square feet, which complies with fire code provisions requiring only one fire apparatus access point. We will continue to work with city staff to explore access that in the future when the 2nd building is designed.

5. Easement

A copy of the ingress/egress easement (Document Number A434339) is enclosed for your records.

6. Outdoor Storage Screening Enhancements

We recognize and appreciate staff's concerns regarding outdoor storage. To address these:

- The outdoor storage area is 12,000 SF. The current building planned is 18,000 SF (12,000 SF with mezzanine), and the future 2nd building is shown as 9,000 SF.
- Screening has been enhanced with brick piers integrated into the fence line to complement the building's architecture, and the material will be dark-stained wood that blends with the exposed aggregate precast walls.
- An updated color 3D rendering is provided to illustrate how the brick and dark color screening complements with the building design, blending into the building aesthetic.

- Perspective photographs from Peavey Road are included, illustrating how an 8-foot fence (pictured in plywood) with equipment behind it will appear relative to the uphill grade.
- All Southwest Power Equipment rentals are 8 feet or less in height. Photos of their actual equipment are attached. Please note: if you happen to drive by their current location, any taller equipment you see is not theirs but belongs to the business they currently share a location with (see photos for reference).

We believe these revisions and clarifications address the items outlined in your letter and our meeting this week. We respectfully request that the application be advanced to the October 8 Planning Commission and October 20 City Council agendas for consideration.

Thank you for your time and guidance through this process. Please let me know if any further clarification or documentation is needed.

Sincerely,

Earl Gebauer



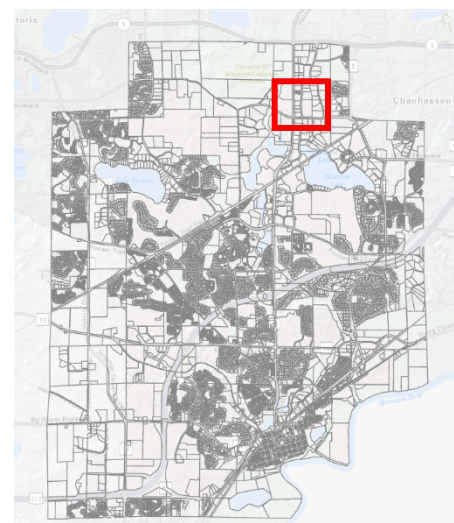
President
Shaw Construction, Inc.

Enclosures: Updated Plans, Proof of Parking Exhibit, Signage Revision, Easement, Email link to pictures



LOCATION MAP

Project: SW Rental
Address: 4200 Peavey Rd



STATE TRUNK HIGHWAY NO. 41

Address: 4300 Peavey Rd.

Delineated wetland

NORTH EDGE OF MOWED AREA

PIN No. 30.1470010
Owner: MSP SW Acquisitions, LLC
Address: 4100 Peavey Rd.

EXISTING BUILDING
FFE = 997.5

Parking/
egress/
ingress
easement

NORTH EDGE OF
MOWED AREA

PEAVEY ROAD

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

GOPHER STATE ONE CALL

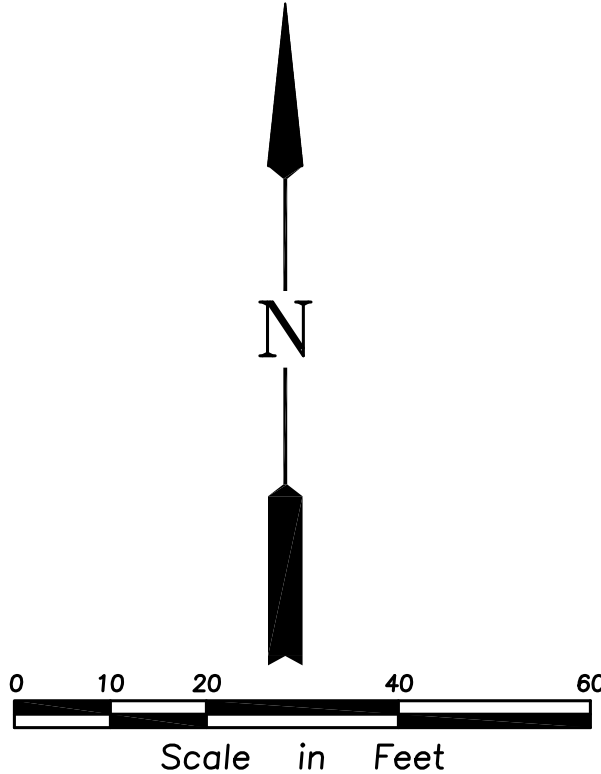
CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

DEMOLITION NOTES

- ① - Remove bituminous pavement
- ② - Remove curb & gutter
- ③ - Wetland to be filled

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W - EXISTING WATERMAIN
- S - EXISTING SANITARY SEWER
- ST - EXISTING STORM SEWER
- G - EXISTING BURIED GAS LINE
- E - EXISTING BURIED ELECTRIC LINE
- T - EXISTING BURIED TELEPHONE LINE
- TV - EXISTING BURIED TELEVISION LINE
- 980- EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION



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Telephone: 651-452-5051
www.rehder.com

REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors



PROJECT NO.: 251-2552.036 DRAWING FILE: 2552036.DWG

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

PRELIMINARY
Name _____ Date _____
Reg. No. _____

Issued

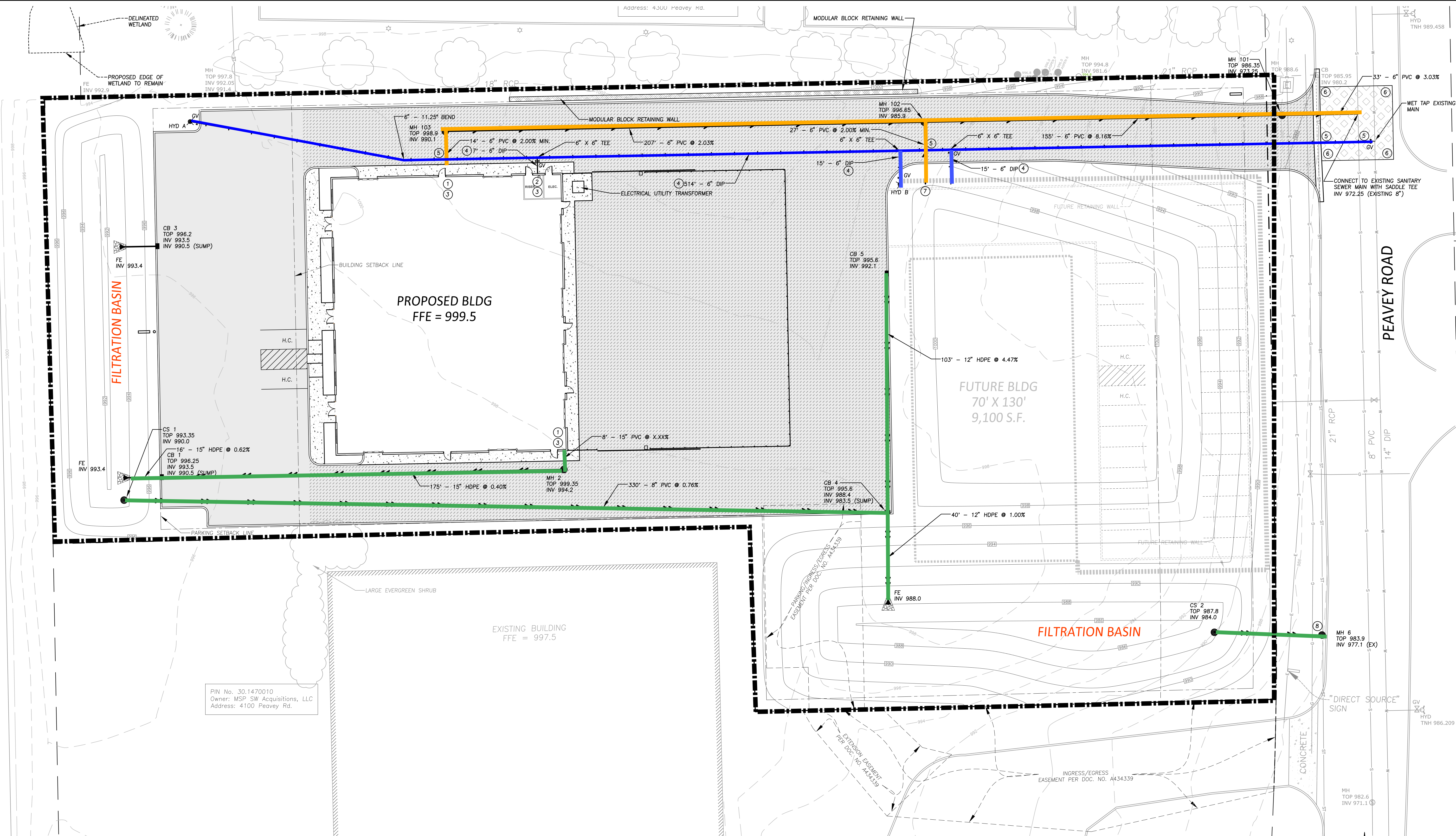
CONCEPT SITE PLAN REVIEW

8-28-25

SITE DEMOLITION PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C1



Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

UTILITY NOTES

- ① - All sewer services to extend to a point 5' from proposed building.
- ② - Bring water main into proposed building and cap at the floor.
- ③ - Verify all service locations and inverts with mechanical engineer before construction.
- ④ - All watermain to have a minimum of 7.5' of cover.
- ⑤ - Maintain a minimum of 18" vertical separation between water main & sewer.
- ⑥ - Remove & replace bituminous pavement. Match existing pavement section.
- ⑦ - Cap sanitary sewer service & mark with a 4" x 4" post.
- ⑧ - Construct proposed manhole over existing storm sewer.

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CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
MH 2	48"	R-1642B
CB 3	48"	R-3067V
CB 4	48"	R-3067V
CB 5	48"	R-3067V
MH 6	48"	R-1642B
CS 1	48"	SEE DETAIL X/XX
CS 2	48"	SEE DETAIL X/XX
MH 101	48"	R-1642B
MH 102	48"	R-1642B
MH 103	48"	R-1642B

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	998.0
HYD B	997.4

LEGEND

●	PROPOSED MANHOLE	---	BOUNDARY/ROW/BLOCK LINE
●	PROPOSED CLEANOUT	---	EASEMENT
■	PROPOSED CATCH BASIN	---	BUILDING/PARKING SETBACK LINE
+	PROPOSED HYDRANT	W	EXISTING WATERMAIN
+	PROPOSED GATE VALVE	S	EXISTING SANITARY SEWER
▲	PROPOSED FLARED END	ST	EXISTING STORM SEWER
→	PROPOSED STORM SEWER	GS	EXISTING BURIED GAS LINE
→	PROPOSED SANITARY SEWER	E	EXISTING BURIED ELECTRIC LINE
+	PROPOSED WATERMAIN		
■	PROPOSED CONCRETE		
■	PROPOSED STANDARD DUTY BITUMINOUS		
■	PROPOSED HEAVY DUTY BITUMINOUS		

0 10 20 40 60
Scale in Feet

7685 Corporate Way
Eden Prairie, MN 55344-2021

8440 Federal Hwy, Suite 110
Eden Prairie, MN 55344-2021
Telephone: 651-452-5051
www.rehder.com

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

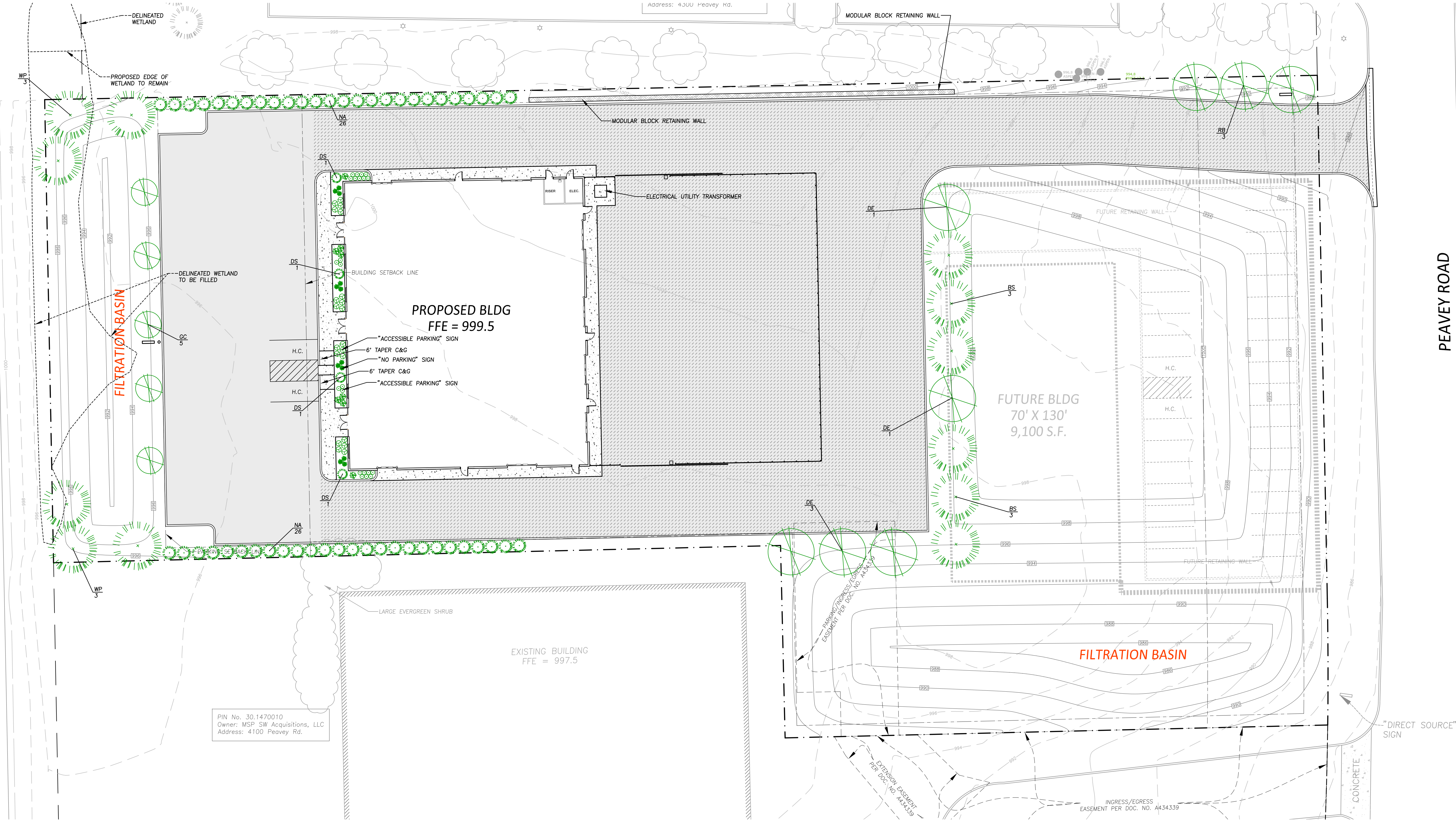
Issued

CONCEPT SITE PLAN REVIEW
8-28-25

UTILITY PLAN
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C4



PIN No. 30.1470010
Owner: MSP SW Acquisitions, LLC
Address: 4100 Peavey Rd.

Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

- CODE COMPLIANCE:
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 3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

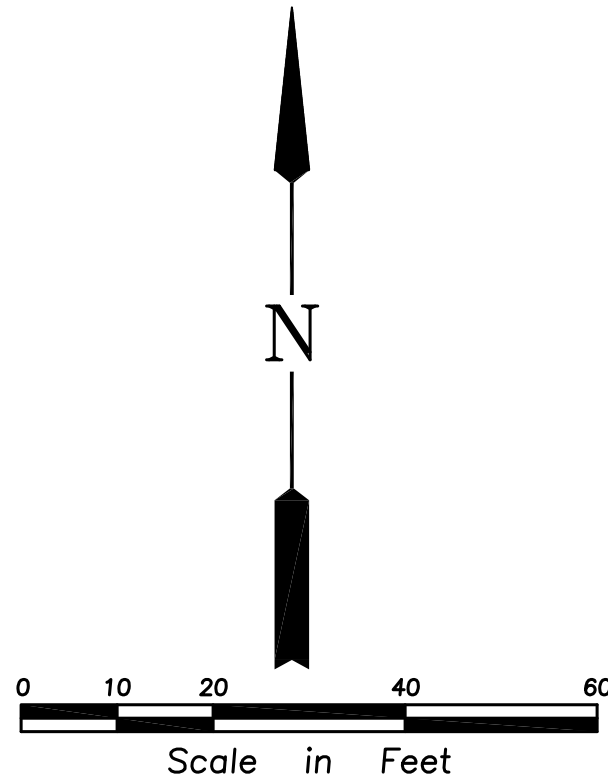
GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
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MN. TOLL FREE 1-800-252-1166

PLANT, SHRUB AND TREE LIST

PLANTS & SHRUBS				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
	20	Calamagrostis acutiflora	Karl Foerster	2 Gallon
	12	Nepeta x faassenii 'Walker Low'	Walker's Low Catmint	1 Gallon
DS 	4	Picea glauca 'Conica'	Dwarf Alberta Spruce	5 Gallon
	8	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla	2 Gallon
	22	Hosta 'Blueberry Muffin'	Hosta	1 Gallon
NA 	52	Thuja occidentalis	North Pole Arborvitae	10 Gallon
TOTAL	118			
TREES				
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE/ROOT
DE 	5	Ulmus davidiana var. japonica 'Discovery'	Discovery Elm	2 ~ 1/2" B&B
RB 	3	Betula nigra	River Birch	2 ~ 1/2" B&B
BS 	6	Picea glauca var. dens	Black Hills Spruce	6" B&B
GC 	5	Malus x 'Hargozam'	Harvest Gold Crabapple	2" B&B
WP 	6	Pinus strobus	White Pine	6" B&B
TOTAL	25			

- LEGEND
- PROPOSED SHRUB
 - PROPOSED TREE
 - EXISTING TREE
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE



Issued	8-28-25
CONCEPT SITE PLAN REVIEW	

STATE TRUNK HIGHWAY NO. 41

Address: 4300 Peavey Rd.

MODULAR BLOCK RETAINING WALL

DELINEATED WETLAND

PROPOSED EDGE OF WETLAND TO REMAIN

MODULAR BLOCK RETAINING WALL

PROPOSED BLDG
FFE = 999.5

12

H.C.

H.C.

19

DELINEATED WETLAND TO BE FILLED

PARKING SETBACK LINE

LARGE EVERGREEN SHRUB

EXISTING BUILDING
FFE = 997.5

PIN No. 30.1470010
Owner: MSP SW Acquisitions, LLC
Address: 4100 Peavey Rd.

FUTURE BLDG
70' X 130'
9,100 S.F.

H.C.

H.C.

