WORK SESSION
City Hall Plaza Concept Plans - Hoisington Koegler
5:30 – 7:00 PM

AGENDA
CHASKA CITY COUNCIL
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Monday, December 1, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
6. Approve Previous Meeting Minutes
   - 6.A. CC Meeting Minutes from 11-17-2025
7. Consent Items
   - 7.A. Memorandum of Understanding with Cain Development Group and RCS-RCA Oak Ridge, LLC for Temporary Certificate of Occupancy
   - 7.B. Audit Engagement Agreement
   - 7.C. Approve Business License Renewals
   - 7.D. Southwest Metro Intermediate School District 288 Contract for CPD School Resource Officer
8. Action Items
   - 8.A. Truth in Taxation Public Hearing — 2026 Tax Levy and Budget
9. Bills
   - 9.A. Accounts Payable Claims Roster 12-01-2025
10. Other Business
    - 10.A. City Administrator's Report
        - 10.A.i. Biweekly Report 12-01-2025

10.A.i. Metropolitan Mosquito Control District

10.B. Q3 - 2025 Investment Report

11. Adjourn

- MINUTES -
CHASKA CITY COUNCIL
NOVEMBER 17, 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; Elise Durbin, Assistant City Administrator; Liz Hanson, City Planner; Julie Grove, Economic Development Coordinator; Krista Mark, Communications Coordinator; and Christophe Morschen, City Attorney;

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

5. Proclamation
5.A. Small Business Saturday
Mayor Hubbard read aloud a Proclamation declaring November 29, 2025, as Small Business Saturday.

6. Visitor Presentation
No one wished to address the Council.

7. Approve Previous Meeting Minutes
7.A. Approve the November 3, 2025, City Council Meeting Minutes
Motion by Councilmember Hatfield, second by Councilmember Benesh, to approve the minutes of the November 3, 2025, City Council meeting.
Motion carried.

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

A. Amend Chapter 5, Article 5.45 Section 5.45130 Low-Potency Hemp Edibles

Motion to adopt Ordinance No. 2025-1072 amending Chapter 5, Article 5.45, Section 5.45.130 of the Chaska City Code regarding low-potency hemp edibles.

B. Legislative Services Agreement with Lockridge Grindal Nauen PLLP

Motion to approve a Legislative Service Agreement with Lockridge Grindal Nauen PLLP for lobbying services from January 1, 2026, to December 31, 2027.

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C. Motion to adopt Resolution No. 2025-81 approving the Final Plat for Chevalle 19th Addition/ Quadriga Ventures/ PC #2025-11

Motion to adopt Resolution No. 2025-81 approving the Final Plat for Chevalle 19th Addition at 3910 Bavaria Road (PC #2025-11).

D. Adopt Resolution No. 2025-85 Approving the AUAR Order and Scoping Document for Big Woods Business Park/City of Chaska/PC #2025-20

Motion to adopt Resolution 2025-85, approving the AUAR Order and Scoping Document for Big Woods Business Park (PC #2025-20).

E. Approval of Cannabis Retail Local Registration – Precision Processing LLC

Motion to approve a Cannabis Retail Local Registration for Precision Processing LLC, located at 722 N. Chestnut St., Chaska.

Councilmember Grau asked if the Cannabis Retail Location was a local business that had already been established. City Administrator Podhradsky said it is a new business.

Councilmember Hatfield said the City is allowing three Cannabis Retail Locations, and this location would be the second. She asked if there were any other applications to fill the final spot. City Administrator Podhradsky said there is another location that someone has shown interest in, but it would require a significant amount of work.

Councilmember Sheveland asked if the next location of a Cannabis Retail Location has to be uptown, since the other two will be downtown. Mayor Hubbard stated that there are no zoning restrictions on the locations. City Administrator Podhradsky said the Council had approved the ordinance to establish a Cannabis Retail Location in commercial districts.

Councilmember Benesh asked if this new Cannabis Retail Location was going to only be distributing cannabis, or if it would also distribute THC and edibles, since there is a nearby retail location that is already doing that. City Administrator Podhradsky said that the low-hemp industry is going to change completely because of new federal law changes, which will dictate that all THC products have to go through a dispensary.

Motion carried.

<u>9. Action Items</u>

<u>9.A. Adopt Resolution No. 2025-83 and Ordinance No. 1074 Approving the Preliminary Site & Building Plan and Zoning Ordinance Amendment for the Municipal Services Building (MSB)/City of Chaska/PC #2025-18</u>

City Administrator Podhradsky introduced the item, and City Planner Hanson provided an overview to the Council.

Councilmember Sheveland asked if this project is close to the Schlauderaff project that the Council heard about a few weeks ago. City Administrator Podhradsky said this project is located at a different site. Ms. Hanson said this project is across the highway from the Schlauderaff parcel.

Councilmember Sheveland asked if the power lines would be buried once the project is done. City Administrator Podhradsky said those power lines are transmission lines, not distribution lines, and they have to stay in place. Ms. Hanson said there is an easement where equipment will travel through to avoid the transmission lines.

Councilmember Sheveland said the rendering looked very nice and looked similar to Chanhassen High School. She inquired about the size of the trees that would be affected by this project. Ms. Hanson said the site is already graded, and there is no need to remove any additional trees for the project.

Councilmember Grau asked if the building included glass garage doors. Andrew Cooper from Oertel responded that the garage doors would be made of full-vision glass, but would be translucent to diffuse daylight throughout the space.

Mayor Hubbard said that this planning process is similar to all other developmental planning processes and noted that the Council has reviewed this plan several times. She stated that the original intention for this project was to add on to the existing building, but it was more cost-effective to build a more efficiently designed building for the City.

Councilmember Grau asked if the building would be in the Minnesota Valley Electric Cooperative territory and if, over time, it would become part of the City's power district. City Administrator Podhradsky said there is an agreement in place with Minnesota Valley Electric Cooperative through 2040, and after that, the City has the right to purchase that territory.

Councilmember Sheveland asked if the City could negotiate for the solar panel energy to be brought back to Chaska, since the City is paying for the solar panels. City Administrator Podhradsky said the City attempted to negotiate for the building to be located within its own parcel, within Chaska's power district that Chaska could serve, but Minnesota Valley Power declined.

City Administrator Podhradsky said part of the planning process for this project also included neighborhood meetings to ensure the surrounding residents would be happy, and he got positive feedback from those meetings.

Councilmember Grau said most residents in that area seem very happy with the project.

Mayor Hubbard said City crews will handle the project and will not be bad or intrusive to the neighboring properties. City Administrator Podhradsky said the location of this building is ideal for housing large equipment used in operations around the City.

Motion by Councilmember Sheveland, second by Councilmember Benesh to adopt Resolution No. 2025-83 approving the Preliminary Site & Building Plan for the Municipal Services Building (MSB) (PC #2025-18).
Motion carried.

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9.A.i. Ordinance No. 1074
Motion by Councilmember Grau, second by Councilmember Hatfield, to adopt Ordinance No. 1074 approving the Zoning Ordinance Amendment to PID-10.
Motion carried.

9.B. Public Hearing: Adopt Resolution 2025-82 Temporary Transfer Spending Plan Extension
City Administrator Podhradsky introduced the item, and Economic Development Coordinator Grove provided an overview.

Mayor Hubbard opened the Public Hearing at 7:44 p.m.

No one wished to address the Council.

Mayor Hubbard closed the Public Hearing at 7:45 p.m.

Motion by Councilmember Benesh, second by Councilmember Sheveland, to Adopt Resolution 2025-82 Amending the Temporary Transfer Spending Plan for Tax Increment Financing District No. 12, Tax Increment Financing District No. 13, and Tax Increment Financing District No. 19.
Motion carried.

9.C. Public Hearing: Adopt Ordinance 2025-1073 – 2026 Development Fees, Planning Application Fees, Building and Fire Permit Fees
City Administrator Podhradsksy presented this item to the Council.

Councilmember Hatfield asked if the fees charged would only be the application fee or if there would be an additional processing fee. Mayor Hubbard asked if the fees are being consolidated into one fee as well. City Administrator Podhradsky said that both fees will be charged as the application cannot be processed without the processing fee, but it will be displayed as one fee.

Councilmember Hatfield asked if the rental penalty and reinstatement fees are new fees. City Administrator Podhradsky said those fees are new because there have been problems with some rental properties.

Councilmember Hatfield said the language on the Rental Dwelling Fees may need to be clarified, because from her experience, the notice was postmarked by March 1, but there was no clarity on a specific deadline to fulfill those obligations.