FUTURE RETAINING WALL

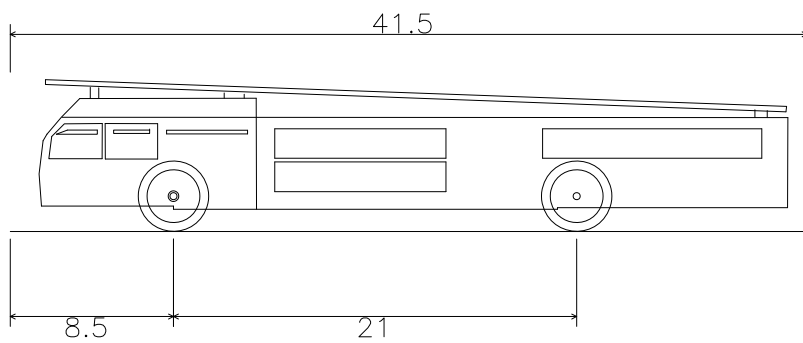
FUTURE RETAINING WALL

PEAVEY ROAD

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GOPHER STATE ONE CALL

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Aerial Fire Truck
Overall Length 41.500ft
Overall Width 8.500ft
Overall Body Height 21.000ft
Min Body Ground Clearance 9.000ft
Track Width 9.000ft
Lock-to-lock time 9.000s
Max Wheel Angle 45.00°

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

0 10 20 40 60
Scale in Feet

N

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www.shawconstruct.com

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Civil Engineers & Land Surveyors

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

Issued

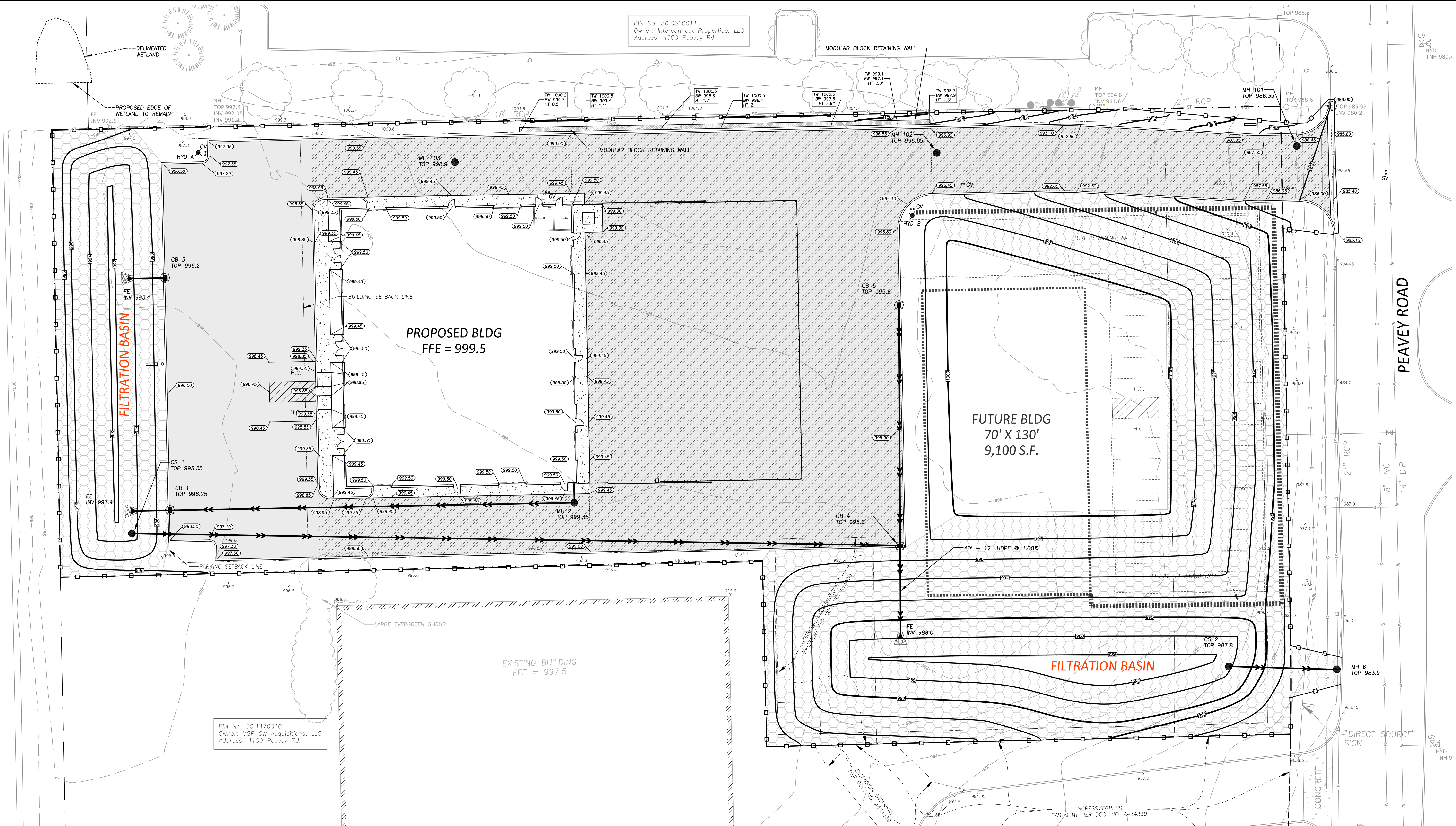
CONCEPT SITE PLAN REVIEW

FIRE TRUCK TURNING EXHIBIT
PEAVEY ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C2.1

STATE TRUNK HIGHWAY NO. 41



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

NOTE: INSTALL INLET PROTECTION DEVICE IN NEAREST DOWNSTREAM CATCH BASIN OR AS DIRECTED BY THE CITY OR WATERSHED DISTRICT.

CODE COMPLIANCE:

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GOPHER STATE ONE CALL

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TWIN CITY AREA 651-454-0002
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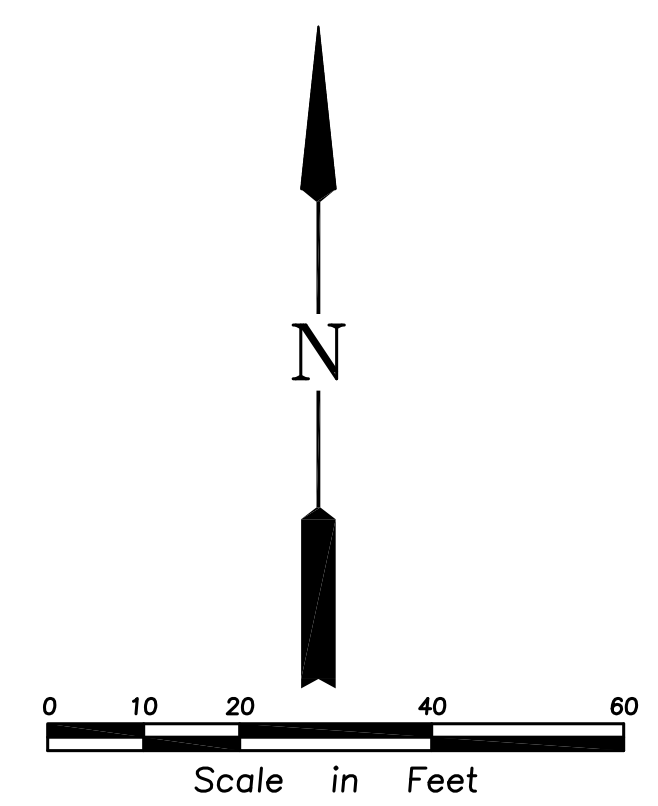
Boundary, topographical & utility information was prepared by E.G. Rud & Sons, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

EROSION CONTROL NOTES

- ① - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- ② - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ③ - Sweep paved public streets as necessary where construction sediment has been deposited.
- ④ - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- ⑤ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑥ - The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
- ⑦ - All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
- ⑧ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- | | | | |
|---|-----------------------------------|---|-------------------------------|
|  | PROPOSED MANHOLE |  | BOUNDARY/ROW/BLOCK LINE |
|  | PROPOSED CATCH BASIN |  | EASEMENT |
|  | PROPOSED HYDRANT |  | BUILDING/PARKING SETBACK LINE |
|  | PROPOSED GATE VALVE |  | SOIL BORING |
|  | PROPOSED FLARED END |  | DRAINAGE ARROW |
|  | PROPOSED STORM SEWER |  | EXISTING WATERMAIN |
|  | PROPOSED CONCRETE |  | EXISTING SANITARY SEWER |
|  | PROPOSED STANDARD DUTY BITUMINOUS |  | EXISTING STORM SEWER |
|  | PROPOSED HEAVY DUTY BITUMINOUS |  | EXISTING BURIED GAS LINE |
|  | PROPOSED CONTOUR |  | EXISTING BURIED ELECTRIC LINE |
|  | PROPOSED ELEVATION |  | EXISTING CONTOUR |
|  | SILT FENCE |  | EXISTING ELEVATION |
|  | INLET PROTECTION DEVICE | | |
|  | PROPOSED EC BLANKET | | |
| | CATEGORY 20 (MNDOT 3885) | | |



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Telephone: 651-452-5051
www.rehder.com

FILE: 2552036.DWG

REHDER
& ASSOCIATES, INC.
 Civil Engineers & Land Surveyors

PROJECT NO.: 251-2552.036 DRAWING NO.: 100

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

PRELIMINARY

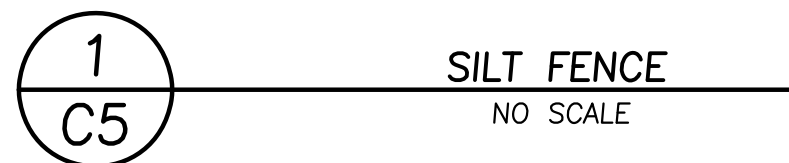
Name _____ Date _____
Reg. No. _____

[illegible]

ADING, DRAINAGE &
SSION, CONTROL PLAN
ROAD BUSINESS CENTER
BUILDING 1
CITY OF CHASKA

SHEET NUMBER

C3



10
C5

RIPRAP DETAIL
NO SCALE

















Submitted by Applicant: Site photos shown to that topography and 8-foot fence would screen the outdoor storage area from Peavey Road.

A 4x8' sheet of plywood is used to show the height of the fence and the truck is the typical height of most SW Equipment.









Submitted by Applicant: SW Equipment is less than the proposed 8-foot fence











Submitted by Applicant: Not SW Equipment at existing location











Corrective
"See term"

Document No.
A 434339

OFFICE OF THE
COUNTY RECORDER
CARVER COUNTY, MINNESOTA

Fee: \$ 46.00 Check#: 96687

Certified Recorded on 02-06-2006 at 11:00 ☒ AM ☐ PM

434339



Carl W. Hanson, Jr.
County Recorder

(reserved for recording information)

CORRECTIVE

CHASKA BUSINESS LOFTS CROSS-EASEMENT AGREEMENT

*This Cross-Easement Agreement is being filed to correct the legal description which was in error on the Cross-Easement Agreement filed November 16th, 2005 as document number A429167.

Project name: CHASKA BUSINESS LOFTS

F & D Holdings, Inc. ("Developer") and First Industrial, L.P. ("First Industrial") hereby grant and convey to the other, effective this 20th day of September, 2005, various easements/cross-easements, as follows, subject to the following terms and conditions, on, over and across certain real property in the County of Carver, State of Minnesota owned by First Industrial, L.P. ("FI Property") legally described on Exhibit A attached hereto and made a part hereof, and real property owned by Developer adjacent to the FI Property ("Chaska Business Lofts Property") legally described on Exhibit B attached hereto and made a part hereof.

Developer and First Industrial further agree as follows:

1. Uses and Purposes.

- A. First Industrial hereby grants to Developer a temporary easement (the "Construction Easement") for the purpose of constructing a bituminous driveway (the "Extension") connecting the existing bituminous driveway on the FI Property (the "Existing Driveway") to the Chaska Business Lofts Property. The Extension and the Existing Driveway are depicted and legally described on Exhibit C attached hereto and made a part hereof and are collectively referred to herein as the "Driveway". The Extension will be constructed in accordance with plans and specifications and a construction schedule reviewed and approved by First Industrial. The

LAND TITLE, INC.
SUITE 200
1900 SHILOH LANE ROAD
NEW EMBURY, MN 55112
FILE NO. 257565

Term of the Construction Easement shall commence on the date hereof and expire upon completion of construction of the Extension and receipt of final approval, if needed, from the appropriate governmental entity(ies) pursuant to the development agreement contemplated to be entered into between Developer and the City of Chaska. Developer covenants and agrees that Developer shall not block or unreasonably restrict access to, over or upon the Existing Driveway during Developer's construction of the Extension.

- B. First Industrial hereby grants to Developer a perpetual, non-exclusive easement over, across, upon and under the Extension for the purposes of maintaining, repairing, replacing and renewing the bituminous surface of the Extension, together with the right of access to the Driveway and areas immediately adjacent thereto as may be reasonably and temporarily necessary for purposes of installing, maintaining, repairing, replacing, and renewing the bituminous surface of the Extension.
 - C. First Industrial hereby grants to Developer a perpetual, non-exclusive easement for ingress, egress and common driveway purposes over and upon the Driveway. Developer covenants and agrees that Developer shall not use the Driveway as its main access driveway to the Chaska Business Lofts Property.
 - D. Developer hereby grants to First Industrial a perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress over, upon and across the parking lot and six parking spaces (the "Parking Spaces") on the Chaska Business Lofts Property in the location depicted and legally described on Exhibit C attached hereto and made a part hereof.
- 2. **Nonexclusive.** The easements shall be nonexclusive. Any easement other than those set forth on the plat of Chaska Business Lofts Property shall be subject and subordinate to, and shall not interfere with, this easement, without the prior written consent of the benefiting party.
 - 3. **Duration of Easement.** Except as otherwise specifically set forth herein, the easements shall be perpetual, shall run with the land and shall be binding upon, and for the benefit of, the respective parties and their assigns.
 - 4. **Maintenance.** After initial construction of the Extension by the Developer, Developer, or its assign or delegatee, at Developer's sole cost and expense, shall be responsible for the maintenance and repair of the Extension. First Industrial shall be responsible for the maintenance and repair of the Existing Driveway. Developer shall reimburse First Industrial for one-half of the costs and expenses of maintenance and repair of the Existing Driveway within thirty (30) days after First Industrial delivers an invoice and documentation to Developer substantiating such costs and expenses. In the event Developer fails to maintain and repair the

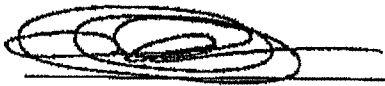
Extension, First Industrial shall be entitled to maintain and repair the Extension and Developer shall reimburse First Industrial upon demand for the all costs and expenses incurred by First Industrial in connection with such maintenance and repair of the Extension.

5. **Covenants and Representations.** First Industrial covenants that it is the record fee owner of the FI Property as of the date of recording of this Agreement, and holds the legal and equitable title thereto, free and clear of all mortgages, liens and encumbrances, except a mortgage with the holder of which has agreed in writing to the easements, and has lawful right and authority without restriction to grant and convey the easements granted herein. Developer covenants that it is the record fee owner of the Chaska Business Lofts Property that is encumbered by the easements granted herein, free and clear of all mortgages, liens and other encumbrances.
6. **Indemnification.** Developer and First Industrial agree to indemnify and hold the other harmless from claims or damages, including reasonable attorneys fees, resulting directly and solely from the use of the easements.

IN WITNESS WHEREOF, the parties to this Agreement have caused these presents to be executed as of the day and year aforesaid.

DEVELOPER:

F & D Holdings, LLC

By: 

Its: Chief Manager

FIRST INDUSTRIAL:

First Industrial, L.P.

By: _____

the general partner

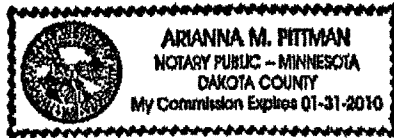
By: 

Its: Senior Regional Director

STATE OF MINNESOTA)

COUNTY OF Dakota) ss.

The foregoing instrument was acknowledged before me this 20th day of September, 2005, by Christopher Wilson, the Sr. Regional Director of First Industrial Realty, the general partner of First Industrial, L.P., a Delaware limited partnership, on behalf of said partnership.

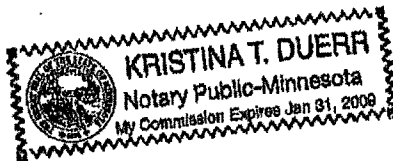


Notary Public

STATE OF MINNESOTA)

COUNTY OF Ramsey) ss.

The foregoing instrument was acknowledged before me this 6 day of October, 2005, by Tom Dunsmore, the Chief Manager of F & D Holdings, a Minnesota limited liability company, on behalf of the company.




Notary Public

/1247551

Drafted By:
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West
waceler Drive, Suite 2700

File No.: 257565

EXHIBIT A

Legal Description of FI Property

Lot 1, Block 1 Chaska Business Lofts, Carver County, Minnesota.

File No.: 257565

EXHIBIT B

Legal Description of the Chaska Business Lofts Property

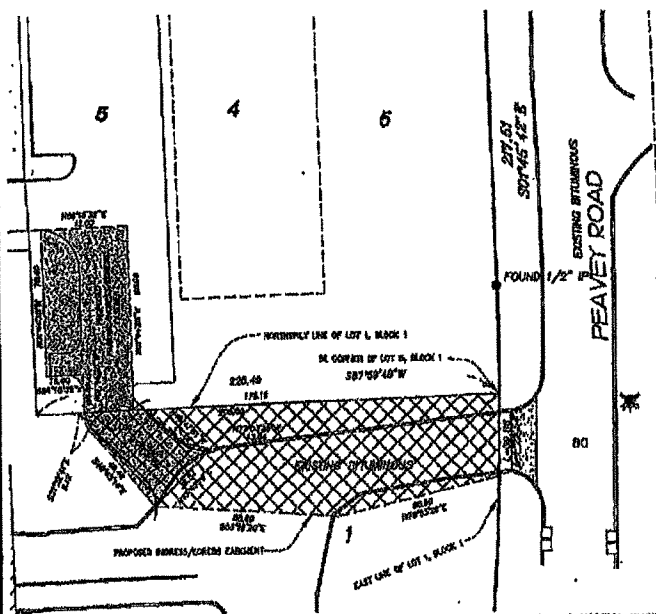
Lot 5, Block 1 Chaska Business Lofts, Carver County, Minnesota.

EXHIBIT C

**Depiction and Legal Description of the Extension,
the Existing Driveway and the Parking Spaces**

SKETCH AND DESCRIPTION

~for~ PROPOSED INGRESS/EGRESS/PARKING EASEMENTS FOR
PART OF LOTS 1 & 5, BLOCK 1, CHASKA BUSINESS LOFTS



ARBOR PARK 2ND ADDITION

PROPOSED EASEMENT DESCRIPTIONS

INGRESS/EGRESS EASEMENT

A permanent easement for private ingress and egress purposes over, under and across that part of Lot 1, Block 1, CHASKA BUSINESS LOFTS, Corner County, Minnesota described as follows:

Beginning at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the northerly line of said Lot 1, a distance of 205.00 feet; thence South 31 degrees 22 minutes 41 seconds East a distance of 8.12 feet; thence South 40 degrees 45 minutes 14 seconds East a distance of 49.45 feet; thence South 80 degrees 16 minutes 20 seconds East a distance of 68.69 feet; thence North 78 degrees 53 minutes 36 seconds East a distance of 86.80 feet to the west line of said Lot 1; thence northerly along said east line a distance of 35.88 feet to the point of beginning.

PARKING/INGRESS/EGRESS EASEMENT

A permanent easement for parking and private ingress and egress purposes over, under and across that part of Lot 5, Block 1, CHASKA BUSINESS LOFTS, Corner County, Minnesota described as follows:

Commencing at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the northerly line of said Lot 5, a distance of 178.19 feet to the point of beginning; thence continuing South 87 degrees 59 minutes 40 seconds West a distance of 24.00 feet; thence North 01 degree 44 minutes 28 seconds West a distance of 18.68 feet; thence South 88 degrees 15 minutes 32 seconds West a distance of 18.00 feet; thence North 01 degree 44 minutes 28 seconds West a distance of 70.40 feet; thence North 88 degrees 15 minutes 32 seconds East a distance of 42.00 feet; thence South 01 degree 44 minutes 28 seconds East a distance of 88.98 feet to the point of beginning.