Mayor Hubbard stated that the fees are in place to ensure the safety of rental dwelling units. Councilmember Hatfield said she can attest, as a landlord, that the Fire Department does a very thorough job of conducting inspections. City Administrator Podhradsky said rental homes do not have as many problems due to this program and the inspections.

Mayor Hubbard opened the Public Hearing at 7:53 p.m.

No one wished to address the Council.

Mayor Hubbard closed the Public Hearing at 7:54 p.m.

Motion by Councilmember Sheveland, second by Councilmember Grau, to adopt Ordinance 2025-1073, establishing the 2026 Development, Planning Application, Building Inspection, and Fire Fees.
Motion carried.

10. Bills
10.A. Accounts Payable Claims Roster 17-11-2025
Motion by Councilmember Grau, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Sheveland, Benesh, Grau, and Mayor Hubbard. Voting nay: None
Motion carried.

11. Other Business
11.A. City Administrator's Report
11.A.i. Bi-Weekly Report 17-11-2025
Councilmember Grau:

- Shared that the Santa Parade (December 17) has been scheduled.
- Shared that Chaska has been named a "Film Ready Community."
- Wished the Chanhassen team luck at the state football tournament at Spring Lake Park this weekend, and Southwest Transit is providing some transportation to the tournament.
- Shared that a Chaska team made it to the USA Team qualifier for curling for the Olympics.

Councilmember Sheveland:

- Shared that the tree lighting is scheduled for this weekend, and the weather should be nice.
- Shared that there is no other meeting before Thanksgiving and wished everyone a Happy Thanksgiving.
- Shared that if anyone is in need of food, there are several places that are offering meals.
- Reminded everyone that the Community Center does a great job offering events for kids during school break. She noted that her daughter is going to a Swim and Movie party at the Community Center next week.

Councilmember Hatfield:

- Shared that Parks and Recreation put on a Puzzle Mania event that she and Mayor Hubbard attended last weekend, and said it was really fun, and another one is scheduled in February.
- Recapped Deer Weekend this past weekend downtown.
- Reminded everyone that Sip-n-Shop Saturdays are still happening downtown.
- Shared that Max Musicant gave a presentation to the Downtown Business Alliance and made plans for next year, encouraging partnerships among all the businesses.

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- Shared information about the upcoming events: the Tree Lighting Ceremony (November 23) at 6:00 p.m., Hometown Holidays (December 6), Cops and Donuts (November 19), and Small Business Saturday (November 29).

Assistant Administrator Durbin:

- Praised Economic Development Coordinator Julie Grove, and Communications Coordinator Krista Mark, who got certified in order to make the "Film Ready Community" Chaska title happen.
- Shared that the Chaska Human Rights Commission has its annual Human Rights Award nominations open until December 9, and applications are available online.
- Shared that staff toured and ate at the Supermercado Loma Bonita in Richfield. This is the same organization that will be opening in Coopers old space.

Officer Pesheck:

- Stated that the speed trailer is put away for the winter. If residents want it by their homes, it will not be available now until spring.

Mayor Hubbard:

- Shared that she was Cy's for lunch and spoke with the owner, who said there would be a dinner party there prior to the Tree Lighting.
- Shared that the Tree Lighting Ceremony is happening at Fireman's Park at 6:00 p.m. on November 23.
- Recapped the Veteran's Day event at the Chaska Middle School West.
- Shared that the Referendum passed for the school district.
- Recapped the Celebrate India Event that was hosted by the Human Rights Commission last Friday.
- Shared that she was doing the upcoming State of the City speech at the Southwest Chamber luncheon with Carver, Chanhassen, and Victoria.
- Reminded everyone that the ribbon-cutting ceremony is happening for the Family Resource Center from 1:30 p.m. to 3:30 p.m. at the Moravian Church, following the Chamber luncheon.
- Shared that 82nd Street is now open and is now considered Lyman Boulevard.
- Shared the upcoming construction project that is happening next summer through 2027 in Chaska at the intersection of Highway 41 and Highway 5.
- Reminded everyone that there are Commission openings and applications are available.
- Wished everyone a Happy Thanksgiving.

City Administrator Podhradsky:

- Shared that the 100 Club that pays for the City's Christmas decorations has a fundraiser with hors d'oeuvres right before the Tree Lighting Ceremony.

<u>11.B. Financial Reports as of 09/30/25</u>

<u>12. Adjourn</u>

Motion by Councilmember Sheveland, second by Councilmember Benesh to adjourn the meeting at 8:29 p.m.
Motion carried.

REQUEST FOR ACTION
CHASKA CITY COUNCIL
12/1/2025

Subject: **Memorandum of Understanding with Cain Development Group and RCS-RCA Oak Ridge, LLC for Temporary Certificate of Occupancy**

Prepared By: Nate Kabat

Background

Cain Development Group currently has a contract for deed with RCS-RCA Oak Ridge, LLC for ownership of the Oak Ridge Hotel and Convention Center building. Cain Development Group intends to operate a hotel and convention center in the facility. The facility has been vacant since September 23, 2020, and currently does not have a valid Certificate of Occupancy due to the long-term vacancy. Presently, the parking and landscaping approved in the site plan for the property is not yet completed. For Cain Development Group to operate the facility a certificate of occupancy is necessary.

Zoning for the property (PMD-22), which was adopted by Chaska City Council on December 20, 2021, allows for hotel and conference center uses on the property. Resolution 2022-75 approving the final plat, and site and building plan for the Oakridge development notes that the ultimate use of the hotel and conference center was unknown at that time and states that the building should come for future approvals as applicable when an end user is identified. Additionally, the recorded Developer's Agreement with RCS-RCA Oak Ridge includes requirements for completing the parking lot and landscaping of the hotel and convention center building and creates funds in escrow to support that work. This work has not yet been completed.

As previously stated, Cain Development intends to reestablish a hotel and convention center in the Oak Ridge building which is approved use by the zoning. However, with the parking lot not yet complete, staff has expressed concern about the facility's ability to accommodate guests in a full occupancy scenario. The development was designed such that each user, including Costco and the Springs at McKnight residential community, each park themselves independent of the other. No on-street parking is available.

To proceed with reopening the facility to customers and address parking limitations, Cain Development is requesting a temporary certificate of occupancy (TCO) under the terms detailed in the attached memorandum of understanding (MOU). Per the terms within the MOU, Cain Development proposes a phased and limited opening until the parking plan and landscape plan can be fully completed by June 15, 2026. Occupancy limits for the facility, as detailed in the phases of reopening within the MOU, are tied to existing parking availability at the time of each phase.

At present, 85 stalls are available in the main parking lot north of the building, and 20 stalls of 70 total are available to the Oak Ridge facility in the lot shared with Costco on the south side of the building. These number of stalls can support 75 guest rooms and so phases 1-3 of the MOU limits occupancy accordingly during these phases. When the parking lot is completed in June

2026, a total of 286 stalls will be available in the north lot and 20 stalls will continue in the shared lot with Costco to the south. This number of stalls will support the building's total of 150 guest rooms and convention center spaces and are necessary to achieve a full certificate of occupancy. The former restaurant on site will not be utilized until the Improvements are completed, except for staff to maintain catered products.

Parking lot completion will occur during phase 3 in April 2026, as outlined in the MOU. During this time, the hotel and convention center will use all 70 stalls in the south parking lot to accommodate construction of the north lot. Cain Development has negotiated a temporary parking license agreement with Costco to ensure mutual understanding and use of that lot during that period. A copy of the license agreement is attached to this memo.

In addition to room limitations based on parking availability, the MOU details expectations for building security. During the phased opening, Cain Development will provide on-site security presence during evening hours, controlled keycard access to all guest areas, coordination with Integrated Risk Solutions or another approved provider, and ongoing communication with the City's Police and Fire Departments regarding occupancy and staffing levels.

To ensure accountability, the MOU includes bi-weekly reporting requirements from Cain Development to City staff detailing occupancy of the facility. Reports will document the number of guest rooms available for occupancy and the number of rooms in active use.

The MOU clearly states that the City reserves the right to revoke the TCO if the operator is found non-compliant with the terms of the MOU and the procedure to do so.

Last, City Staff have made Cain Development aware that the property currently has outstanding balances for utilities dating back to April 2025. Cain Development is aware that all outstanding utility balances will need to be paid prior to the TCO taking effect.

City Council Action Requested

Motion authorizing the City Administrator to sign a Memorandum of Understanding with Cain Development Group and RCS-RCA Oak Ridge, LLC for Temporary Certificate of Occupancy contingent upon any and all outstanding balances for utilities being fully paid and contingent upon passing a final building and fire code inspection.

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT entitled "Memorandum of Understanding" is made and entered into by and between the City of Chaska, a Minnesota municipal corporation (the "City"), RCS-RCA Oak Ridge, LLC, a Minnesota limited liability company ("Owner") and Cain Development Group, with an address of 1849 Landry Lane, Rock Hill, South Carolina (hereinafter referred to as "Operator") (collectively, the "Parties").

RECITALS

WHEREAS, Owner is the developer of "Oak Ridge Commons" located at 1 Oak Ridge Drive consisting of the Oak Ridge Hotel (the "Hotel"), a Costco retail facility, and a multi-family housing development approved by the City Council pursuant to Resolution 2022-75 ("City Approvals"); and

WHEREAS, Operator purchased the Hotel property pursuant to a contract for deed; and

WHEREAS, the Hotel property is legally described as Lot 1, Block 1, Oak Knoll Second Addition (the "Property"); and

WHEREAS, the City Approvals contemplate that in the event the Hotel use were to transition to office use, certain entitlements would be required, but the Hotel use is permitted by the approved planned development; and

WHEREAS, because the Hotel is *not* transitioning to another use, all hotel parking may be accommodated on the Property upon construction of parking stalls and installation of landscaping approved pursuant to Resolution 2022-75 ("Plans") upon completion and construction of the Plans; and

WHEREAS, Operator has contracted with Park Construction ("General Contractor") to complete construction and improvements required by the Plans; and

WHEREAS, the Plan improvements will be completed on or before June 15, 2026 by the General Contractor and no additional permits or design approvals are required for work to begin; and

WHEREAS, pursuant to the City Approvals and subject to the Developer's Agreement between the City and Owner, the City has retained a surety from Owner including the required escrow related to completion of the Parking and Landscaping Plan improvements ("Construction Surety"); and

WHEREAS, the Owner and the Operator desire to continue the City's retention of the Construction Surety to guaranty construction of the Plans (the "Improvements") on the timeline contemplated by this Agreement; and

WHEREAS, Operator desires to reopen the Hotel prior to completion of the Improvements pursuant to this agreement with the City and the Owner; and

WHEREAS, Operator desires to reopen the Hotel subject to the terms and conditions of a temporary certificate of occupancy ("TCO") as contemplated and restricted by this Agreement; and

WHEREAS, the Parties agree that should operation of the Hotel violate the terms and conditions of the TCO or its lodging license, the City may immediately revoke such certificate and suspend operations at the Hotel, pursuant to the notice and right to cure provisions contained herein and the licensing ordinance, until the Improvements are completed and the Property is in full compliance with the City Approvals

NOW THEREFORE, in consideration of the promises and of the payments and mutual covenants contained herein, the parties hereto agree, as follows:

1. **Temporary Certificate of Occupancy:** The intent of this MOU is to provide a clear pathway toward licensure, phased reopening, and continued investment in the Hotel property while ensuring full compliance with applicable health, safety, and planning standards. The Parties recognize that issuance of the TCO is critical to the ongoing safety, security, and economic viability of the Hotel, and that temporary operations will enable completion of required improvements to parking and landscaping in accordance with the approved Plans.

2. **Conditions Precedent for Issuance of TCO:** Within three (3) business days of approval of this agreement by the City Council and compliance with the following obligations by Owner and Operator, the City shall issue the Temporary Certificate of Occupancy for the Hotel:

    a. **Life Safety Compliance.** All fire, life-safety, ADA, and building code requirements are met.
    b. **Licensing**.
        i. The Hotel has received all required licensing from the Minnesota Department of Health.
        ii. The Hotel was issued a City lodging license approved subject to conditions including issuance of a Certificate of Occupancy. The City acknowledges that issuance of a TCO is permissible under the existing license, provided that all conditions of this MOU and the City's licensing requirements are continuously met. The lodging license shall remain in effect only so long as the Hotel maintains compliance with the terms of this MOU and all applicable laws, codes, and conditions of approval, including without limitation:
            1. Resolution of all outstanding building code issues to the satisfaction of the City Building Official;
            2. Completion of all improvements described in City Resolution No. 2022-57 on the timeline contemplated herein;
            3. Payment of the transient accommodations license fee; and
            4. Payment in full of all outstanding utility bills prior to reopening.

            The City expressly reserves the right to revoke or suspend the Lodging License pursuant to the notice provisions of the ordinance in the event of any violation of this MOU, failure to maintain the TCO in good standing, or breach of any licensing condition.

    c. **Phased Reopening Plan**. Until the Improvements are completed, operations at the Hotel shall be restricted as described on the phased reopening plan attached hereto as *Exhibit A.*

d. **Temporary Parking and Access Provisions**. Prior to construction of the Improvements, the parties shall operate pursuant to the parking plans outlined in *Exhibit B- Parking Management Program*. The City Approvals contemplate use of two parking lots pursuant to the approved plans. Parking shall occur on the shared parking lot with Costco ("South Lot") and the exclusive lot for the Hotel property ("Hotel Lot") depicted on *Exhibit C.* Until the Improvements are constructed, the Hotel must utilize Valet parking to ensure compliance with the attached parking plan, except that Hotel staff shall not be required to use Valet services and may park in the Hotel Lot and access the Hotel via the existing staff entrance on the North side of the Hotel.

   In no event shall parking occur off the Property, including but not limited to City streets, public rights-of-way, or other private property not expressly authorized under this MOU or the approved plans. The Operator shall be responsible for ensuring compliance with these restrictions and for implementing measures reasonably necessary to prevent off-site parking by guests, visitors, or employees.

e. **Parking Lot and Landscaping Completion**. The General Contractor shall complete construction of the Improvements contemplated by the PUD approvals no later than June 15, 2026. The Construction Surety established pursuant to the City Approvals between the City of Chaska and RCS-RCA Oak Ridge, LLC and the Developer's Agreement recorded against the property September 30, 2022 Document Number A752769 filed in the office of the Carver County Registrar of Titles and Document Number T225681 filed in the office of the Carver County Examiner of Titles shall remain in full force and effect until written confirmation of completion is issued by the City.

f. **City Construction of Improvements.** In the event that the required Improvements are not completed by June 15, 2026, the City may, without need for further consent by Owner or Operator, undertake and complete the Improvements directly utilizing escrowed funds and other available remedies unless otherwise agreed to by the Parties.

g. **Enhanced Security Protocols.** During the phased reopening period, the Hotel shall implement enhanced safety and security protocols, including but not limited to:
   i. On-site security presence during evening hours;
   ii. Controlled keycard access to all guest areas;
   iii. Coordination with Integrated Risk Solutions or another approved provider;
   iv. Ongoing communication with the City's Police and Fire Departments regarding occupancy and staffing levels.

h. **Ongoing Compliance.** The Operator must remain in compliance with this MOU. In the event that the Operator is not in compliance with one or more conditions of approval related to the TCO, the City shall provide notice to Operator at the address listed in the preamble and to onsite Hotel management. The Operator shall have a reasonable period of time, not to exceed 10 days after receipt of such notice, to cure the default. If the default is of a nature that cannot reasonably be cured within such period, Operator shall commence to cure within such period and diligently pursue such cure to completion. If Operator fails to remain compliant with the terms of this MOU and fails to cure within the notice periods prescribed in this section, the City shall be entitled to revoke the lodging license and TCO subject only to any other applicable requirements of the City's licensing ordinance.

3. **Counterparts**. This Agreement may be executed in one or more counterparts or in multiple originals, either one of which is as valid as the other and when taken together shall constitute one agreement.

4. **Binding Effect.** The terms and conditions hereof shall be binding upon the heirs, successors, executors, administrators, legal representatives and assigns of the parties hereto, provided however that the TCO is approved only as to Operator, and shall not survive any assignment or transfer of ownership, management, or control of the Property or the Hotel to any person or entity not a party to this MOU.

5. **Recitals and Exhibits.** The recitals in this agreement and the exhibits hereto are incorporated as terms of this Agreement.

Signature Page to Follow

EXECUTED as of this _________ day of__________________, 2025.