EXTENSION DESCRIPTION

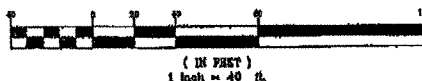
A permanent easement for extension maintenance purposes over, under and across that part of Lot 1, Block 1, CHASKA BUSINESS LOFTS, Corner County, Minnesota described as follows:

Commencing at the southeast corner of Lot 5, Block 1, CHASKA BUSINESS LOFTS; thence on an assumed bearing of South 87 degrees 59 minutes 40 seconds West, along the northerly line of said Lot 1, a distance of 205.00 feet to the point of beginning; thence South 31 degrees 22 minutes 41 seconds East a distance of 8.12 feet; thence South 40 degrees 45 minutes 14 seconds East a distance of 49.45 feet; thence North 45 degrees 45 minutes 16 seconds East a distance of 35.84 feet; thence North 77 degrees 03 minutes 39 seconds West a distance of 13.04 feet; thence North 48 degrees 47 minutes 21 seconds West a distance of 24.22 feet to the northerly line of said Lot 1; thence South 87 degrees 59 minutes 40 seconds West, along said northerly line, a distance of 34.38 feet to the point of beginning.

NOTE

The plat of CHASKA BUSINESS LOFTS is not of record as of this date.

GRAPHIC SCALE



B. G. RUD & SONS, INC.
Land Surveyors
9150 LEXINGTON AVENUE NE
CIRCLE PINES, MN 55014-3625
Tel 763-756-8850 FAX 763-756-8201



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

JASCHKE, RUD

Date: 10-4-05 License No. 41878

CITY OF CHASKA 954

MOTION BY COUNCILMEMBER Rohe, SECOND BY COUNCILMEMBER Schulz

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Industrial District (PID-2) zoning district and rezoned to Planned Industrial District (PID-8) for all of Blocks 1-2 in Arbor Park, Blocks 1-2 in Arbor Park 2nd Addition, Blocks 1-2 in Arbor Park 3rd Addition, Blocks 1-2 in Arbor Park Final, and Block 1 in Chaska Business Lofts, Carver County, Minnesota.

Section II. **PID-8 District regulations.** Permitted uses and regulations applicable to the PID-8 District is hereby amended to read as follows:

A. Intent

The purpose of PID-8 is to provide an area within which industrial and related uses of a generally "clean and quiet" nature can be developed and operated in a high quality physical environment, one which will be complimentary to and compatible with the predominantly low density residential character of the City, and one which will ensure to the owners and occupants of permitted uses the full use, benefit and prestige of a Planned Industrial District of exemplary standards.

It is intended that industrial and related activities be the predominant use in the PID-8 but that complimentary uses such as certain kinds of commercial activity may also be appropriate if properly designed and developed.

It is also intended that development within PID-8 be characterized by relatively high employment levels and building to land ratios, both of which support the objectives of increasing employment opportunities within the City and of strengthening the City's non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Manufacturing, fabrication, compounding, processing, packaging, treatment and assembly 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. Retail commercial facilities providing goods and services for the day to day needs of PID-8 workers and visitors.
6. Warehousing within part of PID-8 which is not adjacent to T.H. 41.
7. Retail commercial facilities beyond those specified in (5) above provided that the Council shall find prior to any such retail use being made of any premises and prior to any substantial change therein, that the use is compatible with the purpose of PID-8.
8. A state licensed day care facility.
9. 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 PID-8.

C. Accessory Uses

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

1. Business and on-site traffic directional signs.
2. Off-street parking and loading facilities.
3. Retail sales or servicing of products manufactured or warehoused.
4. Dish antennas subject to provisions of Section 9.17.2.
5. Radio transmitters, microwave and telecommunications towers.
6. Dwelling necessary for security and safety reasons in relation to a principal use.

D. Development Standards

Development standards applicable to the Industrial District (Section 3.1.10 of Chaska Zoning Ordinance) relative to open storage, screening, loading docks, building and parking/driving areas and landscaping shall apply to the PID-8 District. Additional requirements shall be as follows:

1. Open storage shall not be permitted on site along T.H. 41. Open storage areas on other sites shall not exceed 50 percent of the area covered by principal buildings on each site.
2. To the extent possible, existing natural features such as woodland and wetlands shall be preserved in their natural state, particularly within portions of sites not covered by buildings and parking/loading/driving areas.
3. There shall be no direct driveway access permitted from individual lots to T.H. 41 or C.R. 18 thereby protecting these important arterial roadways for their primary function of moving traffic as opposed to providing access to land.

E. Building Setbacks

Minimum building setbacks shall be as follows:

1. From centerline of Highway 41: 150 feet
2. From centerline of Lyman Boulevard (CR 18): 125 feet
3. From Front Lot Lines: 30 feet
4. From Side Lot Lines: 15 feet
5. From Side (Corner) Lot Lines: 20 feet; and
6. From Rear Lot Lines: 20 feet

Minimum parking setbacks shall be as follows:

1. From Right-of-Way (ROW) of Highway 41: 15 feet
2. From other Property Lines: 10 feet

F. Signs

In addition to the sign regulations contained in Section 10 of the Chaska Zoning ordinance, the following regulations shall apply to free-standing signs in the PID-8 District:

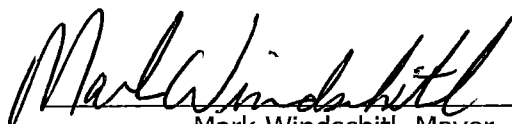
1. Two free-standing signs shall be permitted to identify the overall Arbor Park – one at T.H. 41 and 82nd Street and the other at T.H. 41 and C.R. 18. Maximum sign area shall be 200 square feet and maximum height shall be 24 feet above the grade of the roadway from which the sign gains its principal exposure. Minimum setback from street right-of-way shall be 25 feet. Signs for advertising lots in Arbor Park shall be on a temporary basis until such time a permanent identification sign is installed. At that time, if needed,

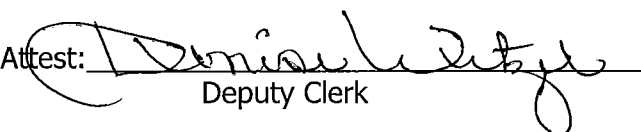
the advertising sign shall become an attachment of the permanent structure.

2. Each lot along T.H. 41 shall be permitted two free-standing signs – one visible from T.H. 41 and the other from Peavey Road. Maximum size and heights above street grade shall be determined with final site plan review. Minimum setback from street right-of-way shall be 25 feet from T.H. 41 and 15 feet from Peavey Road.
3. Internal lots shall be permitted one free-standing sign per lot. Maximum height above street grade shall be 8 feet; maximum size shall be 100 square feet; and maximum setback from street right-of way shall be 15 feet.

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 20th day of August, 2018.


Mark Windschitl, Mayor

Attest: 
Deputy Clerk

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

October 20, 2025

Paid and Unpaid Invoices:

Check #'s 358097-358337

\$6,246,599.07

Paid Electronic Invoices:

Wire #'s 4905-4918

\$471,133.31

Amount for Approval-Council Meeting:
October 20, 2025

\$6,717,732.38

City of Chaska

VENDOR INVOICE LIST

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108949	ADVANTAGE COLLECTION PROFESSIONALS LLC								
8776055	CHECK DATE: 10/21/2025	09/30/2025	102125	358123	35.00	10/30/2025	INV	PD	SEP COLLECTIONS COMMISSIO
100049	AIR COMPRESSORS PLUS								
223378	CHECK DATE: 10/21/2025	09/19/2025	102125	358124	11,693.85	10/19/2025	INV	PD	ARBOR PK BOOSTER AIR COMP
100059	ALLINA HEALTH SYSTEM								
2015427.002	CHECK DATE: 10/21/2025	10/08/2025	102125	358125	250.50	11/08/2025	INV	PD	RFD DAMAGE DEPOSIT REFUND
111907	AME ELECTRIC INC								
7736	CHECK DATE: 10/21/2025	09/30/2025	102125	358126	15,755.00	10/30/2025	INV	PD	WIRING FOR NEW GENERATOR
100091	AMERICAN PUMP COMPANY								
28742	CHECK DATE: 10/21/2025	09/30/2025	102125	358127	577.63	10/30/2025	INV	PD	PUMP FOR DEWATERING
100119	SHAKOPEE VALLEY FORD								
411427FOW	CHECK DATE: 10/21/2025	10/08/2025	102125	358128	587.91	11/08/2025	INV	PD	#1228 COOLING FAN MOTOR
100146	ASPEN MILLS INC								
362160	CHECK DATE: 10/21/2025	10/01/2025	102125	358129	9.71	10/31/2025	INV	PD	DUTY UNIFORM-ANDERSON
105236	B & B TRANSFORMER INC								
29988	250247 CHECK DATE: 10/21/2025	09/30/2025	102125	358130	27,595.00	10/30/2025	INV	PD	TRN UG 500KVA 7.9/13.8 12

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100196	BIFFS INC								
INV272604		10/14/2025	102125	358132	400.00	11/11/2025	INV	PD	EMPTY FD BATHROOM TRAILER
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100201	BCBSM INC								
251002234721		10/02/2025	101625	358106	244,996.68	10/20/2025	INV	PD	NOV EMP INS PREM-MEDICAL
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112366	BOECKERS, STEPHANIE								
146797		10/13/2025	102125	358133	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
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102279	BOLTON & MENK INC								
0375835		09/30/2025	102125	358134	125.00	11/08/2025	INV	PD	Walnut St Lead Service Mo
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0376363		10/14/2025	102125	358134	4,146.50	11/14/2025	INV	PD	2024 DT ST PROJECT
CHECK DATE: 10/21/2025									
0376364		10/14/2025	102125	358134	8,896.50	11/14/2025	INV	PD	CITY SQUARE PARK REHABILI
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0376366		10/14/2025	102125	358134	4,475.50	11/14/2025	INV	PD	TH 41 & CSAH 61 IMPROVEME
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100214	BORDER STATES INDUSTRIES INC				17,643.50				
931203036		09/29/2025	102125	358135	693.62	10/25/2025	INV	PD	ELECTRIC TAPE
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931203046	250244	09/29/2025	102125	358135	1,821.00	10/25/2025	INV	PD	100 - GROUND ROD COPPER
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100220	BOYER FORD TRUCKS INC				2,514.62				
098P31028		10/08/2025	102125	358136	397.11	11/08/2025	INV	PD	#2091 AIR SUPPLY TANK/HAR
CHECK DATE: 10/21/2025									

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100226 BRAUN INTERTEC CORPORATION					426.99				
23520-0021-7		07/31/2025	102125	358137	7,200.50	11/10/2025	INV	PD	Public Safety Facility-Sp
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23520-0021-8		07/01/2025	102125	358137	10,155.00	11/10/2025	INV	PD	Public Safety Facility-Sp
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23520-0021-9		07/31/2025	102125	358137	1,622.00	11/10/2025	INV	PD	Public Safety Facility-Sp
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112356 BRINDA, TOM					18,977.50				
146807		10/13/2025	102125	358138	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
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113062 BROWN, MICHELLE									
2015409.002		10/03/2025	102125	358139	26.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
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113057 BROWNING, KATE									
2015415.002		10/04/2025	102125	358140	500.00	11/04/2025	INV	PD	RFD DAMAGE DEPOSIT-RECEPT
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100254 BRYAN ROCK PRODUCTS INC									
71837		09/30/2025	102125	358141	2,088.50	10/30/2025	INV	PD	SAVANNA OAKS PH III TRAIL
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102474 STATE OF MINNESOTA; DEPARTMENT OF PUBLIC SAFETY									
00000892051		09/30/2025	102125	358142	1,080.00	10/30/2025	INV	PD	CJDN Access Fee
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112916 BURMEISTER, KARINA									
2015402.002		10/03/2025	102125	358143	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
CHECK DATE: 10/21/2025									PAYEE: BURMEISTER, KARINA
100275 CALLAWAY GOLF									

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100285 CARVER COUNTY ATTORNEYS OFFICE/COURT ADMIN									
2025022		10/01/2025	102125	358145	18,257.16	10/22/2025	INV	PD	Q3 Fines & Surcharge
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107442 CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY									
146222		10/03/2025	102125	358146	189,000.00	11/03/2025	INV	PD	Reimbursement of Met Coun
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100454 CARVER COUNTY REBATES									
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50093900-2025-4		09/19/2025	102125	358147	756.57	11/09/2025	INV	PD	SEP REBATE-BUSINESS AIR F
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50093905-2025-5		09/19/2025	102125	358147	338.17	11/09/2025	INV	PD	SEP REBATE-BUSINESS AIR F
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100332 CENTERPOINT ENERGY RESOURCES CORP					1,118.82				
10072025		10/07/2025	101625	358108	395.00	10/20/2025	INV	PD	I. MONTEITH BOILER SCHOOL
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105010300/SEP25		10/06/2025	101625	358107	2,658.88	11/03/2025	INV	PD	SEP 3210 CHASKA BLVD GAS
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109045922/SEP25		10/07/2025	101625	358107	6,780.96	11/04/2025	INV	PD	SEP 1661 PARK RIDGE DR GA
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109052076/SEP25		10/07/2025	101625	358107	4,076.97	11/04/2025	INV	PD	SEP 1611 PARK RIDGE DR GA
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120012646/SEP25		10/07/2025	101625	358107	23.75	11/04/2025	INV	PD	SEP LOOP CLUBHOUSE GAS SV
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120164413/SEP25		10/07/2025	101625	358107	23.75	11/04/2025	INV	PD	SEP LOOP MAINT GAS SVC
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64030791582/SEP25		10/06/2025	101625	358107	13.22	11/03/2025	INV	PD	SEP 216 W 4TH ST GAS SVC
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64030828871/SEP25		10/06/2025	101625	358107	13.22	11/03/2025	INV	PD	SEP 423 N WALNUT ST GAS S
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100328 CENTURY FENCE COMPANY									
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100337 QWEST CORPORATION									
313773369/OCT25		10/01/2025	101625	358109	43.34	10/29/2025	INV	PD	OCT CCC BURGLAR ALARM
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756235697		10/01/2025	101625	358110	1,272.96	10/31/2025	INV	PD	OCT INTERNET SERVICE
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100379 CITY OF CHANHASSEN									
146902		10/13/2025	102125	358149	1,960.06	11/13/2025	INV	PD	Expenses Gal's Night Out(
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100374 CHANHASSEN, CITY OF									
017242-000 9/30/25		09/30/2025	102125	358150	34.29	10/21/2025	INV	PD	STORMWATER 7/1/25-9/30/25
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111217 CHASKA CAR WASH LLC									
21		10/08/2025	102125	358151	30.00	11/08/2025	INV	PD	Q3 Bldg Insp Car washes
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100346 CHASKA DOWNTOWN BUSINESS ALLIANCE									
Q4 2025		10/02/2025	102125	358152	14,525.00	11/01/2025	INV	PD	Q4 SPECIAL SERVICES DISTR
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100368 CHASKA LAUNDRY CENTER									
5702		09/30/2025	101625	358111	1,182.29	10/20/2025	INV	PD	SEP TOWELS-TC
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110240 CINTAS CORPORATION NO 2									
5294694602		09/30/2025	102125	358153	514.58	10/30/2025	INV	PD	MEDICAL SUPPLIES-MSB
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84176/SEP2025		09/30/2025	101625	358112	1,679.36	11/03/2025	INV	PD	SEP RUG/MAT SVC

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103871	CITY OF SAINT PAUL								
IN63498		10/01/2025	102125	358156	600.00	10/31/2025	INV	PD	Leading without Rank Cour
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100418	CLEARSOFT INC								
192-600		10/01/2025	102125	358157	416.01	10/27/2025	INV	PD	SOFTENING SALT-CURL/EVENT
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113065	CLEMENS, CHAD								
2015412.002		10/03/2025	102125	358158	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
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106918	ARTHUR CLESEN INC								
27820-00		10/03/2025	102125	358159	648.35	11/02/2025	INV	PD	IRRIGATION PARTS
CHECK DATE: 10/21/2025									
113058	CLEVERINGA, MEGHAN								
2015403.002		10/03/2025	102125	358160	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
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100419	CLOVER CONDOMINIUM ASSOCIATION								
00498839-47	250004	10/15/2025	101625	358113	1,544.84	10/31/2025	INV	PD	NOV COMMUNITY ROOM DUES
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111222	CNH ARCHITECTS LTD								
3628		09/30/2025	102125	358161	28,737.89	10/30/2025	INV	PD	Public Safety Facility-Ar

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City of Chaska

VENDOR INVOICE LIST

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CHECK DATE: 10/21/2025									
106301 CORE & MAIN LP									
X797454	250243	09/25/2025	102125	358163	1,847.69	10/25/2025	INV	PD	INVENTORY-HYDRANT VALVES
CHECK DATE: 10/21/2025									
X828650		09/30/2025	102125	358163	4,701.26	10/30/2025	INV	PD	MIDDLE SCHOOL IRRIGATION
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X830893		09/30/2025	102125	358163	610.85	10/30/2025	INV	PD	MIDDLE SCHOOL IRRIGATION
CHECK DATE: 10/21/2025									
					7,159.80				
113074 COURNEYA, TRACY									
146803		10/13/2025	102125	358164	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									
PAYEE: COURNEYA, TRACY									
107485 CROWN COLLEGE									
EMTI 48	10/4/25	10/04/2025	102125	358165	100.00	10/24/2025	INV	PD	EMR REFRESHER - EMTI
CHECK DATE: 10/21/2025									
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5	SEP25	09/30/2025	101625	358114	107.62	10/20/2025	INV	PD	COOLER RENT & WATER
CHECK DATE: 10/16/2025									
110391 CUMMINS INC									
E4-250940887		09/30/2025	102125	358166	1,278.97	10/30/2025	INV	PD	GL2 PROPANE TO NATURAL GA
CHECK DATE: 10/21/2025									
100555 D R HORTON INC									
1674	OAK CREEK CT	09/02/2025	102125	358167	3,000.00	10/02/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/21/2025									
108994 DAVE A BERG									
Chaska #5		10/01/2025	102125	358168	1,000.00	10/31/2025	INV	PD	SERVICE TERRITORY ACQUISI