City of Chaska
By: ______________________________
Name: ____________________________
Title: City Administrator

RCS-RCA Oak Ridge, LLC
By: ______________________________
Name: ____________________________
Title: _____________________________

Cain Development Group
By: ______________________________
Name: ____________________________
Title: _____________________________

Exhibit A – Phased Reopening Plan

This Phased Reopening Plan establishes an operational framework for the safe, secure, and compliant reopening of the Hotel property during completion of the permanent parking lot and landscaping improvements (“Improvements”). The purpose of this plan is to provide for controlled occupancy consistent with life-safety, licensing, and parking availability standards approved by the City of Chaska. During the period in which the Hotel operates under a Temporary Certificate of Occupancy (“TCO”), the Operator shall provide the City with reports documenting the number of guest rooms available for occupancy and the number of rooms in active use. The former restaurant on site will not be utilized until the Improvements are completed, except for staff to maintain catered products. Such reports shall be submitted to the City on a biweekly basis, and must include:

(a) the total number of rooms made available for occupancy during the reporting period;
(b) the total number of rooms occupied or reserved during the reporting period; and
(c) a brief statement describing any areas of the Hotel temporarily closed or restricted due to ongoing construction or renovations.

The Operator shall maintain supporting records and make them available to the City upon request. Failure to submit accurate and timely reports may result in suspension or revocation of the TCO or lodging license.

Phase 1: Initial Reopening (November/December 2025)

Occupancy Limit	Up to 50 guest rooms (approximately 33% of total keys)
Staffing	Minimum of 8 on-site staff per shift for front desk services, housekeeping, guest services, and onsite maintenance. No on-site food service staffing or preparation.
Parking Management	Valet-only operations for all guest vehicles; staff may park Hotel Lot.
Security Protocols	7 am to 7 pm on-site presence by licensed security provider; keycard access; coordination with Police/Fire
Purpose	Establish baseline operations, ensure compliance, and re-activate the property.
Parking Stalls	Hotel Lot: 85 South Lot: 20 All stalls during Phase I are currently developed. Excess parking is available in this phase.

Phase 2: Intermediate Operations (January through Construction Period)

Occupancy Limit	Up to 75 guest rooms (approximately 50% of total keys)

Staffing	Minimum of 10 on-site staff per shift for front desk services, housekeeping, guest services, and onsite maintenance. No on-site food service staffing or preparation.
Parking Management	Valet-only operations for all guest vehicles; staff may park in designated side lot
Security Protocols	Evening on-site presence by licensed security provider; keycard access; coordination with Police/Fire
Purpose	Accommodate additional guests; maintain compliance with City expectations.
Parking Stalls	Hotel Lot: 85 South Lot: 20 All stalls during Phase 2 are currently developed.

Phase 3: Intermediate Construction Operations (April 2026)

Occupancy Limit	Up to 75 guest rooms (approximately 50% of total keys)
Staffing	Minimum of 10 on-site staff per shift
Parking Management	Combination of temporary lot (valet managed) and partial access to completed sections of new parking lot
Security Protocols	Evening on-site presence by licensed security provider; keycard access; coordination with Police/Fire
Parking Stalls	Hotel Lot: 25 South Lot: 70 Construction staging and phased work in Hotel Lot (allowing for developed stalls to be used as construction progresses), shared parking from Costco supplements during construction for a total of 70 stalls in the South Lot. Complies with City Code standards for hotel room stalls. Valet continues to manage circulation.

Phase 4: Full Occupancy (Upon Completion of Landscaping and Parking Plans)

Occupancy Limit	Full hotel occupancy (100% of total guest rooms)
Completion Milestone	City verification of completion of parking lot and landscaping improvements by June 15, 2026.

Exhibit B- Parking Management Plan

This Parking Management Program establishes a mandatory parking allocation framework governing all hotel and event operations on the Property. The framework ensures that total on-site parking demand shall not exceed the ninety-five (95) available stalls at any time. Parking use shall be dynamically allocated among hotel guests, on-duty employees, and non-guest event attendees based on actual conditions, with stalls first assigned to occupied hotel rooms and active employees. Any remaining stalls shall be allocated to non-guest event attendees at a ratio of one (1) stall per three and one-half (3.5) seats.

The Operator shall continuously monitor and adjust occupancy, staffing, and event bookings to maintain compliance with this framework. Where necessary, the Operator shall reduce event attendance, limit room sales, modify staffing levels, or implement approved transportation demand management measures to ensure full adherence to these conditions and to prevent any off-site parking impacts.

Phase	Timeline	Rooms Avail	Employees (Shift)	Parking Demand (Rooms + Staff)	On-Site Supply (Existing Lot + SE Lots)	Notes
I-A – Limited Opening / TCO	November 2025-April 2026	50	8	**70**	Hotel Lot: 85 South Lot: 20 **95 Stalls**	Exceeds City code standards for hotel room stalls. South Lot limited to entitled stalls only; Hotel Lot used for majority of guest + staff parking. Valet manages circulation.
I-B – Construction	April 2026-May 2026	75	8	**95**	Hotel Lot: 25 South Lot: 70 **95 Stalls**	Construction staging and work in Hotel Lot, shared parking from Costco supplements during construction for a total of 70 stalls in the South Lot. Complies with City Code standards for hotel room stalls. Valet continues to manage circulation. Lot to be completed in phases to accommodate ongoing parking.
III – Full Operation	May 2026+	150	20-60	**294**	**286 stalls** as approved by final site and building	Full operation with parking stalls available on site and completion of Hotel Lot.

Phase	Timeline	Rooms Avail	Employees (Shift)	Parking Demand (Rooms + Staff)	On-Site Supply (Existing Lot + SE Lots)	Notes
					plans- PMD-22	

1. **Base Parking Allocation**
    a. Hotel Guests: One (1) parking stall shall be allocated for each occupied guest room
    b. Employees: One (1) parking stall shall be allocated for each on-duty employee, up to a maximum of eight (8) employees at any time
    c. Guest Count: Event attendees who are also registered hotel guests shall be deemed fully accommodated by their guest-room stall allocation and shall not be counted again for event parking purposes.
2. **Event Parking Allocation:** The number of non-guest event attendees shall be limited to the remaining parking supply after accounting for hotel guests and employees. Parking demand for such attendees shall be calculated at a rate of one (1) stall per three and one-half (3.5) seats based on event design capacity ("Allowed Non-Guest Seats").

3. **Parking Capacity Formula:** For each event, the Operator shall calculate:
    a. occupied guest rooms;
    b. on-duty employees (max 8);
    c. stalls consumed by (a) + (b);
    d. Allowed Non-Guest Seats = Remaining Stalls × 3.5.

    Event bookings shall not exceed the Allowed Non-Guest Seats calculation unless supplemental transportation is provided.

4. **Mandatory Event Management Procedure**: The Operator shall implement a two-step verification process
    a. **At Booking / Contracting**: The Operator shall record the expected event size, anticipated room block, and projected employees on duty, and shall certify compliance with the parking capacity formula.
    b. **Pre-Event**: Forty-eight (48) hours prior to the event, the Operator shall update room occupancy, employee count, and planned non-guest attendance. If calculations show the event would exceed the permitted non-guest attendance, the Operator shall immediately implement a compliance measure under Section 5.
5. **Adjustment Measures:** In the event that planned attendance exceeds the Allowed Non-Guest Seats, the Operator must implement one or more of the following:
    a. Seat Reduction: Reduce non-guest attendance to reach compliance.
    b. Room Hold-Back: Limit the sale of additional guest rooms to increase non-guest stall availability

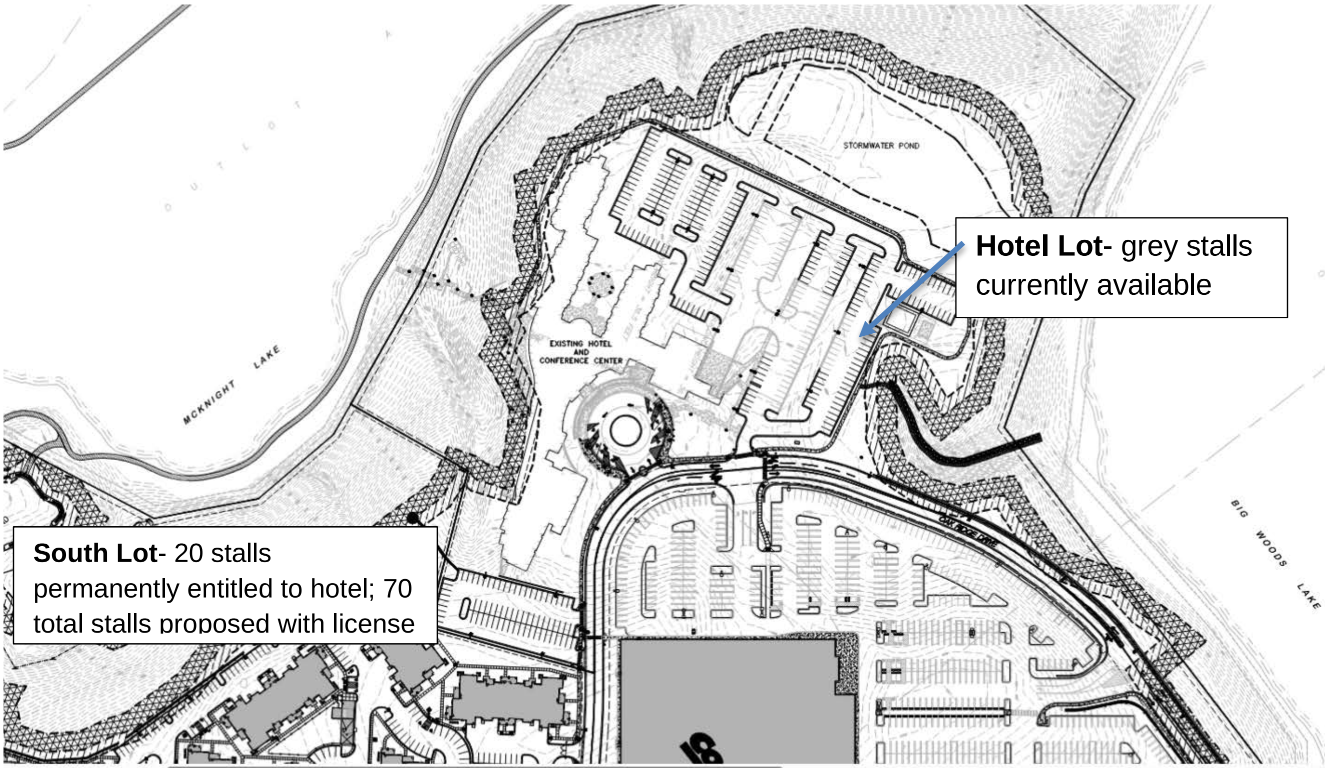
c. Shuttle Services: Utilize shuttle service or remote parking to address onsite considerations.

The parking matrix below serves as an example for calculating compliance with the formula set forth in this Parking Management Plan.

Live State	Occupied Rooms	Employees	Stalls Remaining	Permitted Non-Guest
Phase I Hotel, full capacity	50	8	37	129
Full hotel, full staff	75	8	12	42
High hotel	68	8	19	66
Mid hotel	45	8	42	147
Low hotel	25	8	62	217

6. **Compliance Recordkeeping.** The Operator shall maintain a parking compliance log containing daily occupied rooms, employee count by shift, event attendance (guest vs. non-guest), and any Adjustment Measures taken. Records shall be provided to the City upon request.
7. **Enforcement.** Failure to adhere to this Plan may result in administrative penalties, or modification/revocation of the applicable TCO.

Exhibit C- Parking Diagram



SHARED USE LICENSE FOR PARKING FACILITIES

THIS SHARED USE LICENSE FOR PARKING FACILITIES ("License") is made, effective as of the date indicated below, by and between the Cain Development Group, LLC, ____________________ ("Licensee"), and Costco Wholesale Corporation (the "Licensor").

WHEREAS, the Licensee is the owner of real property addressed as 1 Oak Ridge Drive, Chaska, MN 55318 (the "Property"); and

WHEREAS, the Licensor is the owner of certain real property located adjacent to the Property addressed as 2 Oak Ridge Drive, Chaska, MN 55318 ("Costco Property"); and

WHEREAS, Licensee and Licensor are subject to a Declaration of Construction, Operations and Reciprocal Easements, whereby Licensor is entitled to the exclusive use of 70 parking stalls on the Property ("Parking Facilities") as shown on attached Exhibit A; and

WHEREAS, Licensee requires supplemental parking stalls during the construction of its parking lot; and

WHEREAS, Licensee desires to use and Licensor desires to permit the use of the Parking Facilities from April 1, 2026 through June 30, 2026.

IN CONSIDERATION of the covenants by and between the Licensor and the Licensee, IT IS HEREBY AGREED AS FOLLOWS:

1. **LICENSE.** Licensor grants Licensee a license to use the Parking Facilities as shown on attached Exhibit A between April 1, 2026 and June 30, 2026.

6. **INDEMNIFICATION.** The Licensee shall indemnify and hold harmless the Licensor, and its officials, employees, contractors and agents, from and against any and all liability, loss, costs, damages, expenses, claims, actions or judgements, including reasonable attorneys' fees arising out of the negligence of Licensee, its offices, employees, agents or contractors, pursuant to this License. Any and all claims that may arise against the Licensor or Licensee related to use of the Parking Facilities pursuant to this License caused by the negligent acts or omissions of the Licensee shall be the License's responsibility. To the fullest extent permitted by law, Licensee's total liability to Licensor and anyone claiming costs, losses, or damages caused in part by the negligence of Licensee and in part by the negligence of the Licensor or any other negligent entity or individual, shall not exceed the percentage share that Licensee's negligence bears to the total negligence of Licensor, Licensee, and all other negligent entities and individuals.

7. **TERMINATION.** This License shall terminate on June 30, 2026 or upon completion of the Licensee's parking lot whichever is earlier.

8. NOTICES. Any notice or correspondence to be given under this License shall be deemed to be given if hand delivered or sent by United States certified or registered mail, postage prepaid, return receipt requested:

as to Licensee:	Cain Development Group, LLC Whitney Cain – 803.371.6687 1 Oakridge Dr. Chaska, MN
with a copy to:	Megan Rogers Larkin Hoffman 8300 Norman Center Drive Suite 1000 Minneapolis, MN 55437
as to Licensor:	Costco General Manager 2 Oakridge Dr. Chaska, MN
with a copy to:	

or at such other address as any party may from time to time notify the others in writing in accordance with this paragraph. The Licensor shall notify the Licensee if there is any change in its name or address.

9. SEVERABILITY. If any term of this License or any application thereof shall be invalid or unenforceable, the remainder of this License and any other application of such term shall not be affected thereby.

10. GOVERNING LAW. This License shall be governed by and construed in accordance with the laws of the State of Minnesota.

11. COUNTERPARTS. This License may be executed in multiple counterparts, all of which shall be originals and all of which together shall constitute one and the same instrument.

Signature Page to Follow

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed on the date indicated below:

Licensor

Dated: November 15, 2025

By: ____________________

Its:

Signature Page- Shared Parking License Agreement- Licensor

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed on the date indicated below:

Dated: November 11th, 2025.