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/21/2025									
113056 DEBOWER, COLLEEN									
2015414.002		10/04/2025	102125	358169	53.08	11/04/2025	INV	PD	RFD DAMAGE DEPOSIT-CELEBR
CHECK DATE: 10/21/2025 PAYEE: DEBOWER, COLLEEN									
100520 DEM CON COMPANIES LLC									
25405		09/30/2025	102125	358170	83.10	10/30/2025	INV	PD	CH ALLEY COLLUM DEMO
CHECK DATE: 10/21/2025									
103870 DIVERSIFIED PLUMBING AND HEATING INC									
43929		09/19/2025	102125	358171	1,175.00	10/19/2025	INV	PD	CHEVALLE LS GENERATOR
CHECK DATE: 10/21/2025									
100549 DORSEY AND WHITNEY LLP									
4086387		06/16/2025	102125	358172	9,246.00	10/30/2025	INV	PD	BECKMAN ABATEMENT PROJECT
CHECK DATE: 10/21/2025									
104633 EASTERN CARVER COUNTY SCHOOLS (REBATES)									
101455023-2025-CMSE1		10/05/2025	102125	358173	15,583.26	11/09/2025	INV	PD	SEP REBATE-CUSTOM-GENERAL
CHECK DATE: 10/21/2025									
101455023-2025-CMSE2		10/05/2025	102125	358173	6,381.33	11/09/2025	INV	PD	SEP REBATE-CUSTOM-GENERAL
CHECK DATE: 10/21/2025									
					21,964.59				
111282 CANNON TECHNOLOGIES INC									
955900939	240117	09/17/2025	102125	358174	128,791.73	10/30/2025	INV	PD	ELECTRIC METERS 9S
CHECK DATE: 10/21/2025									
955900948	240117	09/17/2025	102125	358174	108,838.08	10/30/2025	INV	PD	ELECTRIC METERS 16S
CHECK DATE: 10/21/2025									
					237,629.81				
103919 EBERT INC									
23520-0021-8		07/17/2025	102125	358175	1,033.60	11/10/2025	INV	PD	Public Safety Facility-Co
CHECK DATE: 10/21/2025									
100587 EH RENNER & SONS INC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9078		10/09/2025	102125	358176	976.00	11/09/2025	INV	PD	Irrigation Pump Station R
CHECK DATE: 10/21/2025									
100592 ELECTRIC PUMP INC									
034201		09/29/2025	102125	358177	3,183.00	10/29/2025	INV	PD	CHEVALLE LIFT STATION
CHECK DATE: 10/21/2025									
034202		09/29/2025	102125	358177	30,599.00	10/29/2025	INV	PD	CHEVALLE LIFT STATION
CHECK DATE: 10/21/2025									
110104 RAINY FALLS VENTURES LLC									
00000779		09/30/2025	102125	358178	1,184.75	10/30/2025	INV	PD	FF GEAR DECON & REPAIR
CHECK DATE: 10/21/2025									
102657 ENERGY MANAGEMENT SOLUTIONS INC									
11042		09/30/2025	102125	358179	9,527.30	11/04/2025	INV	PD	OCTOBER RETAINER FEE
CHECK DATE: 10/21/2025									
103643 EROSION PRODUCTS LLC									
INV-20250923348		10/08/2025	102125	358180	96.47	11/07/2025	INV	PD	SEED FOR BACKWASH & CLEAR
CHECK DATE: 10/21/2025									
112363 ESS, ELAINE									
146802		10/13/2025	102125	358181	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									
100628 EXCEL AUTO GLASS									
15677		10/08/2025	102125	358182	595.00	11/08/2025	INV	PD	#203 WINDSHIELD REPLACEME
CHECK DATE: 10/21/2025									
112644 FERGUSON US HOLDINGS INC									
0297187		09/26/2025	102125	358183	317.27	10/26/2025	INV	PD	HYDRANT VALVES
CHECK DATE: 10/21/2025									
0297189		09/24/2025	102125	358183	6.35	10/24/2025	INV	PD	WIPES
CHECK DATE: 10/21/2025									
100655 FERRELLGAS 7780961									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1131728050 CHECK DATE: 10/21/2025		10/08/2025	102125	358184	75.34	11/08/2025	INV	PD	PROPANE
106319 CHAD JEREMY FIGG									
Sept 25 TKD CHECK DATE: 10/21/2025		10/04/2025	102125	358185	834.84	11/04/2025	INV	PD	September 2025 Tae Kwon D
112656 FIRST DIGITAL COMMUNICATIONS LLC									
00882163-1 CHECK DATE: 10/16/2025		10/01/2025	101625	358115	441.76	11/01/2025	INV	PD	OCT SIP PHONE BILL
111488 AT&T MOBILITY NATIONAL ACCOUNTS LLC									
287333620278x100325 CHECK DATE: 10/16/2025		09/25/2025	101625	358116	906.47	10/20/2025	INV	PD	SEP FIRSTNET MOBILE
109838 FITTING REFLECTIONS LLC									
3451 CHECK DATE: 10/21/2025		10/01/2025	102125	358186	2,355.19	11/01/2025	INV	PD	#3 POND AERATION REPAIR
100673 FLEETPRIDE INC									
129390681 CHECK DATE: 10/21/2025		10/09/2025	102125	358187	189.98	11/09/2025	INV	PD	#2091 AIR BRAKE CHAMBERS
112359 FORBROOK, BARB									
146805 CHECK DATE: 10/21/2025		10/13/2025	102125	358188	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND PAYEE: FORBROOK, BARB
100693 FS3 INC									
96354 CHECK DATE: 10/21/2025		09/26/2025	102125	358189	559.35	10/26/2025	INV	PD	CABLE PULLING LUBE
113067 GIGAPOWER LLC									
146264 CHECK DATE: 10/21/2025		10/08/2025	102125	358190	1,553.45	10/30/2025	INV	PD	Refund overpayment on ele PAYEE: GIGAPOWER LLC
101463 GOPHER STATE ONE CALL									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5090285		09/30/2025	102125	358191	1,097.55	10/30/2025	INV	PD	SEPTEMBER LOCATES
CHECK DATE: 10/21/2025									
100753 GPS INDUSTRIES LLC									
LEASE0130575		10/15/2025	102125	358192	5,504.00	11/15/2025	INV	PD	GPS LEASE
CHECK DATE: 10/21/2025									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-12		07/11/2025	102125	358193	246,110.62	11/10/2025	INV	PD	Public Safety Facility-P1
CHECK DATE: 10/21/2025									
100763 GRACZYK, NOEL									
146199		09/11/2025	102125	358194	42.14	11/02/2025	INV	PD	MILEAGE-TYLER USER GROUP
CHECK DATE: 10/21/2025									
100759 WW GRAINGER INC									
9644622699		09/17/2025	102125	358195	220.86	10/17/2025	INV	PD	MOTOR FOR ARENA BATHROOM
CHECK DATE: 10/21/2025									
9645348930		09/18/2025	102125	358195	76.00	10/18/2025	INV	PD	GRINDER WHEEL
CHECK DATE: 10/21/2025									
9652279622		09/24/2025	102125	358195	280.57	10/24/2025	INV	PD	POOL PUMP ROOM LEAK
CHECK DATE: 10/21/2025									
9653045766		09/24/2025	102125	358195	72.68	10/24/2025	INV	PD	FAN BEARINGS
CHECK DATE: 10/21/2025									
9655566942		09/26/2025	102125	358195	222.96	10/26/2025	INV	PD	WATER PH TESTING TOOL
CHECK DATE: 10/21/2025									
9655751916		09/26/2025	102125	358195	272.58	10/26/2025	INV	PD	ARENA #2 EXHAUST FAN MOTO
CHECK DATE: 10/21/2025									
9655751924		09/26/2025	102125	358195	66.65	10/26/2025	INV	PD	#704 CATCH CLIPS
CHECK DATE: 10/21/2025									
9655751932		09/26/2025	102125	358195	101.68	10/26/2025	INV	PD	#704 CATCH CLIPS
CHECK DATE: 10/21/2025									
9658848040		09/30/2025	102125	358195	66.15	10/30/2025	INV	PD	FIRE EXT BRACKET
CHECK DATE: 10/21/2025									
					1,380.13				
106216 ROSHE 2 INCORPORATED									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3390		10/01/2025	102125	358196	2,730.00	10/31/2025	INV	PD	SEP EVENT LABOR
CHECK DATE: 10/21/2025									
3391		10/01/2025	102125	358196	4,330.00	10/31/2025	INV	PD	OCT CURL/EVENT CTR CLEANI
CHECK DATE: 10/21/2025									
102333 HANSON, ELIZABETH					7,060.00				
146200		09/26/2025	102125	358197	530.60	11/02/2025	INV	PD	MILEAGE-PRESERVE CONF, RC
CHECK DATE: 10/21/2025									
100810 HAWKINS INC									
7212311		09/29/2025	102125	358198	191.48	11/13/2025	INV	PD	WTP CHEMICAL
CHECK DATE: 10/21/2025									
7218898		10/03/2025	102125	358198	9,188.19	11/17/2025	INV	PD	WTP CHEMICALS
CHECK DATE: 10/21/2025									
112357 HENDRICKSON, ROBIN					9,379.67				
146806		10/13/2025	102125	358199	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									
PAYEE: HENDRICKSON, ROBIN									
100841 HERMANS LANDSCAPE SUPPLIES									
65978/1		10/08/2025	102125	358200	175.00	11/08/2025	INV	PD	TOP SOIL LIONS PARK
CHECK DATE: 10/21/2025									
65988/1		10/09/2025	102125	358200	175.00	11/09/2025	INV	PD	TOP SOIL LIONS PARK
CHECK DATE: 10/21/2025									
65990/1		10/09/2025	102125	358200	175.00	11/09/2025	INV	PD	TOP SOIL LIONS PARK
CHECK DATE: 10/21/2025									
65991/1		10/09/2025	102125	358200	175.00	11/09/2025	INV	PD	TOP SOIL LIONS PARK
CHECK DATE: 10/21/2025									
100848 HIGH TECH CLEANING INC					700.00				
21682		09/20/2025	102125	358201	400.00	10/20/2025	INV	PD	BATHROOM TOWEL DISPENSERS
CHECK DATE: 10/21/2025									
21694		10/01/2025	102125	358201	3,392.82	11/01/2025	INV	PD	CITY HALL-CLEANING
CHECK DATE: 10/21/2025									
21695		10/01/2025	102125	358201	535.60	11/01/2025	INV	PD	COMMUNITY ROOM-CLEANING

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE:	10/21/2025								
21696	CHECK DATE:	10/01/2025	102125	358201	1,195.00	11/01/2025	INV	PD	SAFETY CAMPUS-CLEANING
CHECK DATE:	10/21/2025								
21697	CHECK DATE:	10/01/2025	102125	358201	1,251.45	11/01/2025	INV	PD	HISTORY CENTER-CLEANING
CHECK DATE:	10/21/2025								
21698	CHECK DATE:	10/01/2025	102125	358201	388.56	11/01/2025	INV	PD	IT DEPARTMENT-CLEANING
CHECK DATE:	10/21/2025								
21699	CHECK DATE:	10/01/2025	102125	358201	2,603.86	11/01/2025	INV	PD	MSB-CLEANING
CHECK DATE:	10/21/2025								
21700	CHECK DATE:	10/01/2025	102125	358201	190.55	11/01/2025	INV	PD	STANTEC ENGINEERING-CLEAN
CHECK DATE:	10/21/2025								
21701	CHECK DATE:	10/01/2025	102125	358201	684.95	11/01/2025	INV	PD	WTP-CLEANING
CHECK DATE:	10/21/2025								
21761	CHECK DATE:	10/01/2025	102125	358201	620.69	11/01/2025	INV	PD	CLEANING SUPPLIES-MSB
CHECK DATE:	10/21/2025								
21766	CHECK DATE:	10/01/2025	102125	358201	125.00	11/01/2025	INV	PD	THE LOOP-BATHROOM CLEANIN
CHECK DATE:	10/21/2025								
					11,388.48				
109884 IDENTISYS INCORPORATED									
737727	CHECK DATE:	10/01/2025	102125	358202	166.00	11/17/2025	INV	PD	ID Printer Annual Support
CHECK DATE:	10/21/2025								
113070 IIAMS, KIRSTEN									
146795	CHECK DATE:	10/13/2025	102125	358203	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE:	10/21/2025								PAYEE: IIAMS, KIRSTEN
104751 IMPACT MAILING OF MINNESOTA INC									
219761	CHECK DATE:	10/07/2025	102125	358204	9,730.54	11/07/2025	INV	PD	SEP UTILITY BILLING
CHECK DATE:	10/21/2025								
219775	CHECK DATE:	10/07/2025	102125	358204	1,713.19	11/07/2025	INV	PD	SEP REMINDER NOTICES
CHECK DATE:	10/21/2025								
219777	CHECK DATE:	10/07/2025	102125	358204	685.27	11/07/2025	INV	PD	SEP FINAL BILLS
CHECK DATE:	10/21/2025								
					12,129.00				
112122 INDUSTRIAL CONSTRUCTION SPECIALISTS LLC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
23520-0021-8 CHECK DATE: 10/21/2025		07/21/2025	102125	358205	2,375.00	11/10/2025	INV	PD	Public Safety Facility-St
110528 INVOICE CLOUD INC									
3052-2025_9 CHECK DATE: 10/21/2025		09/30/2025	102125	358206	17,776.97	11/06/2025	INV	PD	SEP UB PAYMENT PROCESSING
113072 JACKSON, CASEY									
146799 CHECK DATE: 10/21/2025		10/13/2025	102125	358207	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND PAYEE: JACKSON, CASEY
108948 AUDRANN INC									
1547263 CHECK DATE: 10/21/2025		09/29/2025	102125	358208	195.69	11/13/2025	INV	PD	HVAC BELTS
1547264 CHECK DATE: 10/21/2025		09/26/2025	102125	358208	127.14	11/10/2025	INV	PD	HVAC BELTS
1547265 CHECK DATE: 10/21/2025		09/29/2025	102125	358208	147.55	11/13/2025	INV	PD	HVAC BELTS
1548385 CHECK DATE: 10/21/2025		10/06/2025	102125	358208	102.79	11/20/2025	INV	PD	LION'S WARMING HOUSE FILT
1548584 CHECK DATE: 10/21/2025		10/07/2025	102125	358208	32.17	11/21/2025	INV	PD	HVAC BELTS
1548672 CHECK DATE: 10/21/2025		10/08/2025	102125	358208	25.86	11/22/2025	INV	PD	CLEANING BRUSHES-HVAC
					631.20				
113063 JONES, JENNA									
2015410.002 CHECK DATE: 10/21/2025		10/03/2025	102125	358209	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL PAYEE: JONES, JENNA
112369 KECHELY, CAROLYN									
146796 CHECK DATE: 10/21/2025		10/13/2025	102125	358210	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND PAYEE: KECHELY, CAROLYN
112124 KELLEHER CONSTRUCTION INC									
23520-0021-14 CHECK DATE: 10/21/2025		07/25/2025	102125	358211	146,163.05	11/10/2025	INV	PD	Public Safety Facility-Co

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100981 KELLINGTON CONSTRUCTION INC									
23520-0021-9		07/18/2025	102125	358212	53,651.25	11/10/2025	INV	PD	Public Safety Facility-Ro
CHECK DATE: 10/21/2025									
113073 KEYPORT, GEORGIANN									
146800		10/13/2025	102125	358213	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									PAYEE: KEYPORT, GEORGIANN
101003 KLOOS ELECTRIC INC									
18208		10/10/2025	102125	358214	10,183.74	11/10/2025	INV	PD	CHEVALLE LIFT STATION
CHECK DATE: 10/21/2025									
101022 KUSSKE CONSTRUCTION COMPANY LLC									
23520-0021-11		07/31/2025	102125	358215	127,875.94	11/10/2025	INV	PD	Public Safety Facility-Ea
CHECK DATE: 10/21/2025									
113064 KWAKENAT, DASHA									
2015411,002		10/03/2025	102125	358216	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
CHECK DATE: 10/21/2025									PAYEE: KWAKENAT, DASHA
113071 LADWIG, MOLLY									
146798		10/13/2025	102125	358217	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									PAYEE: LADWIG, MOLLY
101043 LANO EQUIPMENT INC									
01-1189759		10/07/2025	102125	358218	569.43	11/07/2025	INV	PD	#123 AXLE BEARING & KIT
CHECK DATE: 10/21/2025									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Oct-25		10/03/2025	100725-2	358097	2,263.00	10/03/2025	INV	PD	Oct-25 Police Union Dues
CHECK DATE: 10/07/2025									
105326 LENNAR									
2918 IRONWOOD BLVD		10/13/2025	102125	358219	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/21/2025									
2924 IRONWOOD BLVD		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2930 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/13/2025	102125	358219	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
2954 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
2960 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
2963 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
2987 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
2997 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/13/2025	102125	358219	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
3009 SUGAR MAPLE DR CHECK DATE: 10/21/2025		10/14/2025	102125	358219	3,000.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
3022 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/13/2025	102125	358219	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
3028 IRONWOOD BLVD CHECK DATE: 10/21/2025		10/13/2025	102125	358219	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
3091 SUGAR MAPLE DR CHECK DATE: 10/21/2025		10/14/2025	102125	358219	3,000.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
3094 SUGAR MAPLE DR CHECK DATE: 10/21/2025		10/14/2025	102125	358219	3,000.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
3109 SUGAR MAPLE DR CHECK DATE: 10/21/2025		10/14/2025	102125	358219	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
					36,500.00				
107698 LTR INTERMEDIATE HOLDINGS INC									
3075565 CHECK DATE: 10/21/2025		09/27/2025	102125	358220	1,074.75	10/27/2025	INV	PD	TIRE RECYCLING
113061 LINDBLOM, CASSIE									
2015408.002 CHECK DATE: 10/21/2025		10/03/2025	102125	358221	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL PAYEE: LINDBLOM, CASSIE
110118 LOCKRIDGE GRINDAL NAUEN PLLP									
121323		10/01/2025	102125	358222	3,333.33	11/08/2025	INV	PD	OCT LOBBYIST FOR CITY SQU

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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: 10/21/2025									
103842 LOCAL GOVERNMENT INFORMATION SYSTEMS									
152647		10/07/2025	102125	358223	2,711.00	11/06/2025	INV	PD	Q4 SA SUPPORT
CHECK DATE: 10/21/2025									
112362 LORAM, DIANE									
146793		10/13/2025	102125	358224	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									
PAYEE: LORAM, DIANE									
105710 MACQUEEN EMERGENCY GROUP									
P55605		09/30/2025	102125	358225	2,133.61	10/30/2025	INV	PD	GEAR FOR NEW FF'S
CHECK DATE: 10/21/2025									
P55829		10/03/2025	102125	358225	308.80	11/06/2025	INV	PD	EXTRICATION GLOVES
CHECK DATE: 10/21/2025									
101124 MACQUEEN EQUIPMENT					2,442.41				
P67774		09/30/2025	102125	358226	530.82	10/30/2025	INV	PD	#921 VALVES
CHECK DATE: 10/21/2025									
103449 MADDEN GALANTER HANSEN LLP									
146238		10/07/2025	102125	358227	2,326.50	11/07/2025	INV	PD	SEP LEGAL-LABOR RELATIONS
CHECK DATE: 10/21/2025									
104521 MANGOLD GROUP LLC									
23210		09/30/2025	102125	358228	2,337.00	10/30/2025	INV	PD	MOUNT PLEASANT SEPT MAINT
CHECK DATE: 10/21/2025									
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00272070		09/29/2025	102125	358229	2,377.39	10/29/2025	INV	PD	WTP GENERATOR FUEL
CHECK DATE: 10/21/2025									
IN-00272071		09/29/2025	102125	358229	2,120.73	10/29/2025	INV	PD	CITY HALL GENERATOR FUEL
CHECK DATE: 10/21/2025									
113055 MAVO CONCRETE SAWING SERVICES INC					4,498.12				