Licensee

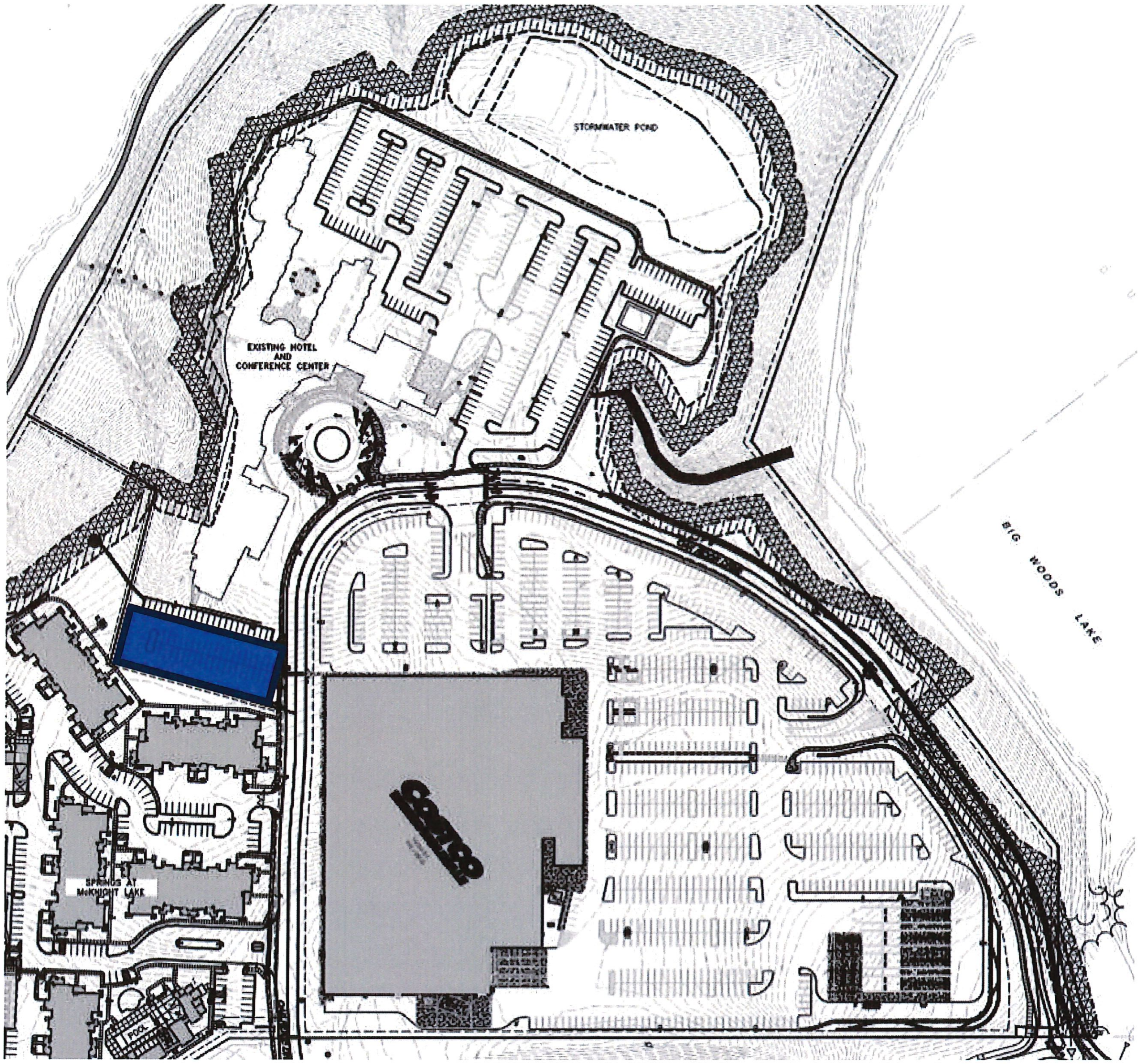
Whitney Cain

By: ______________________________

Name: Cain Development Group, LLC - Whitney Cain

Signature Page- Shared Parking License Agreement- Licensee

EXHIBIT A


STORMWATER POND
EXISTING HOTEL
AND
CONFERENCE CENTER
BIG WOODS LAKE
SPRINGS AT
McKNIGHT LAKE
POOL

REQUEST FOR ACTION
CHASKA CITY COUNCIL
12/01/2025

Subject: **Audit Engagement Agreement**

Reviewed by: **Noel Graczyk, Administrative Services Director**
Prepared by: **Erica Mattice, Finance Division Director**

Background
After the completion of a Request for Proposal (RFP) selection process in 2024, the City Council selected Clifton Larson Allen, LLP (CLA) as the independent financial auditor for a five-year (2024-2028) engagement period for annual audits. As an independent accounting firm, CLA can perform annual audits of the City as required by State Statutes. The audit of fiscal year of 2025 is the second year with CLA.

As part of each annual audit, the City Council approves an annual engagement agreement with CLA. Attached is a Scope of Work – Audit Services agreement from CLA that outlines the understanding of services to be provided by the auditor to audit the 2025 fiscal year ending December 31, 2025. Both the City and CLA anticipate that a Federal Single Audit will be needed as part of the annual audit for 2025. Proposed fees for the 2025 audit are $54,232 for the audit and $5,366 for the Federal Single Audit and includes technology and client support fees as proposed in the RFP.

Recommendation
It is a recommendation by staff for the City Council to approve the Statement of Work - Audit Services for the 2025 fiscal year and that the Mayor as Council representative and City Administrator as Management representative be authorized to sign both documents.

CITY COUNCIL ACTION REQUESTED
Motion to approve the 2025 Statement of Work – Audit Services with Clifton Larson Allen, LLP and that the Mayor and City Administrator be authorized to sign.

CliftonLarsonAllen LLP
https://www.claconnect.com

November 24, 2025

Statement of Work - Audit Services

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") dated August 20, 2024, or superseding MSA, made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and City of Chaska ("you," "your," or "the entity"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services CLA will provide for the entity as of and for the year ended December 31, 2025.

Christopher Knopik is responsible for the performance of the audit engagement.

Scope of audit services
We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of City of Chaska, and the related notes to the financial statements as of and for the year ended December 31, 2025.

The Governmental Accounting Standards Board (GASB) provides for certain required supplementary information (RSI) to accompany the entity's basic financial statements.

The RSI will be subjected to certain limited procedures, but will not be audited.

We will also evaluate and report on the presentation of the supplementary information other than RSI accompanying the financial statements in relation to the financial statements as a whole.

Nonaudit services
We will also provide the following nonaudit services:

· Preparation of data collection form

Audit objectives
The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards

generally accepted in the United States of America (U.S. GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Our audit will be conducted in accordance with U.S. GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards require us to be independent of the entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. Our audit will include tests of your accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express opinions and render the required reports.

We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

We will apply certain limited procedures to the RSI in accordance with U.S. GAAS. However, we will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) other than RSI accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

The objectives of our audit also include:

- Reporting on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

- Reporting on internal control over compliance related to major programs and expressing an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Uniform Guidance.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We will issue written reports upon completion of our audit of your financial statements and compliance with requirements applicable to major programs.

Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from the engagement. If our opinions on the financial statements or compliance are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements or material noncompliance caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements or an opinion on compliance, we retain the right to take any course of action permitted by professional standards, including declining to express opinions or issue reports, or withdrawing from the engagement.

As part of our audit, we will also perform the procedures and provide the report required by the Minnesota Legal Compliance Audit Guide for Political Subdivisions.

It is our understanding that our auditors' report will be included in your annual report which is comprised of the introductory and statistical sections and that your annual report will be issued in conjunction with the Auditors' report. Our responsibility for other information included in your annual report does not extend beyond the financial information identified in our opinion on the financial statements. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in your annual report. We are required by professional standards to read the other information and consider whether a material inconsistency exists between the other information and the financial statements because the credibility of the financial statements and our auditors' report thereon may be undermined by material inconsistencies between the audited financial statements and other information. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Auditor responsibilities, procedures, and limitations

We will conduct our audit in accordance with U.S. GAAS, the standards for financial audits contained in *Government Auditing Standards*, and the Uniform Guidance.

Those standards require that we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit. As part of our audit, we will:

• Identify and assess the risks of material misstatement of the financial statements and material noncompliance, whether due to fraud or error, design and perform audit procedures responsive to those risks, and evaluate whether audit evidence obtained is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement or a material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

• Obtain an understanding of the entity and its environment, including the system of internal control, relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

• Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the amounts and disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

• Conclude, based on our evaluation of audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Although our audit planning has not been concluded and modifications may be made, we have identified the following significant risk(s) of material misstatement as part of our audit planning:

• Management override of controls

• Revenue recognition

We plan to use an auditors' specialist to valuation of investments at fair market.

There is an unavoidable risk, because of the inherent limitations of an audit, together with the inherent limitations of internal control, that some material misstatements or noncompliance may not be detected, even though the audit is properly planned and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance. Because we will not perform a detailed examination of all transactions, material misstatements, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity, may not be detected. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not require auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management and those charged with governance of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management and those charged with governance of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a single audit.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting fraud or errors that are material to the financial statements and to preventing and detecting misstatements resulting from noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify deficiencies, significant deficiencies, or material weaknesses in internal control. However, we will communicate to you in writing significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the entity's compliance with the provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

We will include in our report on internal control over financial reporting and on compliance relevant information about any identified or suspected instances of fraud and any identified or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements that may have occurred that are required to be communicated under *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards that may have a direct and material effect on each of the entity's major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the "OMB Compliance Supplement" for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of these procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

We will evaluate the presentation of the schedule of expenditures of federal awards accompanying the financial statements in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the schedule to determine whether the information complies with U.S. GAAP and the Uniform Guidance, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the schedule to the underlying accounting records and other records used to prepare the financial statements or to the financial statements themselves.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Management responsibilities

Our audit will be conducted on the basis that you (management and, when appropriate, those charged with governance) acknowledge and understand that you have certain responsibilities that are fundamental to the conduct of an audit.

You are responsible for the preparation and fair presentation of the financial statements, RSI, and the schedule of expenditures of federal awards in accordance with U.S. GAAP. Management is also responsible for identifying all federal awards received, understanding and complying with the compliance requirements, and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the requirements of the Uniform Guidance.

Management's responsibilities include the selection and application of accounting principles; recording and reflecting all transactions in the financial statements; determining the reasonableness of significant accounting estimates included in the financial statements; adjusting the financial statements to correct material misstatements; and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for 12 months beyond the financial statement date.

Management is responsible for compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs. Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are responsible for the design, implementation, and maintenance of effective internal control, including internal control over compliance, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including evaluating and monitoring ongoing activities and safeguarding assets to help ensure that appropriate goals and objectives are met; and that there is reasonable assurance that government programs are administered in compliance with compliance requirements.

You are responsible for the design, implementation, and maintenance of internal controls to prevent and detect fraud; assessing the risk that the financial statements may be materially misstated as a result of fraud; and for informing us about all known or suspected fraud affecting the entity involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for implementing systems designed to achieve compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; identifying and ensuring that the entity complies with applicable laws, regulations, contracts, and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs; and informing us of all instances of identified or suspected noncompliance whose effects on the financial statements should be considered.

You are responsible for taking timely and appropriate steps to remedy any fraud; noncompliance with provisions of laws, regulations, contracts, or grant agreements; or abuse that we may report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings; and to follow up and take prompt corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review.

You are responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including amounts and disclosures, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, and for the accuracy and completeness of that information (including information from within and outside of the general and subsidiary ledgers), and for ensuring management information and financial information is reliable and properly reported; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

You agree to inform us of events occurring or facts discovered subsequent to the date of the financial statements that may affect the financial statements.

You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

Management is responsible for the preparation and fair presentation of other supplementary information in accordance with U.S. GAAP. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. You agree to provide us written representations related to the presentation of the supplementary information.

Management is responsible for the preparation of other information included in your annual report. You agree to provide the final version of such information to us in a timely manner, and if possible, prior to the date of our auditors' report. If the other information included in your annual report will not be available until after the date of our auditors' report on the financial statements, you agree to provide written representations indicating that (1) the information is consistent with the financial statements, (2) the other information does not contain material misstatements, and (3) the final version of the documents will be provided to us when available, and prior to issuance of the annual report by the entity, so that we can complete the procedures required by professional standards. Management agrees to correct material inconsistencies that we may identify. You agree to include our auditors' report in any document containing financial statements that indicates that such financial statements have been audited by us.

Management is responsible for providing us with a written confirmation concerning representations made by you and your staff to us in connection with the audit and the presentation of the basic financial statements and RSI. During our engagement, we will request information and explanations from you regarding, among other matters, the entity's activities, internal control, future plans, specific transactions, and accounting systems and procedures. The procedures we will perform during our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the representations that we receive in the representation letter and otherwise from you. Accordingly, inaccurate, incomplete, or false representations could cause us to expend unnecessary effort or could cause a material fraud or error to go undetected by our procedures. In view of the foregoing, you agree that we shall not be responsible for any misstatements in the entity's financial statements that we may fail to detect as a result of misrepresentations made to us by you.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies to us of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the "Audit objectives" section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Responsibilities and limitations related to nonaudit services
For all nonaudit services we may provide to you, management agrees to assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

Use of financial statements
Should you decide to include or incorporate by reference these financial statements and our auditors' report(s) thereon in a future private placement or other offering of equity or debt securities, you agree that we are under no obligation to re-issue our report or provide consent for the use of our report in such a registration or offering document. We will determine, at our sole discretion, whether we will re-issue our report or provide consent for the use of our report only after we have performed the procedures we consider necessary in the circumstances. If we decide to re-issue our report or consent to the use of our report, we will be required to perform certain procedures including, but not limited to, (a) reading other information incorporated by reference in the registration statement or other offering document and (b) subsequent event procedures. These procedures will be considered an engagement separate and distinct from our audit engagement, and we will bill you separately. If we decide to re-issue our report or consent to the use of our report, you agree that we will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to re-issue our report or decide to withhold our consent to the use of our report, you may be required to engage another firm to audit periods covered by our audit reports, and that firm will likely bill you for its services. While the successor auditor may request access to our workpapers for those periods, we are under no obligation to permit such access.

If the parties (i.e., you and CLA) agree that CLA will not be involved with your official statements related to municipal securities filings or other offering documents, we will require that any official statements or other offering documents issued by you with which we are not involved clearly indicate that CLA is not involved with the contents of such documents. Such disclosure should read as follows:

> CliftonLarsonAllen LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. CliftonLarsonAllen LLP also has not performed any procedures relating to this offering document.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website or submitted on a regulator website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Engagement administration and other matters

We understand that your employees will prepare all confirmations, account analyses, and audit schedules we request and will locate any documents or invoices selected by us for testing. A list of information we expect to need for our audit and the dates required will be provided in a separate communication.

At the conclusion of the engagement, we will complete the auditor sections of the electronic Data Collection Form SF-SAC and perform the steps to certify the Form SF-SAC and single audit reporting package. It is management's responsibility to complete the auditee sections of the Data Collection Form. We will create the single audit reporting package PDF file for submission; however, it is management's responsibility to review for completeness and accuracy and electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse and, if appropriate, to pass-through entities. The Data Collection Form and the reporting package must be electronically submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the entity; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing confidential or sensitive information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of CLA and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulatory bodies pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of CLA’s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to those regulators. The regulators may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by a regulator. If we are aware that a federal or state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Professional standards require us to be independent with respect to you in the performance of these services. Any discussion that you have with our personnel regarding potential employment with you could impair our independence with respect to this engagement. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence and objectivity. Further, any employment offers to any staff members working on this engagement without our prior knowledge may require substantial additional procedures to ensure our independence. You will be responsible for any additional costs incurred to perform these procedures.

Our audit engagement ends on delivery of our signed report. Any additional services that might be requested will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service.

Government Auditing Standards require that we make our most recent external peer review report publicly available. The report is posted on our website at www.CLAconnect.com/Aboutus/.

Fees

Audit of financial statements	$51,650.00
Federal single audit (including technology and support fee)	$5,365.50
Technology and client support fee	$2,582.50
Total	$59,598.00

The fees above include all expenses (including travel, report production, word processing, postage, internal and administrative charges, etc.) and the technology and client support fee of five percent (5%) of all professional fees billed. Our invoices, including applicable state and local taxes, will be rendered as work progresses and are payable on presentation.

Unexpected circumstances
We will advise you if unexpected circumstances require significant additional procedures resulting in a substantial increase in the fee estimate.

Changes in accounting and audit standards
Standard setters and regulators continue to evaluate and modify standards. Such changes may result in new or revised financial reporting and disclosure requirements or expand the nature, timing, and scope of the activities we are required to perform. To the extent that the amount of time required to provide the services described in the SOW increases due to such changes, our fee may need to be adjusted. We will discuss such circumstances with you prior to performing the additional work.

Agreement
We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below to indicate your acknowledgement and understanding of, and agreement with, this SOW.

Sincerely,

CliftonLarsonAllen LLP

Response:
This letter correctly sets forth the understanding of City of Chaska.

CLA

CliftonLarsonAllen LLP

Christopher Knopik

Christopher G. Knopik, Principal

SIGNED 11/24/2025, 9:49:34 AM CST

Client

City of Chaska

SIGN:

Taylor Hubbard, Mayor

DATE:

City of Chaska

SIGN:

Matt Podhradsky, City Administrator

DATE:

REQUEST FOR ACTION
CHASKA CITY COUNCIL
12/1/2025

Subject: Business License Renewal

Prepared By: Denise Beebe, Senior Clerk

Business License Renewals:
It is time to renew annual business licenses for Games of Skill, Refuse Haulers, Massage Therapists, Massage Therapy Commercial Business Sites, and Tobacco Sale for the upcoming business license period beginning January 1, 2026, and ending December 31, 2026.

All licenses/registrations are set forth and listed below. All businesses/individuals who had licenses last year were contacted by mail and requested to return their renewal paperwork by November 24th. The following businesses/individuals have returned their paperwork and payments.

In 2025 there were 7 refuse haulers utilizing a total of 79 trucks, 20 businesses selling tobacco, 2 games of skill vendors servicing 7 locations, 5 massage therapy business license, and 14 individual licensed massage therapists.

In additional there were a total of 115 solicitors, 3 peddlers, 19 transient permits, 2 transient accommodations, and 13 golf cart permits sold.