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7488		09/19/2025	102125	358230	2,549.00	10/19/2025	INV	PD	FIX KIDDIE POOL LEAK
CHECK DATE: 10/21/2025									
113054 MAYNARDS LLC									
WH-1617		10/01/2025	102125	358231	263.32	11/01/2025	INV	PD	prizes/resale
CHECK DATE: 10/21/2025									
101151 MCDONALD CONSTRUCTION INC									
739	ENSCONCED WAY	10/14/2025	102125	358232	3,000.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
CHECK DATE: 10/21/2025									
112126 MCINTIRE BRASS WORKS INC									
23520-0021-1		07/24/2025	100925-2	358103	9,883.33	11/07/2025	INV	PD	Public Safety Facility-Fi
CHECK DATE: 10/09/2025									
101168 MELCHERT HUBERT SJODIN PLLP									
181896		09/26/2025	102125	358233	18,140.50	10/26/2025	INV	PD	SEP LEGAL
CHECK DATE: 10/21/2025									
101183 METROPOLITAN COUNCIL									
SEP 2025 SAC		09/30/2025	102125	358234	39,362.40	10/30/2025	INV	PD	SEP SAC CHARGES
CHECK DATE: 10/21/2025									
101182 METROPOLITAN COUNCIL									
0001194000		10/01/2025	102125	358235	311,137.34	11/01/2025	INV	PD	NOV SEWER SERVICES FOR ME
CHECK DATE: 10/21/2025									
101187 METRO SALES INC									
INV2904957		10/06/2025	102125	358236	163.00	11/05/2025	INV	PD	Contract Invoice
CHECK DATE: 10/21/2025									
INV2906619		10/07/2025	102125	358236	61.73	11/06/2025	INV	PD	Contract Invoice
CHECK DATE: 10/21/2025									
INV2906622		10/07/2025	102125	358236	2,251.61	11/07/2025	INV	PD	Q3 PRINTER USAGE
CHECK DATE: 10/21/2025									
INV2910548		10/10/2025	102125	358236	172.48	11/09/2025	INV	PD	RICOH COPIER-CURL/EVENT C
CHECK DATE: 10/21/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104012	MGM WINE & SPIRITS				2,648.82				
172933958-2025-1		10/03/2025	102125	358237	980.64	11/09/2025	INV	PD	SEP REBATE-BUSINESS LIGHT
CHECK DATE:	10/21/2025								
112637	MID AMERICA METER LLC								
256791		10/03/2025	102125	358238	1,163.25	11/02/2025	INV	PD	WELL #8 METER
CHECK DATE:	10/21/2025								
101196	MID COUNTY COOP #122622								
3330		10/06/2025	102125	358239	739.00	11/30/2025	INV	PD	DIESEL PUMP REPLACEMENT
CHECK DATE:	10/21/2025								
111104	MILLER MENDEL INC								
10914		09/30/2025	102125	358240	9.00	10/30/2025	INV	PD	Background - New Hires -
CHECK DATE:	10/21/2025								
11138		09/30/2025	102125	358240	2.00	10/31/2025	INV	PD	eSOPH Services
CHECK DATE:	10/21/2025								
11331		09/30/2025	102125	358240	45.00	10/31/2025	INV	PD	Background - New Hires -
CHECK DATE:	10/21/2025								
11584		09/30/2025	102125	358240	33.24	10/30/2025	INV	PD	eSOPH Storage
CHECK DATE:	10/21/2025								
104380	MINGER CONSTRUCTION COMPANIES INC				89.24				
SP 196-090-002-6		10/02/2025	102125	358241	3,118.84	11/02/2025	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE:	10/21/2025								
101217	MINNESOTA CHILD SUPPORT PMT CTR								
PR1003250015739009		10/03/2025	100725-2	358098	249.65	10/03/2025	INV	PD	100325 Payroll - Child Su
CHECK DATE:	10/07/2025								
PR1003250015806598		10/03/2025	100725-2	358099	461.46	10/03/2025	INV	PD	100325 Payroll - Child Su
CHECK DATE:	10/07/2025								
PR1003250015887922		10/03/2025	100725-2	358100	346.10	10/03/2025	INV	PD	100325 Payroll - Child Su
CHECK DATE:	10/07/2025								

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105532 MINNESOTA CURLING ASSOCIATION					1,057.21				
146928		10/14/2025	102125	358242	2,091.00	11/14/2025	INV	PD	MN Cur'l Assoc Dues
CHECK DATE: 10/21/2025									
101337 MINNESOTA DEPARTMENT OF HEALTH									
1100002 3rd Qtr 2025		08/15/2025	102125	358244	19,627.11	10/30/2025	INV	PD	Comm Water Supply Conn Fe
CHECK DATE: 10/21/2025									
146732		10/06/2025	102125	358243	23.00	11/06/2025	INV	PD	L. MONTUFAR CLASS D CERT
CHECK DATE: 10/21/2025									
101256 MINNESOTA POLLUTION CONTROL AGENCY (TRAINING)					19,650.11				
146096		10/06/2025	102125	358245	585.00	11/06/2025	INV	PD	L. WECKMAN SC EXAM REFRES
CHECK DATE: 10/21/2025									
101298 MINNESOTA STATE PATROL									
146023		09/26/2025	102125	358246	40.00	10/26/2025	INV	PD	VEHICLE DECALS
CHECK DATE: 10/21/2025									
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Oct-25		10/03/2025	100925-2	358104	6,351.00	10/03/2025	INV	PD	Oct-25 Local #320 Union D
CHECK DATE: 10/09/2025									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/SEP25		09/29/2025	101625	358117	1,556.00	10/22/2025	INV	PD	SEP ST LITES-TOWN COURSE
CHECK DATE: 10/16/2025									
778377500/SEP25		10/07/2025	101625	358117	57.50	11/02/2025	INV	PD	SEP 12500 COUNTY RD 11 SI
CHECK DATE: 10/16/2025									
778377800/SEP25		10/07/2025	101625	358117	42.03	11/02/2025	INV	PD	SEP 4250 ENGLER BLVD SIGN
CHECK DATE: 10/16/2025									
778377900/SEP25		10/07/2025	101625	358117	44.56	11/02/2025	INV	PD	SEP 4100 ENGLER BLVD SIGN
CHECK DATE: 10/16/2025									
781385500/SEP25		10/07/2025	101625	358117	15.57	11/02/2025	INV	PD	SEP 4463 COUNTY RD 44
CHECK DATE: 10/16/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105308 MINNESOTA VALLEY UTILITY SERVICES LLC					1,715.66				
1080006		10/02/2025	102125	358247	2,484.00	11/01/2025	INV	PD	MONTHLY SUBSTATION MAINT
CHECK DATE: 10/21/2025									
100889 INTERNATIONAL CITY MANAGEMENT ASSN RETIREMENT CORP									
2025/1003-ICMA		10/03/2025	100925-2	358105	5,868.73	10/03/2025	INV	PD	457 & Roth Contributions
CHECK DATE: 10/09/2025									
101281 KRISTIE MITCHELL									
146715		10/09/2025	102125	358248	4,510.80	11/09/2025	INV	PD	Fall 1 Skate Lesson Instr
CHECK DATE: 10/21/2025									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
ALR0180418X		09/27/2025	102125	358249	145.00	10/27/2025	INV	PD	CITY HALL ELEVATOR LICENS
CHECK DATE: 10/21/2025									
ALR0181224X		09/27/2025	102125	358249	145.00	10/27/2025	INV	PD	LIBRARY ELEVATOR LICENSE
CHECK DATE: 10/21/2025									
SEPTEMBER0190352025		09/30/2025	102125	358250	3,196.68	10/30/2025	INV	PD	SEP PERMIT SURCHARGES
CHECK DATE: 10/21/2025									
105853 MOR GOLF AND UTILITY INC					3,486.68				
54599		06/17/2025	102125	358251	103.09	11/05/2025	INV	PD	CART REPAIR PARTS
CHECK DATE: 10/21/2025									
57341		09/30/2025	102125	358251	550.00	10/30/2025	INV	PD	CART RENTALS
CHECK DATE: 10/21/2025									
57342		09/30/2025	102125	358251	1,340.00	10/30/2025	INV	PD	CART RENTALS
CHECK DATE: 10/21/2025									
101324 MOTOROLA					1,993.09				
1187157204		10/06/2025	102125	358252	6,511.86	11/05/2025	INV	PD	RADIO & CHARGER FOR NEW C
CHECK DATE: 10/21/2025									
101327 MP NEXLEVEL LLC									
1460161		09/25/2025	102125	358253	5,825.00	10/25/2025	INV	PD	Q3 FIBER LOCATING

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/21/2025									
1460162		10/06/2025		102125	358253	822.15	11/06/2025	INV PD	Q3 GOPHER STATE LOCATE RE
CHECK DATE: 10/21/2025									
					6,647.15				
103236 MRA-THE MANAGEMENT ASSOCIATION									
00492568		10/06/2025		102125	358254	300.00	11/05/2025	INV PD	SEP JOB EVALUATIONS
CHECK DATE: 10/21/2025									
112127 MT CONTRACTING INC									
23520-0021-3		07/21/2025		102125	358255	304,809.40	11/10/2025	INV PD	Public Safety Facility-A1
CHECK DATE: 10/21/2025									
101354 MTI DISTRIBUTING INC #700767									
1482112-00		10/13/2025		102125	358256	4,319.56	11/13/2025	INV PD	3500 MOWER REPAIR
CHECK DATE: 10/21/2025									
1497472-00		10/07/2025		102125	358256	244.38	11/07/2025	INV PD	HYD TUBE 3500
CHECK DATE: 10/21/2025									
1498265-00		10/13/2025		102125	358256	96.66	11/13/2025	INV PD	3500 PARTS
CHECK DATE: 10/21/2025									
					4,660.60				
102372 MINNESOTA WASTEWATER OPERATORS ASSOCIATION									
146094		09/24/2025		102125	358257	60.00	10/24/2025	INV PD	MWOA 6-YR RENEWAL
CHECK DATE: 10/21/2025									
101365 STAR GROUP LLC									
4472/SEP2025		09/30/2025		101625	358118	4,607.22	10/10/2025	INV PD	SEP PARTS & SUPPLIES
CHECK DATE: 10/16/2025									
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Oct-25		10/03/2025		100725-2	358101	4.00	10/03/2025	INV PD	Oct- 25 D.R.I.V.E. Contri
CHECK DATE: 10/07/2025									
112105 NEI ELECTRIC INC									
23520-0021-12		07/16/2025		102125	358258	221,607.53	11/10/2025	INV PD	Public Safety Facility-E1
CHECK DATE: 10/21/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102654 NORTH AMERICAN SAFETY INC									
INV102237		10/02/2025	102125	358259	120.00	11/02/2025	INV	PD	SAFETY GLASSES
CHECK DATE: 10/21/2025									
INV102433		10/09/2025	102125	358259	969.00	11/09/2025	INV	PD	LOCATING PAINT
CHECK DATE: 10/21/2025									
					1,089.00				
113030 NORTH CENTRAL BUS & EQUIPMENT INC									
327669		10/10/2025	102125	358260	1,644.04	11/10/2025	INV	PD	Sync modules for squads
CHECK DATE: 10/21/2025									
112102 NORTHLAND CONCRETE & MASONRY COMPANY LLC									
23520-0021-13		07/18/2025	102125	358261	288,424.75	11/10/2025	INV	PD	Public Safety Facility-Ma
CHECK DATE: 10/21/2025									
109957 NORTHWESTERN UNIVERSITY									
27901		01/29/2025	102125	358262	4,750.00	10/31/2025	INV	PD	Police Staff and Command
CHECK DATE: 10/21/2025									
105035 RED BEARD LLC									
2514		09/27/2025	102125	358263	3,603.60	10/27/2025	INV	PD	FALL 6/6/6 MEALS
CHECK DATE: 10/21/2025									
2515		10/11/2025	102125	358263	2,808.00	11/11/2025	INV	PD	FALL SCRAMBLE MEALS
CHECK DATE: 10/21/2025									
					6,411.60				
112748 OERTEL ARCHITECTS LTD									
25-07.7		10/03/2025	102125	358264	138,756.95	11/03/2025	INV	PD	MSB PROJECT DESIGN
CHECK DATE: 10/21/2025									
101465 ON SITE SANITATION INC									
0001960810		09/27/2025	102125	358265	178.00	10/27/2025	INV	PD	TOWN COURSE MAINTENANCE
CHECK DATE: 10/21/2025									
0001960811		09/27/2025	102125	358265	292.00	10/27/2025	INV	PD	SUNSET PARK
CHECK DATE: 10/21/2025									
0001960812		09/27/2025	102125	358265	146.00	10/27/2025	INV	PD	CLOVER RIDGE SOCCER FIELD
CHECK DATE: 10/21/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0001960813 CHECK DATE: 10/21/2025		09/27/2025	102125	358265	178.00	10/27/2025	INV	PD	TOWN COURSE
					794.00				
104668 OPTUM BANK INC									
0001815259 CHECK DATE: 10/16/2025		10/09/2025	101625	358119	500.50	11/08/2025	INV	PD	Q3 HSA FEES
101491 PATCHIN MESSNER APPRAISALS INC									
22072N CHECK DATE: 10/21/2025		10/13/2025	102125	358266	1,437.50	11/13/2025	INV	PD	TH 41/CSAH 61 PROJECT-PAR
101509 PERMATOP LLC									
23812 CHECK DATE: 10/21/2025		10/10/2025	102125	358267	5,400.00	11/10/2025	INV	PD	REBURBISH FWF PONTOON
112130 PETERSON BROS ROOFING & CONSTRUCTION INC									
23520-0021-8 CHECK DATE: 10/21/2025		07/22/2025	102125	358268	12,019.02	11/10/2025	INV	PD	Public Safety Facility-Ro
101518 PETERSON, NATE									
146692 CHECK DATE: 10/21/2025		09/27/2025	102125	358269	194.46	10/27/2025	INV	PD	MILEAGE-FIRE TRAINING IN
101530 PING INC									
2025100062011 CHECK DATE: 10/21/2025		09/30/2025	102125	358270	866.31	12/01/2025	INV	PD	RESALE
2025100082901 CHECK DATE: 10/21/2025		10/10/2025	102125	358270	256.21	12/09/2025	INV	PD	RESALE
2025100084618 CHECK DATE: 10/21/2025		10/13/2025	102125	358270	177.84	12/12/2025	INV	PD	RESALE
					1,300.36				
101532 PINNACLE WALL SYSTEMS INC									
23520-0021-1 CHECK DATE: 10/21/2025		07/31/2025	102125	358271	143,431.00	11/10/2025	INV	PD	Public Safety Facility-Ap

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101539 PLAISTED COMPANIES INC									
89398		10/04/2025	102125	358272	1,296.16	11/04/2025	INV	PD	TOPDRESSING SAND
CHECK DATE: 10/21/2025									
89705		10/11/2025	102125	358272	1,919.72	11/11/2025	INV	PD	TOPDRESSING & DIVOT SAND
CHECK DATE: 10/21/2025									
113060 POPPITZ, CORY					3,215.88				
2015407.002		10/03/2025	102125	358273	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
CHECK DATE: 10/21/2025 PAYEE: POPPITZ, CORY									
106326 POVOLNY SPECIALTIES INC									
50744		09/30/2025	102125	358274	2,923.00	10/30/2025	INV	PD	IRRIGATION CABINET CITY S
CHECK DATE: 10/21/2025									
101557 POWER SYSTEM ENGINEERING INC									
9060820		10/03/2025	102125	358275	2,750.00	11/03/2025	INV	PD	WO#15687 MRS 115 BREAKERS
CHECK DATE: 10/21/2025									
9060821		10/03/2025	102125	358275	4,830.00	11/03/2025	INV	PD	GENERAL ENIGINERING FOR S
CHECK DATE: 10/21/2025									
9060826		10/06/2025	102125	358275	1,100.00	11/06/2025	INV	PD	AMI CONTRACT NEGOTIATIONS
CHECK DATE: 10/21/2025									
9061176		10/13/2025	102125	358275	4,354.50	11/13/2025	INV	PD	MISC ENGINEERING FOR SEPT
CHECK DATE: 10/21/2025									
101571 PREMIUM WATERS INC					13,034.50				
417080-09-25		09/30/2025	102125	358276	131.37	10/30/2025	INV	PD	CLUBHOUSE WATER
CHECK DATE: 10/21/2025									
112131 PRINDLE PAINTING INC									
23520-0021-2		07/18/2025	102125	358277	25,927.87	11/10/2025	INV	PD	Public Safety Facility-Pa
CHECK DATE: 10/21/2025									
112428 PROGRESSIVE BUILDING SYSTEMS LTD									
23520-0021-6		07/21/2025	102125	358278	998.45	11/10/2025	INV	PD	Public Safety Facility-Ar
CHECK DATE: 10/21/2025									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
106323	PULTE HOMES								
938	GOLDFINCH ST CHECK DATE: 10/21/2025	10/14/2025	102125	358279	2,500.00	11/14/2025	INV	PD	BUILDER DEPOSIT REFUND
942	GOLDFINCH ST CHECK DATE: 10/21/2025	10/13/2025	102125	358279	2,500.00	11/13/2025	INV	PD	BUILDER DEPOSIT REFUND
					5,000.00				
107855	STAPLES INC								
2564368	CHECK DATE: 10/21/2025	09/24/2025	102125	358281	-11.99	10/24/2025	CRM	PD	LYNNE'S STAND
45882917	CHECK DATE: 10/21/2025	09/23/2025	102125	358281	32.58	10/23/2025	INV	PD	PENS & HOLDER
45902328	CHECK DATE: 10/21/2025	09/24/2025	102125	358281	11.99	10/24/2025	INV	PD	HOLDER
45922186-1	CHECK DATE: 10/21/2025	09/25/2025	102125	358280	83.23	10/25/2025	INV	PD	Coffee lids, Coffee and C
45922186-2	CHECK DATE: 10/21/2025	09/25/2025	102125	358280	38.93	10/25/2025	INV	PD	Note pads, pens for the w
45922186-3	CHECK DATE: 10/21/2025	09/25/2025	102125	358280	85.24	10/25/2025	INV	PD	Paper for the workroom at
					239.98				
112914	STZR HOLDINGS LLC								
0091013-IN	CHECK DATE: 10/21/2025	10/05/2025	102125	358282	120.00	11/05/2025	INV	PD	Zamboni Blade Sharpening
101616	RDO EQUIPMENT COMPANY								
P3872770	CHECK DATE: 10/21/2025	10/06/2025	102125	358283	3,509.72	11/06/2025	INV	PD	#710 ENGINE COMP ENCLOSUR
101638	RURAL ELECTRIC SUPPLY COOPERATIVE								
3089080	CHECK DATE: 10/21/2025	09/26/2025	102125	358284	536.00	10/26/2025	INV	PD	FLAT WASHERS
3089085	CHECK DATE: 10/21/2025	09/26/2025	102125	358284	852.32	10/26/2025	INV	PD	POLE WRAP
3089182	250290 CHECK DATE: 10/21/2025	09/26/2025	102125	358284	20,711.16	10/26/2025	INV	PD	6 - ELBOW CAB FIBERGLASS

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3089183 CHECK DATE: 10/21/2025	250291	09/26/2025	102125	358284	20,711.16	10/26/2025	INV	PD	6 - ELBOW CAB FIBERGLASS
3090463 CHECK DATE: 10/21/2025		10/08/2025	102125	358284	640.00	11/07/2025	INV	PD	STAINLESS STEEL BOLTS
107697 RIVERS EDGE CONCRETE LLC					43,450.64				
7898007 CHECK DATE: 10/21/2025		09/16/2025	102125	358285	617.50	10/17/2025	INV	PD	CONCRETE FOR CHEVALLE LS
109193 RJM CONSTRUCTION LLC									
2352002115 CHECK DATE: 10/21/2025		07/31/2025	102125	358286	216,860.90	11/10/2025	INV	PD	Chaska Public Safety Faci
110677 HAJOCA CORPORATION									
S022300420.001 CHECK DATE: 10/21/2025		09/18/2025	102125	358287	202.80	10/18/2025	INV	PD	HOT WATER REC LINE REPAIR
112133 RTL CONSTRUCTION INC									
23520-0021-7 CHECK DATE: 10/21/2025		07/25/2025	102125	358288	286,265.27	11/10/2025	INV	PD	Public Safety Facility-Fr
101703 SALVATION ARMY									
SEPTEMBER/25 HS CHECK DATE: 10/21/2025		09/30/2025	102125	358289	117.36	11/07/2025	INV	PD	SEP HEAT SHARE CONTRIBUTI
113066 SCHEELE, STACY									
2015413.002 CHECK DATE: 10/21/2025		10/03/2025	102125	358290	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL PAYEE: SCHEELE, STACY
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN									
2838-1 CHECK DATE: 10/21/2025		09/30/2025	102125	358291	615.48	10/20/2025	INV	PD	FIREMANS BOARDWALK STAIN
104827 ROHN INDUSTRIES									
0057462 CHECK DATE: 10/21/2025		09/29/2025	102125	358292	26.85	10/29/2025	INV	PD	Service Security Console

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110939	DEVTHIRTY3 LLC								
2256	CHECK DATE: 10/21/2025	10/13/2025	102125	358293	8,013.00	11/13/2025	INV	PD	ENGINEERING SCANNING PROJ
112981	SIEGEL BRILL PA								
321570	CHECK DATE: 10/21/2025	10/08/2025	102125	358294	4,524.00	11/08/2025	INV	PD	MEDIATION-SIEGFRIED
111277	JOHN SIEGFRIED								
146812	CHECK DATE: 10/21/2025	10/14/2025	102125	358295	235,000.00	11/14/2025	INV	PD	SETTLEMENT FOR PROPERTY A
104383	SIR LINES-A-LOT LLC								
H25-1047-001	CHECK DATE: 10/21/2025	09/25/2025	102125	358296	18,413.23	10/25/2025	INV	PD	RESTRIPING OF ROADWAYS
104547	SITEONE LANDSCAPE SUPPLY HOLDING LLC								
159296269-001	CHECK DATE: 10/21/2025	10/07/2025	102125	358297	433.38	11/15/2025	INV	PD	IRRIGATION SUPPLIES PARKS
159299767-001	CHECK DATE: 10/21/2025	10/07/2025	102125	358297	267.10	11/15/2025	INV	PD	IRRIGATION SUPPLIES PARKS
159319411-001	CHECK DATE: 10/21/2025	10/07/2025	102125	358297	107.74	11/15/2025	INV	PD	IRRIGATION SUPPLIES CITY
159345881-001	CHECK DATE: 10/21/2025	10/08/2025	102125	358297	206.94	11/15/2025	INV	PD	IRRIGATION SUPPLIES PARKS
					1,015.16				
112368	SODERLIND, JEFF								
146794	CHECK DATE: 10/21/2025	10/13/2025	102125	358298	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND PAYEE: SODERLIND, JEFF
101816	SONUS INTERIORS INC								
23520-0021-2	CHECK DATE: 10/21/2025	03/31/2025	102125	358299	45,600.00	11/10/2025	INV	PD	Public Safety Facility-Ac
23520-0021-3	CHECK DATE: 10/21/2025	07/23/2025	102125	358299	204,960.60	11/10/2025	INV	PD	Public Safety Facility-Ac

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					250,560.60				
101847	SRF CONSULTING GROUP INC								
17860.00-8		09/30/2025	102125	358300	1,589.49	11/10/2025	INV	PD	SW CHASKA DEVELOPMENT STU
CHECK DATE: 10/21/2025									
101857	ST ANDREWS PRODUCT COMPANY								
75473-91077		06/19/2025	102125	358301	361.16	11/05/2025	INV	PD	RESALE
CHECK DATE: 10/21/2025									
112103	STANDARD IRON AND WIRE WORKS LLC								
23520-0021-15		07/14/2025	102125	358302	5,234.50	11/10/2025	INV	PD	Public Safety Facility-St
CHECK DATE: 10/21/2025									
101850	STANTEC CONSULTING SERVICES INC								
2456887		09/22/2025	102125	358303	186.50	10/22/2025	INV	PD	SW COMMUNITY PARK
CHECK DATE: 10/21/2025									
2456888		09/22/2025	102125	358303	1,366.59	10/22/2025	INV	PD	CREEK RD TRUNK SEWER PH 4
CHECK DATE: 10/21/2025									
2456889		09/22/2025	102125	358303	2,678.61	10/22/2025	INV	PD	NE COLLECTOR IN SW AREA-P
CHECK DATE: 10/21/2025									
2456890		09/22/2025	102125	358303	572.00	10/22/2025	INV	PD	STORMWATER REVIEW-SUITE L
CHECK DATE: 10/21/2025									
2456891		09/22/2025	102125	358303	484.00	10/22/2025	INV	PD	STORMWATER REVIEW-RESERVE
CHECK DATE: 10/21/2025									
2456892		09/22/2025	102125	358303	132.00	10/22/2025	INV	PD	STORMWATER REVIEW-HIGHPOI
CHECK DATE: 10/21/2025									
2456893		09/22/2025	102125	358303	1,744.50	10/22/2025	INV	PD	STORMWATER REVIEW-EDCO
CHECK DATE: 10/21/2025									
2456894		09/22/2025	102125	358303	1,320.00	10/22/2025	INV	PD	STORMWATER REVIEW-CHEVALL
CHECK DATE: 10/21/2025									
2456895		09/22/2025	102125	358303	409.25	10/22/2025	INV	PD	CREEK RD INDUSTRIAL ST &
CHECK DATE: 10/21/2025									
2456896		09/22/2025	102125	358303	1,859.75	10/22/2025	INV	PD	WELL 10 CONSTRUCTION
CHECK DATE: 10/21/2025									
2456897		09/22/2025	102125	358303	7,738.00	10/22/2025	INV	PD	WELL 7 WTP CONSTRUCTION
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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2456898 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	40,406.50	10/22/2025	INV	PD	WELLS 11 & 12
2456899 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	186.50	10/22/2025	INV	PD	ENGLER WATERMAIN IMPROVEM
2456900 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	8,858.15	10/22/2025	INV	PD	C2 RAVINE STABILIZATION
2456901 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	2,792.25	10/22/2025	INV	PD	COUNTY RD 61 UTILITY IMPR
2456902 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	8,218.45	10/22/2025	INV	PD	OUTLOT D LIFT STATION
2456903 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	26,832.50	10/22/2025	INV	PD	GENERAL ENGINEERING
2456904 CHECK DATE: 10/21/2025		09/22/2025	102125	358303	8,410.75	10/22/2025	INV	PD	CITY HALL PLAZA PROJECT
101888 STREICHER'S INC					114,196.30				
I1786971 CHECK DATE: 10/21/2025		10/03/2025	102125	358304	1,927.25	11/03/2025	INV	PD	Horton Uniform - Initial
I1787484 CHECK DATE: 10/21/2025		10/07/2025	102125	358304	13,146.00	11/07/2025	INV	PD	Suppressors - Firearms
101892 STUART C IRBY CO					15,073.25				
S014128931.003 CHECK DATE: 10/21/2025	250266	09/29/2025	102125	358305	27,050.00	10/29/2025	INV	PD	SW CAB S&C PME 11 600AMP
S014128931.009 CHECK DATE: 10/21/2025	250292	10/06/2025	102125	358305	24,370.00	11/05/2025	INV	PD	SW CAB S&C PMH 9 600AMP 3
S014128931.011 CHECK DATE: 10/21/2025	250293	10/06/2025	102125	358305	24,370.00	11/05/2025	INV	PD	SW CAB S&C PMH 9 600AMP 3
S014182942.001 CHECK DATE: 10/21/2025	250245	09/26/2025	102125	358305	16,873.86	10/26/2025	INV	PD	1,426' COND UD ALUM 750 M
S014183108.001 CHECK DATE: 10/21/2025	250246	09/26/2025	102125	358305	17,749.50	10/26/2025	INV	PD	1,500' COND UD ALUM 750 M
S014183203.001 CHECK DATE: 10/21/2025	250248	09/26/2025	102125	358305	17,749.50	10/26/2025	INV	PD	1,500' COND UD ALUM 750 M
S014183208.001	250249	09/26/2025	102125	358305	17,749.50	10/26/2025	INV	PD	1,500 COND UD ALUM 750 MC

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S014183210.001 CHECK DATE: 10/21/2025	250250	09/26/2025	102125	358305	17,595.67	10/26/2025	INV	PD	1,487' COND UD ALUM 750 M
S014183213.001 CHECK DATE: 10/21/2025	250251	09/26/2025	102125	358305	17,595.67	10/26/2025	INV	PD	1,487' COND UD ALUM 750 M
S014183215.001 CHECK DATE: 10/21/2025	250252	09/26/2025	102125	358305	18,636.98	10/26/2025	INV	PD	1,575 COND UD ALUM 750 MC
S014183217.001 CHECK DATE: 10/21/2025	250253	09/26/2025	102125	358305	17,169.68	10/26/2025	INV	PD	1,451 COND UD ALUM 750 MC
S014183218.001 CHECK DATE: 10/21/2025	250254	09/26/2025	102125	358305	17,749.50	10/26/2025	INV	PD	1,500' COND UD ALUM 750 M
S014183220.001 CHECK DATE: 10/21/2025	250255	09/26/2025	102125	358305	18,636.98	10/26/2025	INV	PD	1,575 COND UD ALUM 750 MC
S014183221.001 CHECK DATE: 10/21/2025	250258	09/29/2025	102125	358305	17,193.35	10/29/2025	INV	PD	1,453' COND UD ALUM 750 M
S014183223.001 CHECK DATE: 10/21/2025	250257	09/29/2025	102125	358305	16,862.03	10/29/2025	INV	PD	1,425' COND UD ALUM 750 M
S014183228.001 CHECK DATE: 10/21/2025	250256	09/29/2025	102125	358305	17,134.18	10/29/2025	INV	PD	1,448' COND UD ALUM 750 M
S014183229.001 CHECK DATE: 10/21/2025	250265	09/29/2025	102125	358305	17,536.51	10/29/2025	INV	PD	1,482' COND UD ALUM 750 M
S014183230.001 CHECK DATE: 10/21/2025	250264	09/29/2025	102125	358305	18,636.98	10/29/2025	INV	PD	1,575' COND UD ALUM 750 M
S014183231.001 CHECK DATE: 10/21/2025	250263	09/29/2025	102125	358305	17,619.34	10/29/2025	INV	PD	1,489 COND UD ALUM 750 MC
S014256283.001 CHECK DATE: 10/21/2025	250262	09/29/2025	102125	358305	18,636.98	10/29/2025	INV	PD	1,575 COND UD ALUM 750 MC
S014256597.001 CHECK DATE: 10/21/2025	250261	09/29/2025	102125	358305	17,560.17	10/29/2025	INV	PD	1,484 COND UD ALUM 750 MC
S014256656.001 CHECK DATE: 10/21/2025	250260	09/29/2025	102125	358305	17,749.50	10/29/2025	INV	PD	1,500' COND UD ALUM 750 M
S014256659.001 CHECK DATE: 10/21/2025	250259	09/29/2025	102125	358305	17,749.50	10/29/2025	INV	PD	1,500' COND UD ALUM 750 M
S014256660.001 CHECK DATE: 10/21/2025	250289	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256663.001 CHECK DATE: 10/21/2025	250288	10/02/2025	102125	358305	17,725.83	11/01/2025	INV	PD	1,498' COND UD ALUM 750 M

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S014256669.001 CHECK DATE:	250287 10/21/2025	10/02/2025	102125	358305	17,560.17	11/01/2025	INV	PD	1,484' COND UD ALUM 750 M
S014256671.001 CHECK DATE:	250286 10/21/2025	10/02/2025	102125	358305	16,862.03	11/01/2025	INV	PD	1,425' COND UD ALUM 750 M
S014256674.001 CHECK DATE:	250285 10/21/2025	10/02/2025	102125	358305	16,862.03	11/01/2025	INV	PD	1,425' COND UD ALUM 750 M
S014256676.001 CHECK DATE:	250284 10/21/2025	10/02/2025	102125	358305	17,749.50	11/01/2025	INV	PD	1,500' COND UD ALUM 750 M
S014256678.001 CHECK DATE:	250283 10/21/2025	10/02/2025	102125	358305	17,749.50	11/01/2025	INV	PD	1,500' COND UD ALUM 750 M
S014256683.001 CHECK DATE:	250281 10/21/2025	10/02/2025	102125	358305	17,714.00	11/01/2025	INV	PD	1,497' COND UD ALUM MCM S
S014256688.001 CHECK DATE:	250280 10/21/2025	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256690.001 CHECK DATE:	250279 10/21/2025	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256694.001 CHECK DATE:	250278 10/21/2025	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256696.001 CHECK DATE:	250277 10/21/2025	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256698.001 CHECK DATE:	250276 10/21/2025	10/02/2025	102125	358305	18,636.98	11/01/2025	INV	PD	1,575' COND UD ALUM 750 M
S014256701.001 CHECK DATE:	250275 10/21/2025	10/02/2025	102125	358305	17,725.83	11/01/2025	INV	PD	1,498' COND UD ALUM 750 M
S014256702.001 CHECK DATE:	250274 10/21/2025	10/02/2025	102125	358305	17,725.83	11/01/2025	INV	PD	1,498 COND UD ALUM 750 MC
S014256705.001 CHECK DATE:	250273 10/21/2025	10/02/2025	102125	358305	17,725.83	11/01/2025	INV	PD	1,498' COND UD ALUM 750 M
S014256707.001 CHECK DATE:	250272 10/21/2025	10/02/2025	102125	358305	17,583.84	11/01/2025	INV	PD	1,486' COND UD ALUM 750 M
S014256708.001 CHECK DATE:	250271 10/21/2025	10/02/2025	102125	358305	18,092.66	11/01/2025	INV	PD	1,529' COND UD ALUM 750 M
S014256711.001 CHECK DATE:	250270 10/21/2025	10/02/2025	102125	358305	18,092.66	11/01/2025	INV	PD	1,529' COND UD ALUM 750 M
S014256715.001 CHECK DATE:	250268 10/21/2025	10/02/2025	102125	358305	18,293.82	11/01/2025	INV	PD	1,546' COND UD ALUM 750 M

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S014256718.001 CHECK DATE: 10/21/2025	250267	10/02/2025	102125	358305	17,749.50	11/01/2025	INV	PD	1,500' COND UD ALUM 750 M
S014256719.001 CHECK DATE: 10/21/2025	250269	10/02/2025	102125	358305	17,749.50	11/01/2025	INV	PD	1,500' COND UD ALUM 750 M
S014276913.001 CHECK DATE: 10/21/2025	250299	10/07/2025	102125	358305	14,700.00	11/06/2025	INV	PD	10 SW CAB BASEMENT PME 4
S014398770.001 CHECK DATE: 10/21/2025	250295	10/09/2025	102125	358305	13,447.50	11/08/2025	INV	PD	2750 - COND UD ALUM 4/0 P
S014399194.001 CHECK DATE: 10/21/2025	250296	10/09/2025	102125	358305	13,447.50	11/08/2025	INV	PD	2750 - COND UD ALUM 4/0 P
S014399197.001 CHECK DATE: 10/21/2025	250297	10/09/2025	102125	358305	14,122.32	11/08/2025	INV	PD	2888 COND UD ALUM 4/0 PRI
S014399202.001 CHECK DATE: 10/21/2025	250298	10/09/2025	102125	358305	13,359.48	11/08/2025	INV	PD	2732 COND UD ALUM 4/0 PRI
102247 SUMMIT FIRE PROTECTION CO					893,836.59				
23520-0021-6 CHECK DATE: 10/21/2025		07/22/2025	102125	358306	44,555.00	11/10/2025	INV	PD	Public Safety Facility-Fi
101911 SWANSON & YOUNGDALE INC									
23520-0021-9 CHECK DATE: 10/21/2025		07/21/2025	102125	358307	4,750.00	11/10/2025	INV	PD	Public Safety Facility-Ai
110819 TAHO SPORTSWEAR INC									
25TS04686 CHECK DATE: 10/21/2025		10/07/2025	102125	358308	155.60	11/06/2025	INV	PD	Adult Sports - Kickball -
101956 HARTFORD LIFE AND ACCIDENT INSURANCE COMPANY									
821704184270 CHECK DATE: 10/16/2025		10/01/2025	101625	358120	71.40	10/15/2025	INV	PD	OCT EMPLOYEE ASSISTANCE P
112980 THE MUSICANT GROUP									
1434 CHECK DATE: 10/21/2025		10/08/2025	102125	358309	10,400.00	11/07/2025	INV	PD	Project Fee-Activation P1
101964 PMT EMBROIDERY LLC									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1131		09/25/2025	102125	358310	154.00	10/30/2025	INV	PD	VIPS - Hats
CHECK DATE: 10/21/2025									
101966 TK ELEVATOR CORPORATION									
3008871405		10/01/2025	102125	358311	1,107.36	11/01/2025	INV	PD	Q4 CCC Elevator Service C
CHECK DATE: 10/21/2025									
110934 THE TORO COMPANY									
412503671		10/03/2025	102125	358312	220.00	10/31/2025	INV	PD	OCT LOOP NSN CONTRACT
CHECK DATE: 10/21/2025									
101989 TOWN & COUNTRY GLASS INC									
25790		09/25/2025	102125	358313	342.68	10/25/2025	INV	PD	Replaced window for St. F
CHECK DATE: 10/21/2025									
106577 TWIN CITY HARDWARE COMPANY									
23520-0021-9		07/24/2025	102125	358314	88,205.83	11/10/2025	INV	PD	Public Safety Facility-Do
CHECK DATE: 10/21/2025									
102028 TWIN CITY WATER CLINIC INC									
23428		10/02/2025	102125	358315	390.00	11/01/2025	INV	PD	WTP-SEPT SAMPLES
CHECK DATE: 10/21/2025									
110053 TX CHILD SUPPORT SDU									
PR100325-0012725283		10/03/2025	100725-2	358102	115.38	10/03/2025	INV	PD	100325 Payroll - Child Su
CHECK DATE: 10/07/2025									
103808 UNITED STATES CURLING ASSOCIATION INC									
146817		10/13/2025	102125	358316	4,340.00	11/13/2025	INV	PD	US Curl Dues
CHECK DATE: 10/21/2025									
102064 US BANK									
7901491		09/25/2025	102125	358317	550.00	10/30/2025	INV	PD	2017A PAYING AGENT FEE
CHECK DATE: 10/21/2025									
7901673		09/30/2025	102125	358317	550.00	10/30/2025	INV	PD	2020C PAYING AGENT FEES
CHECK DATE: 10/21/2025									
7901674		09/25/2025	102125	358317	550.00	10/30/2025	INV	PD	2020D PAYING AGENT FEE

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 10/21/2025									
7906885		09/25/2025	102125	358317	1,900.00	11/07/2025	INV	PD	2020E TRUSTEE FEES
CHECK DATE: 10/21/2025									
104522 US FOODS INC					3,550.00				
4176644		10/10/2025	102125	358318	705.72	11/09/2025	INV	PD	TOWELS, SOAP, TP
CHECK DATE: 10/21/2025									
107687 UNIVERSAL PROTECTION SERVICE LP									
17565194		09/18/2025	102125	358319	234.00	10/18/2025	INV	PD	EC secur
CHECK DATE: 10/21/2025									
17591396		09/25/2025	102125	358319	468.00	10/25/2025	INV	PD	Event Ctr Security 9/19-9
CHECK DATE: 10/21/2025									
107815 UTILITY LOGIC LLC					702.00				
15801		10/03/2025	102125	358320	2,049.44	11/02/2025	INV	PD	LOCATOR TRANSMITTER REPLA
CHECK DATE: 10/21/2025									
110799 VERIZON CONNECT FLEET USA LLC									
314000076180		10/01/2025	102125	358321	279.20	10/31/2025	INV	PD	Data Processing - GPS
CHECK DATE: 10/21/2025									
107819 VERTIV CORPORATION									
13479228		10/10/2025	102125	358322	5,780.00	11/09/2025	INV	PD	ON CALL CONTRACT & UPS EX
CHECK DATE: 10/21/2025									
112759 VICTORIA REPAIR-MFG INC									
11590		09/17/2025	102125	358323	100.00	10/17/2025	INV	PD	HANDRAILING AT 509 E 3RD
CHECK DATE: 10/21/2025									
102227 ONVOY LLC									
383007009486251001		10/01/2025	101625	358121	812.00	10/25/2025	INV	PD	OCT CITY HALL ETHERNET
CHECK DATE: 10/16/2025									
105146 ECM PUBLISHERS INC									

Report generated: 10/17/2025 09:17
 User: 8482mrob
 Program ID: apinvlst

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City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1067136		09/25/2025	102125	358324	165.23	10/25/2025	INV	PD	C2 SEM FEN RAVINE BIDS
CHECK DATE: 10/21/2025									
1069028		10/09/2025	102125	358324	423.15	11/09/2025	INV	PD	KEEPING OF CHICKENS ORD
CHECK DATE: 10/21/2025									
102133 WAGNER PRESS & GRAPHICS					588.38				
38586		07/21/2025	102125	358325	69.39	11/05/2025	INV	PD	BUSINESS CARDS-JOHN YOUNG
CHECK DATE: 10/21/2025									
38820		09/30/2025	102125	358325	4,237.00	10/30/2025	INV	PD	NEWSLETTER PRINTING
CHECK DATE: 10/21/2025									
38829		10/06/2025	102125	358325	39.00	11/05/2025	INV	PD	BUSINESS CARDS-HAGEN
CHECK DATE: 10/21/2025									
113075 WASHBURN, ERIN					4,345.39				
146804		10/13/2025	102125	358326	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025 PAYEE: WASHBURN, ERIN									
102146 WATER SPECIALTY OF MINNESOTA INC									
13546		10/08/2025	102125	358327	3,185.23	11/08/2025	INV	PD	Pool Chemicals
CHECK DATE: 10/21/2025									
112104 WEIDNER PLUMBING & HEATING CO									
23520-0021-14		07/17/2025	102125	358328	189,810.00	11/10/2025	INV	PD	Public Safety Facility-HV
CHECK DATE: 10/21/2025									
102166 WESCO DISTRIBUTION INC									
616884	250294	10/08/2025	102125	358329	5,205.80	11/08/2025	INV	PD	20 ELBOW BUSHING ADAPTER
CHECK DATE: 10/21/2025									
102174 WHEELER HARDWARE COMPANY									
SPI163056		09/29/2025	102125	358330	108.80	10/29/2025	INV	PD	CITY HALL KEYS
CHECK DATE: 10/21/2025									
113069 WHITE, JEAN									
146792		10/13/2025	102125	358331	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025 PAYEE: WHITE, JEAN									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102189 WM MUELLER & SONS									
317436		09/26/2025	102125	358332	8,747.28	10/26/2025	INV	PD	BAVARIA TRL OVERLAY/OAKHI
CHECK DATE: 10/21/2025									
317502		09/29/2025	102125	358332	3,406.80	10/29/2025	INV	PD	HUNDERTMARK PATCH/PAVE
CHECK DATE: 10/21/2025									
317637		10/01/2025	102125	358332	133.77	10/31/2025	INV	PD	MANHOLE/PATHING
CHECK DATE: 10/21/2025									
317836		10/06/2025	102125	358332	125.73	11/05/2025	INV	PD	SAND FOR BACKFILLING (BOR
CHECK DATE: 10/21/2025									
317902		10/07/2025	102125	358332	221.97	11/06/2025	INV	PD	TRAIL PATCH BRIDGE 12
CHECK DATE: 10/21/2025									
317962		10/08/2025	102125	358332	161.89	11/07/2025	INV	PD	SAND FOR RESTORATION WORK
CHECK DATE: 10/21/2025									
					12,797.44				
102217 WW GOETSCH ASSOC INC									
115326		09/17/2025	102125	358333	423.28	10/17/2025	INV	PD	WTP-SLUDGE PUMP
CHECK DATE: 10/21/2025									
112364 WYATT-PFAU, DEBORAH									
146801		10/13/2025	102125	358334	150.00	11/13/2025	INV	PD	2025 GARDEN PLOT REFUND
CHECK DATE: 10/21/2025									
PAYEE: WYATT-PFAU, DEBORAH									
112163 YALE MECHANICAL LLC									
23520-0021-3		07/31/2025	102125	358335	143,242.90	11/10/2025	INV	PD	Public Safety Facility-Se
CHECK DATE: 10/21/2025									
113059 YELL, DEREK									
2015406.002		10/03/2025	102125	358336	21.00	11/03/2025	INV	PD	RFD FALL YOUTH BASEBALL
CHECK DATE: 10/21/2025									
PAYEE: YELL, DEREK									
102231 ZIEGLER INC									
IN002080492		09/26/2025	102125	358337	141.92	10/26/2025	INV	PD	#131 SEAT SWITCH KIT
CHECK DATE: 10/21/2025									
PSIN000002806		09/30/2025	102125	358337	104,525.00	10/30/2025	INV	PD	G2 CITY HALL GENERATOR
CHECK DATE: 10/21/2025									



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					104,666.92			
427 INVOICES					6,246,599.07			

** 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								
146048		10/03/2025	100325	4905	204,071.20	10/03/2025	DIR	PD	100325 Payroll - SS, Medi
CHECK DATE: 10/03/2025									
101343	MINNESOTA DEPT OF REVENUE-PAYROLL WIRES								
146049		10/03/2025	100325	4906	41,651.71	10/03/2025	DIR	PD	100325 Payroll - MN State
CHECK DATE: 10/03/2025									
101376	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
146050		10/03/2025	100325	4907	17,359.53	10/03/2025	DIR	PD	100325 Payroll - 457 Cont
CHECK DATE: 10/03/2025									
106955	NATIONWIDE RETIREMENT SOLUTIONS(USCM)								
146053		10/03/2025	100325	4910	10,195.86	10/03/2025	DIR	PD	100325 Payroll - Roth Con
CHECK DATE: 10/03/2025									
104668	OPTUM BANK INC								
146052		10/03/2025	100325	4909	25,735.90	10/03/2025	DIR	PD	100325 Payroll - HSA Cont
CHECK DATE: 10/03/2025									
101525	THE PITNEY BOWES BANK INC								
2025/1008-PB		10/08/2025	100925	4916	1,200.00	10/09/2025	DIR	PD	10/8/25 REPLENISH POSTAGE
CHECK DATE: 10/09/2025									
101506	PUBLIC EMPLOYEES RETIREMENT ASSOCIATION								
146051		10/03/2025	100325	4908	156,000.60	10/03/2025	DIR	PD	100325 Payroll- PERA Cont
CHECK DATE: 10/03/2025									
146051-2		10/03/2025	100325-2	4917	.01	10/03/2025	DIR	PD	100325 Payroll-PERA Contr
CHECK DATE: 10/03/2025									
112849	VOYA INSTITUTIONAL TRUST COMPANY				156,000.61				
146054		10/03/2025	100325	4911	8,640.82	10/03/2025	DIR	PD	100325 Payroll - HCSP Con
CHECK DATE: 10/03/2025									
112884	VOYA INSTITUTIONAL TRUST COMPANY								

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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
146055		10/03/2025	100325	4912	4,758.53	10/03/2025	DIR	PD	100325 Payroll - MNDCP Co
CHECK DATE: 10/03/2025									
110788 WEX HEALTH INC									
20251001-FSA-2		10/03/2025	100325	4913	478.74	10/03/2025	DIR	PD	10/3/25 FSA Reimb-Healthc
CHECK DATE: 10/03/2025									
20251003-FSA		10/03/2025	100725-3	4914	266.00	10/07/2025	DIR	PD	10/7/25 FSA Reimb-Healthc
CHECK DATE: 10/07/2025									
20251006-FSA		10/06/2025	100825	4915	129.39	10/08/2025	DIR	PD	10/8/25 FSA Reimb-Healthc
CHECK DATE: 10/08/2025									
20251009-FSA		10/09/2025	101025	4918	645.02	10/10/2025	DIR	PD	10/10/25 FSA Reimb-Health
CHECK DATE: 10/10/2025									
					1,519.15				
14 INVOICES					471,133.31				

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

Biweekly Report

October 20, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

Below is a list of the upcoming Council Meetings and Work Sessions to plan for:

October 20th

On October 20, there will be a Work Session on the Recreational Enterprise fund 2026 proposed budgets (CCC, CEC, Town Course, and The Loop). This work session will start at 5:30 pm and will be in the Council Chambers. Following the Work Session there will be a regular City Council meeting where items coming from the Planning Commission will be on the agenda.

November 3rd:

At this time, we do not have a Work Session scheduled for the November 3rd meeting. If that changes, I will let you know as soon as possible. Other than that, we will have our normal meeting on the 3rd, which should have a relatively light agenda.

November 17th:

Prior to the Council meeting on November 17th, we will have a Work Session to go over the Utility fund 2026 proposed budgets (Electric, Water, Sewer and Storm Water). This work session will start at 5:30 and will be in the Council Chambers. Following this, we will have a regular meeting of the Council, with us having Planning Commission items come back, including the preliminary plat and site/building plans for our new Municipal Services Building.

Just a reminder that on December 1st, we will be holding our annual Truth in Taxation Public Hearing as part of our Council meeting. We will not be making any final decisions on budget at that meeting but instead will be taking any questions/comments from residents who participate.

If you are unable to make it to any of these meetings, or have any questions, please let Matt know.

ENGLER CONSTRUCTION PROJECT UPDATES

This project continues to move along at a fairly rapid pace, with now the entire section east of the Community Center being paved and fully open. The weather has also been cooperating with the contractor working on the Park Ridge/Engler intersection. Because of that, we are not concerned about the project being completed this year. At this time the County is telling us that they think that it will be sometime mid-November when that section of road reopens, with punch list items being the only thing that remains. To date, while Ridge Lane has been very

busy, it has seemed to function well, and we are hearing from people that they are figuring out how to get to both the Community Center and Middle School campuses.

If you have any questions about this, please let me know.

HOUSE OF REPRESENTATIVES BONDING TOUR

As we previously mentioned to you, the Minnesota House of Representatives Capital Investment Committee will be visiting Chaska next Thursday, October 23rd from 2:30-3:10. Not only will we be given an opportunity to talk about the City Square West project and the bonding request that we have made, but we will also be talking about the bonding request that we put in to help support the extension of our sewer system into our next industrial park area just off the intersection of County Road 44/212. Just like with the Senate, getting on the tour is a big hurdle to be considered for dollars in the bonding bill, and we are happy to say that we will have had both the House and Senate out this year for these projects.

Just like with the Senate tour, we will be having a tent in the City Hall plaza area next to the History Center. We will start with some remarks/questions there and then will take the group on a tour of the City Square West Site. I do think that it was quite impressive to the House committee how many community and business leaders we had in the crowd and we're hoping to replicate that for this tour as well. If you can make it for this presentation, that would be great. We will be posting it to make sure there are no open meeting law issues.

If you have any questions about this, please let me know.

SOUTHWEST METRO CHAMBER OF COMMERCE MAYOR'S LUNCHEON

Each year, the SouthWest Metro Chamber of Commerce puts on a Mayor's Luncheon where the Mayors of the four communities the Chamber represents (Chanhassen, Carver, Victoria, and Chaska) are invited to give a presentation on what is happening in their community. This year's event is Tuesday, November 18 from 11:00 a.m. – 1:00 p.m. at the Chaska Event Center. The City Council is invited to attend. If you are interested in attending, please let Elise know and she will get you registered.

ELECTRIC DIRECTOR HIRED

As you all know, just about a month ago our Electric Director Pete Wyfells left the City of Chaska to work as Director of Utilities in his hometown of Marshall. With his departure, we have been working over the past several weeks to advertise, recruit and interview candidates to fill this position. I am very happy to announce that I did offer the job to Craig Schmieg. Craig is currently serving in the role of Lead Lineman in our Electric Department. Craig has been with the City of Chaska since 2004. From 2004-2015, Craig worked as a mechanic in our Public Works Department. In 2015, Craig moved over to the Electric Department, serving as an Apprentice Lineman from 2015-2019, a Journeyman Lineman starting in 2019, and moved into the Lead Line worker position in 2023. Craig has done a tremendous job in every move he has made through our organization, and I am really excited for him to tackle this next opportunity. At this time, it is looking like he will be starting in his new role on November 10th, at which time we will then have to work to fill the Lead Line worker position, and then backfill a Line worker position should someone on our crew get the Lead Line worker position (which I would expect). Once Craig starts, I will make a point of getting him to an upcoming Council meeting (likely

November 20th since we are going over Utility budgets that night) so you all get a chance to meet him and answer any questions you may have.

If you have any questions about this, just let me know.

NEW INDUSTRIAL PARK:

As I have briefly mentioned in a past Council meeting, both the Raser and Kloos properties (which are on the west side of 212 at County Road 44) are now under contract by a developer to develop them as our next industrial park. Since this is such a large area, there is an extensive environmental impact process that they are required to go through by the State which they are in the process of working on now. At the same time, they have been out marketing the site for potential end-users. I am happy to share that at this time, it does appear that they have their first user identified, who would build a building around 300,000 square feet. With them wanting to start development of the site next summer and even start on the construction of this first building, we do expect during the winter months that they will be going through our Planning process. Having a user identified and a timeline for getting them moving on construction of the building will be very good for us to be able to have additional lots available and for sale, as much of the infrastructure for the north side of County Road 44 will be fully extended with construction of the first building.

As the Council knows, one of our Strategic Goals is to expand our industrial tax base and create new jobs in the community. This project will do exactly that and do so on a scale that is similar to our large industrial parks on the north side of the community.

If you have any questions about this project, please do not hesitate to reach out to me.

LIBRARY DESIGN PROCESS

As we talked about in a recent Council meeting, Staff is working on drafting up a recommended process for how to design the new library building, as the start of design will happen during the 2026 year. Unlike with our MSB and Public Safety Buildings, where the buildings really only service internal organizational needs, the Library will be used by the public and we'll want to get sufficient input into this process to make sure we are designing something our public will use.

As part of this overall process, the Mayor and I have also been in discussions with Carver County about getting together to talk about how we design the building to meet some of their operational constraints. Under the County's model (which has been in place since the mid-1970s, Cities are responsible for construction of the building with the County responsible for the operations of the building. While this model has worked well over the years, the County is having significant financial issues with some of the dollars they have lost from the State over the last legislative session and some of the mandates that they either have always had or were added during the last legislative session. Because of this, they are in the mode of cost-containment, with libraries being some of the areas that are already being hit. They want to make sure that as we are designing this building that we are doing so in a way that takes operations into account and potential limitations they may have in the future. As part of this work, there has been discussion about having a small committee of Staff and Elected Officials from both the City and County to discuss this, and to try to come to consensus on what this library will look like at a high level before we get into detailed design.

While the full process has not yet been determined, I wanted to make you all aware of these discussions, so that when we do move forward with this process you know what these discussions will be about.

If you have any questions about this, please do not hesitate to reach out to myself or the Mayor as we have both been a part of these initial discussions.

UPCOMING EVENTS:

Below are some upcoming community events to make you aware of:

- Catrina Festival: Friday, October 24 from 6:00-8:30 p.m. at the CEC
- Downtown Halloween Jamboree: Saturday October 25
- CCC Halloween Jamboree: Saturday, October 25 from 4:00-6:00 p.m. at the CCC
- HRC Celebrate India: Friday, November 14 from 5:30-8:30 p.m. at the CED
- Puzzle Mania: Saturday, November 15
- Chaska 100 Club/Tree Lighting Ceremony: Sunday, November 23
- Santa Visits the CCC: Friday, December 5

City of Chaska Memorandum

To: Administration, Mayor, and City Council

From: Lisa Nelson, Controller

Date: October 17, 2025

RE: Financial Reports – Year-To-Date (YTD) Ending August 31, 2025

FINACIAL REPORTS

Attached are year-to-date financial reports as of August 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 October 20th 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 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2024
REVENUES:					
Property Taxes *	\$ 15,797,690	\$ 8,215,945	\$ (7,581,745)	52%	\$ 6,920,296
Franchise Fees (Cable TV & Gas)	780,000	386,000	(394,000)	49%	392,653
Licenses	220,549	218,494	(2,055)	99%	197,618
Permits:					
Building	1,326,260	1,223,298	(102,962)	92%	1,327,815
Other Permits	58,207	192,936	134,729	331%	56,787
Intergovernmental:					
Federal	-	8,654	8,654		6,180
State	1,151,286	181,872	(969,414)	16%	182,737
Regional, County, School & Local	175,100	163,860	(11,240)	94%	123,693
Charges For Services:					
General Government	6,449,179	4,294,931	(2,154,248)	67%	4,002,683
Public Safety	50,329	38,293	(12,036)	76%	40,729
Public Works, Admin and Streets	16,081	30,633	14,552	190%	15,105
Parks & Recreation and Park Maint.	683,783	625,723	(58,060)	92%	583,844
Fines And Forfeitures	43,000	38,335	(4,665)	89%	33,439
Investment Earnings	25,000	-	(25,000)	0%	-
Other Revenue	202,983	149,122	(53,861)	73%	159,273
TOTAL REVENUES	26,979,447	15,768,096	(11,211,351)	58%	14,042,852
EXPENDITURES:					
General Government:					
Mayor & Council	200,221	114,088	86,133	57%	91,069
Communications	356,235	219,024	137,211	61%	206,535
Administration	1,040,195	674,635	365,560	65%	665,076
Human Resources	611,045	358,618	252,427	59%	325,521
Elections	-	7,937	(7,937)		25,783
Finance/Admin Services	2,197,986	1,433,588	764,398	65%	1,276,052
Information Services & Fiber Sys.	1,527,659	741,614	786,045	49%	743,532
Legal - City Attorney	145,000	105,014	39,986	72%	80,825
Community Development	588,387	381,043	207,344	65%	372,731
Engineering	739,858	438,185	301,673	59%	419,255
Government Buildings	227,666	157,161	70,505	69%	176,949
Facility Maintenance	838,262	705,992	132,270	84%	446,528
Total General Government	8,472,514	5,336,899	3,135,615	63%	4,829,856
Public Safety:					
Police	7,236,187	4,765,241	2,470,946	66%	4,573,017
Fire	3,253,537	1,944,429	1,309,108	60%	1,712,012
Building Inspections (Comm.Dev)	922,198	564,331	357,867	61%	580,086
Civil Defense	5,872	5,381	491	92%	5,201
Total Public Safety	11,417,794	7,279,382	4,138,412	64%	6,870,316
Public Works:					
Administration	479,228	307,946	171,282	64%	289,414
Streets & Alleys	2,222,304	1,328,219	894,085	60%	974,143
Snow Removal	382,119	144,320	237,799	38%	147,593
Signs	12,070	13,201	(1,131)	109%	10,405
Municipal Services/Building	410,129	297,796	112,333	73%	126,427
Tree Maintenance	86,239	80,845	5,394	94%	85,911
Total Public Works	3,592,089	2,172,327	1,419,762	60%	1,633,893
Parks & Recreation:					
Administration	804,648	469,724	334,924	58%	465,166
Community Events	208,789	139,708	69,081	67%	122,311
Programs (Youth/Teen/Adult/Sr.)	798,599	572,869	225,730	72%	527,392
Beach/Firemen's Park	110,374	92,098	18,276	83%	93,949
Hockey & Skating Rinks	5,542	7,303	(1,761)	132%	2,562
Park Maintenance	1,698,447	1,273,617	424,830	75%	1,159,243
Total Parks & Recreation	3,626,399	2,555,319	1,071,080	70%	2,370,623
Unallocated	300,000	-	300,000	0%	-
Debt Service	250,205	109,539	140,666	44%	111,040
TOTAL EXPENDITURES	27,659,001	17,453,466	10,205,535	63%	15,815,728
OTHER FINANCING SOURCES (USES):					
Transfers In	5,227,000	3,343,160	(1,883,840)	64%	3,182,900
Transfers Out	(4,547,446)	(2,431,223)	2,116,223	53%	(1,607,000)
NET TRANSFERS	679,554	911,937	232,383		1,575,900
NET CHANGE IN FUND BALANCES	\$ -	\$ (773,433)	\$ (773,433)		\$ (196,976)

* 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 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2024
<u>REVENUES:</u>					
Property Taxes *	\$ 6,000	\$ 3,127	\$ (2,873)	52%	\$ 3,113
Charges For Services/Lot Sales	2,400	1,850	(550)	77%	4,950
Investment Earnings	<u>300</u>	<u>-</u>	<u>(300)</u>	0%	<u>-</u>
TOTAL REVENUES	<u>8,700</u>	<u>4,977</u>	<u>(3,723)</u>	57%	<u>8,063</u>
<u>EXPENDITURES:</u>					
Current:					
Professional Services And Charges	<u>13,500</u>	<u>9,348</u>	<u>4,152</u>	69%	<u>9,635</u>
NET CHANGE IN FUND BALANCES	<u>\$ (4,800)</u>	<u>\$ (4,371)</u>	<u>\$ 429</u>		<u>\$ (1,572)</u>

* 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 08/31/25 AND 08/31/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	% RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
<u>REVENUES:</u>					
Property Taxes *	\$ 231,440	\$ 120,526	\$ (110,914)	52%	\$ 110,402
Charges For Services	345,345	230,224	(115,121)	67%	219,264
Special Assessments	40,000	21,290	(18,710)	53%	21,213
Investment Earnings (Charges)	(5,400)	-	5,400	0%	-
Other Revenue	34,800	-	(34,800)		5,009
TOTAL REVENUES	646,185	372,040	(274,145)	58%	355,888
<u>EXPENDITURES:</u>					
Current:					
Administration:					
Professional Services	40,609	26,254	14,355	65%	1,208
Other Charges and Special Events	491,692	303,114	188,578	62%	306,590
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	387,300	236,845	62%	360,527
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	22,040	(15,260)	(37,300)		(4,639)
<u>OTHER FINANCING SOURCES (USES):</u>					
Sale of Land	-	-	-		399,827
NET CHANGE IN FUND BALANCES	\$ 22,040	\$ (15,260)	\$ (37,300)		\$ 395,188

* 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 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2024
REVENUES:					
Property Taxes *	\$ 4,405,717	\$ 847,209	\$ (3,558,508)	19%	\$ 896,555
Charges For Services	30,500	7,244	(23,256)	24%	8,244
Interest Earnings	-	291,298	291,298		349,248
Leases (tower)	150,500	-	(150,500)	0%	-
Other Revenue	-	-	-		7,930
TOTAL REVENUES	4,586,717	1,145,751	(3,440,966)	25%	1,261,977
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)		153,332
Public Works	1,306,000	753,646	552,354	58%	685,048
Park & Recreation	-	-	-		8,513
TOTAL EXPENDITURES	1,840,000	1,057,974	782,026	57%	1,065,895
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,746,717	87,777	(2,658,940)		196,082
OTHER FINANCING SOURCES (USES):					
Transfers In	76,000	-	(76,000)	0%	-
Transfers Out	(4,125,100)	(237,500)	3,887,600	6%	(574,369)
Bonds Issued	1,310,000	-	(1,310,000)	0%	-
Leases Issued	-	-	-		107,802
Subscriptions Issued	-	-	-		40,848
Sale of Capital Assets	-	44,100	44,100		14,850
TOTAL OTHER FINANCING SOURCES (USES)	(2,739,100)	(193,400)	2,545,700		(410,869)
NET CHANGE IN FUND BALANCES	\$ 7,617	\$ (105,623)	\$ (113,240)		\$ (214,787)

* 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 08/31/2025 AND 08/31/24

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	RECEIVED / EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Residential & Senior Sales	\$ 11,219,000	\$ 7,191,869	\$ (4,027,131)	64%	\$ 6,722,276
Commercial Sales	1,270,000	856,397	(413,603)	67%	758,372
Industrial Sales	35,764,000	21,333,494	(14,430,506)	60%	20,962,386
Other Charges and Sales	3,523,700	10,417,350	6,893,650	296%	9,877,094
TOTAL OPERATING REVENUES	51,776,700	39,799,110	(11,977,590)	77%	38,320,128
OPERATING EXPENSES:					
Purchased Power	29,722,000	26,444,636	3,277,364	89%	25,518,794
Distribution:					
Personnel Services	2,720,800	1,634,121	1,086,679	60%	1,493,647
Supplies, Services & Other Charges	1,033,189	681,805	351,384	66%	556,589
Administration:					
Personnel Services	415,719	304,536	111,183	73%	289,485
Supplies, Services & Other Charges	3,917,919	2,609,485	1,308,434	67%	2,452,275
Utility Billing:					
Personnel Services	416,232	270,856	145,376	65%	254,008
Supplies, Services & Other Charges	420,957	215,868	205,089	51%	173,401
Conservation Programs	302,678	285,262	17,416	94%	249,290
Capital Outlay *	3,810,000	1,218,696	2,591,304	32%	999,475
TOTAL OPERATING EXPENSES	42,759,494	33,665,265	9,094,229	79%	31,986,964
OPERATING INCOME	9,017,206	6,133,845	(2,883,361)		6,333,164
NON-OPERATING REVENUES:					
Investment Earnings	26,900	28,936	2,036	108%	35,519
Intergovernmental	-	236	236		117
TOTAL NON-OPERATING REVENUES	26,900	29,172	2,272		35,636
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	6,055,429	(2,267,627)		6,252,164
CAPITAL CONTRIBUTIONS	-	563,338	563,338		622,621
TRANSFERS IN (OUT):					
Transfers Out	(8,314,100)	(4,788,160)	3,525,940	58%	(5,268,000)
CHANGE IN NET POSITION	\$ 8,956	\$ 1,830,607	\$ 1,821,651		\$ 1,606,785

* Includes costs for automated metering system

WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,948,300	\$ 1,177,047	\$ (771,253)	60%	\$ 925,975
Commercial Sales	1,478,900	837,785	(641,115)	57%	759,596
Industrial Sales	749,500	607,124	(142,376)	81%	573,960
Other Sales & Charges	947,140	815,302	(131,838)	86%	725,280
TOTAL OPERATING REVENUES	5,123,840	3,437,258	(1,686,582)	67%	2,984,811
OPERATING EXPENSES:					
Pumping	404,709	261,322	143,387	65%	242,615
Treatment	569,598	346,658	222,940	61%	317,237
Distribution:					
Personnel Services	784,855	496,626	288,229	63%	416,160
Supplies, Services & Other Charges	366,054	190,594	175,460	52%	170,033
Administration:					
Personnel Services	156,144	100,491	55,653	64%	95,626
Supplies, Services & Other Charges	803,126	525,731	277,395	65%	500,448
Utility Billing:					
Personnel Services	75,521	48,367	27,154	64%	45,354
Supplies, Services & Other Charges	91,854	46,369	45,485	50%	44,099
Capital Outlay *	11,354,000	960,622	10,393,378	8%	1,046,022
TOTAL OPERATING EXPENSES	14,605,861	2,976,780	11,629,081	20%	2,877,594
OPERATING INCOME (LOSS)	(9,482,021)	460,478	9,942,499	-5%	107,217
NON-OPERATING REVENUES:					
Investment Earnings	17,700	-	(17,700)	0%	-
Intergovernmental	-	14	14		31
Lease - Bountiful Basket	32,800	-	(32,800)	0%	-
Bond Proceeds	11,000,000	-	(11,000,000)	0%	-
TOTAL NON-OPERATING REVENUES	11,050,500	14	(11,050,486)	0%	31
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%	3,608
TOTAL NON-OPERATING EXPENSES	1,173,319	151,612	1,021,707	13%	296,917
INCOME (LOSS) BEFORE TRANSFERS	395,160	308,880	(86,280)		(189,669)
TRANSFERS IN (OUT):					
Transfers In	408,000	-	(408,000)	0%	-
Transfers (Out)	(398,400)	-	398,400	0%	(61,200)
NET TRANSFERS IN (OUT)	9,600	-	(9,600)		(61,200)
CHANGE IN NET POSITION	\$ 404,760	\$ 308,880	\$ (95,880)		\$ (250,869)

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

SEWER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 2,490,900	\$ 1,692,807	\$ (798,093)	68%	\$ 1,551,718
Commercial Sales	1,716,200	1,158,133	(558,067)	67%	1,101,689
Industrial Sales	2,038,800	1,280,266	(758,534)	63%	1,293,510
Other Sales & Charges	1,775,350	1,256,403	(518,947)	71%	1,140,265
TOTAL OPERATING REVENUE	8,021,250	5,387,609	(2,633,641)	67%	5,087,182
OPERATING EXPENSES:					
Pumping	31,770	15,595	16,175	49%	11,212
Treatment (Met Council)	3,973,648	2,980,236	993,412	75%	3,127,553
Collection:					
Personnel Services	757,680	491,540	266,140	65%	415,445
Supplies, Services & Other Charges	136,505	106,095	30,410	78%	55,283
Administration:					
Personnel Services	156,141	100,491	55,650	64%	95,627
Supplies, Services & Other Charges	784,769	521,043	263,726	66%	491,391
Utility Billing:					
Personnel Services	74,327	48,367	25,960	65%	45,354
Supplies, Services & Other Charges	72,203	44,421	27,782	62%	43,069
Capital Outlay *	618,000	468,804	149,196	76%	94,903
TOTAL OPERATING EXPENSES	6,605,043	4,776,592	1,828,451	72%	4,379,837
OPERATING INCOME (LOSS)	1,416,207	611,017	(805,190)		707,345
NON-OPERATING REVENUES:					
Investment Earnings	6,700	-	(6,700)	0%	-
Intergovernmental	-	144	144		71
TOTAL NON-OPERATING REVENUES	6,700	144	(6,556)	2%	71
NON-OPERATING EXPENSES:					
Debt Service	576,200	424,547	151,653	74%	409,085
Issuance Costs & Fiscal Agent Fees	1,000	-	1,000	0%	275
TOTAL NON-OPERATING EXPENSES	577,200	424,547	152,653		409,360
INCOME (LOSS) BEFORE TRANSFERS	845,707	186,614	(659,093)		298,056
TRANSFERS IN (OUT):					
Transfers (Out)	(491,400)	-	491,400	0%	(61,200)
CHANGE IN NET POSITION	\$ 354,307	\$ 186,614	\$ (167,693)		\$ 236,856

* Capital Outlay includes expenses for the new metering system that have been reimbursed with 2023 Bond Proceeds

CHASKA COMMUNITY CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Admissions	\$ 351,180	\$ 226,861	\$ (124,319)	65%	\$ 174,301
Memberships	1,348,738	927,458	(421,280)	69%	819,435
Rentals	1,109,484	753,757	(355,727)	68%	674,095
Charges for Services/Lessons	466,999	217,155	(249,844)	47%	257,251
Other Revenue	395,955	41,016	(354,939)	10%	38,565
TOTAL OPERATING REVENUE	3,672,356	2,166,247	(1,506,109)	59%	1,963,647
OPERATING EXPENSES:					
Personnel Services	2,608,186	1,728,367	879,819	66%	1,605,698
Operating Supplies	252,206	185,725	66,481	74%	147,383
Professional & Other Services	1,015,726	656,761	358,965	65%	614,936
Other Charges	574,319	391,516	182,803	68%	246,066
Capital Outlay	133,000	103,110	29,890	78%	79,408
TOTAL OPERATING EXPENSES	4,583,437	3,065,479	1,517,958	67%	2,693,491
OPERATING INCOME (LOSS)	(911,081)	(899,232)	11,849		(729,844)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(50,800)	6,200	57,000	-12%	7,683
Sale of Capital Assets	-	-	-		3,890
TOTAL NON-OPERATING REVENUES	(50,800)	6,200	57,000	-12%	11,573
NON-OPERATING EXPENSES:					
Debt Service	569,230	49,612	519,618	9%	49,482
Issuance Costs & Fiscal Agent Fees	4,000	-	4,000	0%	1,700
TOTAL NON-OPERATING EXPENSES	573,230	49,612	523,618	9%	51,182
INCOME (LOSS) BEFORE TRANSFERS	(1,535,111)	(942,644)	592,467		(769,453)
TRANSFERS IN (OUT):					
Transfers In	1,535,111	874,388	(660,723)	57%	728,300
CHANGE IN NET POSITION	\$ -	\$ (68,256)	\$ (68,256)		\$ (41,153)

THE LOOP AT CHASKA
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 08/31/2025 AND 08/31/24

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024	
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2024	
OPERATING REVENUES:						
Green Fees	\$ 519,500	\$ 338,417	\$ (181,083)	65%	\$ 292,293	
Cart Rental	16,000	17,344	1,344	108%	-	
Merchandise & Other Sales	35,000	21,248	(13,752)	61%	32,997	
TOTAL OPERATING REVENUES	570,500	377,009	(193,491)		325,290	
OPERATING EXPENSES:						
Golf - Maintenance Dept:						
Personnel Services	225,016	145,581	79,435	65%	96,042	
Supplies, Services & Other Charges	52,332	41,788	10,544	80%	39,015	
Golf - Club House:						
Personnel Services	192,028	105,040	86,988	55%	104,734	
Supplies, Services & Other Charges	54,133	57,171	(3,038)	106%	40,619	
Merchandise for Resale	15,000	11,925	3,075	80%	23,504	
Capital Outlay - Golf Course Improvements	10,000	4,622	5,378	46%	274,199	
Capital Outlay - Equipment	-	-	-		18,574	
TOTAL OPERATING EXPENSES	548,509	366,127	182,382		596,687	
OPERATING INCOME (LOSS)	21,991	10,882	(11,109)		(271,397)	
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%	58,726	
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	(227,309)	(46,407)	180,902		(316,817)	
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	\$ 75,593	\$ 48,902		\$ (3,567)	

CHASKA TOWN COURSE FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 08/31/2025 AND 08/31/2024

	2025			PERCENT OF BUDGET RECEIVED/ EXPENDED	2024	
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET		ACTUAL AS OF 8/31/2024	
OPERATING REVENUES:						
Green Fees	\$ 2,002,000	\$ 1,761,769	\$ (240,231)	88%	\$ 1,514,294	
Driving Range	185,000	167,169	(17,831)	90%	144,922	
Golf Rentals	401,000	338,750	(62,250)	84%	262,981	
Merchandise	400,000	282,447	(117,553)	71%	273,814	
Other Sales	219,000	157,448	(61,552)	72%	157,995	
TOTAL OPERATING REVENUE	3,207,000	2,707,583	(499,417)	84%	2,354,006	
OPERATING EXPENSES:						
Golf - Maintenance Dept:						
Personnel Services	845,978	554,040	291,938	65%	601,541	
Supplies, Services & Other Charges	355,038	288,891	66,147	81%	291,878	
Golf - Club House:						
Personnel Services	720,171	504,867	215,304	70%	477,466	
Supplies, Services & Other Charges	566,647	433,211	133,436	76%	448,974	
Merchandise for Resale	250,000	351,403	(101,403)	141%	339,113	
Capital Outlay	372,000	300,980	71,020	81%	176,315	
TOTAL OPERATING EXPENSES	3,109,834	2,433,392	676,442	78%	2,335,287	
OPERATING INCOME (LOSS)	97,166	274,191	177,025		18,719	
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	\$ 214,257	\$ 214,191		\$ (126,199)	

TURBINE GENERATOR FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIOD ENDED 08/31/2025 AND 08/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Lease Revenue	\$ 2,486,184	\$ 1,698,920	\$ (787,264)	68%	\$ 1,698,920
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	1,422,432	(728,857)		1,500,303
NON-OPERATING REVENUES:					
Investment Earnings	-	10,952	10,952		13,780
Lease interest	-	6,340	6,340		6,346
Interfund Loan Payments	104,219	-	(104,219)	0%	-
TOTAL NON-OPERATING REVENUES	104,219	17,292	(86,927)	17%	20,126
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	\$ 1,176,349	\$ 1,002,091		\$ 1,220,179

STORM WATER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2025 AND 08/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Residential Sales	\$ 1,335,000	\$ 920,618	\$ (414,382)	69%	\$ 848,540
Industrial Sales	967,000	638,859	(328,141)	66%	613,405
All Other Receipts	3,000	4,373	1,373	146%	3,626
TOTAL OPERATING REVENUE	2,305,000	1,563,850	(741,150)	68%	1,465,571
OPERATING EXPENSES:					
Collections:					
Personnel Services	372,344	265,211	107,133	71%	174,792
Supplies, Services & Other Charges	287,450	224,795	62,655	78%	102,566
Administration:					
Personnel Services	250,376	161,481	88,895	64%	152,672
Supplies, Services & Other Charges	476,879	319,698	157,181	67%	297,835
Utility Billing:					
Personnel Services	29,732	19,342	10,390	65%	18,142
Supplies, Services & Other Charges	87,094	47,373	39,721	54%	45,104
Capital Outlay	277,000	105,715	171,285	38%	32,024
TOTAL OPERATING EXPENSES	1,780,875	1,143,615	637,260	64%	823,135
OPERATING INCOME	524,125	420,235	(103,890)		642,436
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	285,266	81,241		696,224
TRANSFERS IN (OUT):					
Transfers In	250,500	-	(250,500)	0%	-
Transfers (Out)	(369,300)	-	369,300	0%	(40,800)
NET TRANSFERS IN (OUT)	(118,800)	-	118,800		(40,800)
CHANGE IN NET POSITION	\$ 85,225	\$ 285,266	\$ 200,041		\$ 655,424

CHASKA CURLING AND EVENT CENTER FUND
REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE PERIODS ENDING 08/31/2025 AND 08/31/2024

	2025			PERCENT	2024
	BUDGET	ACTUAL AS OF 8/31/2025	VARIANCE WITH BUDGET	OF BUDGET RECEIVED/ EXPENDED	ACTUAL AS OF 8/31/2024
OPERATING REVENUES:					
Memberships	\$ 157,000	\$ 109,720	\$ (47,280)	70%	\$ 98,009
Rentals	200,500	165,012	(35,488)	82%	154,508
Lessons	239,000	126,959	(112,041)	53%	135,092
Leagues	185,400	23,243	(162,157)	13%	21,521
Leases	402,000	219,381	(182,619)	55%	202,453
Other Revenue	51,359	37,371	(13,988)	73%	35,798
TOTAL OPERATING REVENUES	1,235,259	681,686	(553,573)	55%	647,381
OPERATING EXPENSES:					
Administration:					
Personnel Services	471,153	282,181	188,972	60%	291,890
Supplies, Services & Other Charges	472,257	315,367	156,890	67%	314,682
Event Center:					
Personnel Services	15,052	19,634	(4,582)	130%	9,891
Supplies, Services & Other Charges	21,754	32,621	(10,867)	150%	17,230
Curling Center:					
Personnel Services	225,320	145,266	80,054	64%	139,125
Supplies, Services & Other Charges	99,758	82,034	17,724	82%	75,047
Crooked Pint	67,725	55,374	12,351	82%	33,738
Capital Outlay	30,000	4,861	25,139	16%	4,200
TOTAL OPERATING EXPENSES	1,403,019	937,338	465,681	67%	885,803
OPERATING INCOME (LOSS)	(167,760)	(255,652)	(87,892)		(238,422)
NON-OPERATING REVENUES:					
Investment Earnings (Charges)	(12,000)	33,692	45,692	-281%	43,000
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)	(1,691,235)	69,242		(1,663,123)
TRANSFERS IN (OUT):					
Transfers In	1,802,500	1,725,500	(77,000)	96%	1,658,922
CHANGE IN NET POSITION	\$ 42,023	\$ 34,265	\$ (7,758)		\$ (4,201)