2026 Business Applicants and Fees:
The following is the list of businesses requesting permits as of November 25, 2025, for the year 2026. Also listed are the outstanding businesses yet to turn in their applications.

Refuse Haulers: $75 per vehicle
Aspen Waste Systems – 3 Vehicles
Dick's Sanitation Service – 7 Vehicles
Republic Services – 30 Vehicles
Suburban Waste – 8 Vehicles
Waste Management – 23 Vehicles
Curbside Waste Inc. – 4 Vehicle

Outstanding:
Randy's Environmental Services – 16 Vehicles

Games of Skill: $16 per unit/$16 site

Outstanding:
Superior Vending=1 site/8 units
Mendota Valley Amusement= 6 sites/32 units

Massage Therapists: $150.00 (Total fluctuates each year)
14 Individuals

Massage Therapy Business $300
Bee Well Massage
Red Sky Massage
Day Massage

Outstanding:
Massage Therapy
Amber Laurent Massage Therapy

Tobacco Licenses: $240

Chaser's Beverage Center
Cy's Liquors
Hazeltine Golf Course
Holiday Station Store #67
Holiday Station Store #340
Kwik Trip
River City Liquors
Oak 19 Fare & Refreshment
Speedway #4507
Speedway #4519
Anna Tobacco
Cub Foods

Outstanding:
Chaska Smoke Shop
Downtown Smoke Shop
Walgreens
Dolce Vita Wine Shop
MGM Wine & Spirits
NorthStar Outpatient – Walnut St.
NorthStar Outpatient – Stoughton Ave
Lewsader Vending

Solicitors & Peddlers $100/Transients: $30
(Fees are waived for City/CCC hosted events or Interstate Commerce groups and are not listed)
Peddler - 3
Solicitors – 115
Transient – 19

Golf Cart Permits: $90 for 3 years (Total fluctuates)
13 permits

Transient Accommodations: Level I=$300, Level III =$900
Super 8
TownSquare Place

Total Revenue in 2025		**For 2026**	**Outstanding Owed Yet**
Refuse Haulers -	$ 6,000	$5625	$1,200
Tobacco Venders -	$ 4,800	$2,640	$ 1,920
Games of Skill -	$ 752	$ 0	$ 752
Massage Therapy	$ 2,104.50	$1,050	$ 1,050
Massage Therapy Business	$ 1,500	$ 600	$ 900
Solicitors/Peddler/Trans.	$ 12,093		
Transient Accommodations	$ 1,200		
Golf Cart Permits (3yrs)	$ 1175.40		
Grand Total:	**$29,624.90**	**$9,915**	**$5,822**

CITY COUNCIL ACTION REQUESTED

Motion to approve the 2026 Business Licenses to include games of skill, refuse haulers, massage therapists, massage business, tobacco sales, solicitors/peddlers/transients effective January 1, 2026 through December 31, 2026

REQUEST FOR ACTION
CHASKA CITY COUNCIL
12/1/2025

Subject: **Southwest Metro Intermediate School District 288 Contract for CPD School Resource Officer**

Prepared By: **Ryan Seibert, Chief of Police**

Background: The City of Chaska Police Department and the Southwest Metro Intermediate School District 288 seek to staff a full-time school resource officer (SRO) assigned to the 401 Education Center in the City of Chaska. The role of the SRO is to maintain a safe and secure environment on campus, establish a positive working relationship to help further student development, and help to foster a positive two-way relationship between police and students. A previous contract between District 288 and the Carver County Sheriff's Office placed an SRO in the 401 Education Center. However, this contract dissolved after the 2024-2025 school year, and the building has been without an SRO for the beginning of the current school year.

The proposed contract is substantially like contract language used in the District 112 SRO contract between that entity and the City of Chaska. Contract language establishes the city and district agree to a "50 % - 50 %" share of the salary and benefit cost of one SRO. Invoicing will be processed by the city finance department and occur at the end of each quarter. Contract language also specifies that either party may terminate the agreement by providing 180 calendar days' written notice.

If approved, the contract would provide SRO assignment from December 1, 2025 to June 30, 2027.

CITY COUNCIL ACTION REQUESTED

Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Southwest Metro Intermediate School District 288 and City of Chaska" document, thereby authorizing the Chaska Police Department to staff a full-time SRO at the 401 Education Center in the City of Chaska.

AGREEMENT FOR SCHOOL RESOURCE OFFICER SERVICES BY AND BETWEEN SOUTHWEST METRO INTERMEDIATE DISTRICT 288 AND CITY OF CHASKA

This Agreement is by and between Southwest Metro Intermediate District 288 ("District") and the City of Chaska ("City").

A. PURPOSE:

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

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

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

1. The School Resource Officer is responsible for managing law enforcement incidents occurring in the school or on school grounds and protecting students, staff and visitors from criminal activity. A determination of whether an incident is considered a law enforcement responsibility should be made in consultation with school administration when feasible. Most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. Officers responding to an incident or consulting with school officials are encouraged to use their discretion in determining the best course of action, including using alternatives to arrest whenever reasonable.

2. The SRO shall assist the District and building administration in developing plans and strategies to prevent and/or minimize dangerous situations on campus and to address other security issues identified by District and building administration and/or the SRO. Such plans are to be arrived at jointly and communicated clearly between the parties.

3. In every case other than specific circumstances where the delay involved adds risk to the safety of others in the building or the public at large, the SRO shall notify the building

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

4. The SRO will inform the building administrator or their designee about any crime committed, arrest(s) made or other SRO activity as soon as reasonably feasible after the event.

5. The SRO shall take appropriate law enforcement action against intruders or unauthorized visitors who appear in the building or on campus property.

6. In all matters related to law enforcement actions taken within the school or on school property (including investigations, interviews and searches or confiscation of property related to students), SROs will conduct themselves in a manner consistent with relevant federal and state statutes and case law, the standard operating procedures and general orders of their department, and the board-adopted policies and procedures of the District. In any case where the respective policies of the District and the City may conflict, the matter will be resolved by mutual agreement of the City Administrator and the Superintendent of Schools.

7. School Resource Officers will serve when requested by District or building administrator as members of the school threat assessment team to assist in monitoring students and determining the need for possible law enforcement action. The SRO will be familiar with agencies and resources that aid youth and their families and make referrals to agencies when appropriate.

8. Any complaints about student behavior should be brought to the building administrator rather than the SRO. The SRO is expected to be familiar with District and school rules; however, most school incidents and policy violations do not constitute criminal conduct and should not be addressed through law enforcement action. The District and its employees are responsible for disciplining students and applying school policies. The SRO may be called on to help de-escalate a situation, prevent criminal conduct and/or prevent harm to an individual. If the building administrator believes an incident is a violation of the law, he/she may contact the SRO to see if law enforcement action is needed.

9. School Resource Officers will participate in crime prevention activities including, but not limited to patrolling the school building and grounds, monitoring areas known for criminal activity, speaking with staff and students on reducing opportunities for crime, analyzing crime patterns, investigating crimes and ensuring safety at the school.

10. The School Resource Officer is part of the school Crisis Response Team and will participate in meetings, emergency preparation, planning, drills, training and response.

11. The School Resource Officer will be an active and highly visible member of the school community. The SRO will work to foster open communication and trust between students, families, staff, and administration. The SRO is expected to interact with students on an individual basis and in small groups. SROs will also make themselves

available for conferences involving teachers, parents, and students. The building administrators is encouraged to utilize the expertise of the SROs.

12. The School Resource Officer is expected to build relationships with building administrator, teachers, staff, students and families. SROs will focus on getting to know students, act as a role model, and work with administration to identify students that may be facing challenges and in need of additional resources to be successful.

13. The School Resource Officer will represent the law enforcement community and work in partnership with building administrator to provide instruction/guidance to students one on one as well as creating and delivering classroom presentations. Topics may include but are not limited to: a basic understanding of the law, the role of law enforcement officers, drug/alcohol awareness, conflict resolution, anger management, personal and school safety strategies, crime trends, and staff or student requested topics. SROs will coordinate all of their activities with the building administrator and appropriate staff member(s), and will seek permission, guidance and advice from school leadership as well as agency leadership/SRO Supervisor prior to initiating any programs within the school.

14. The School Resource Officer will collect data on crime trends, school-based arrests, referrals to law enforcement, and other SRO activities. This will include data on cases that are worked off-campus by the Police Department or other agencies involving students. The School Resource Officer, SRO Supervisor, building administrator, District Administration and Chief of Police or their designee will meet on a quarterly basis to review the SRO program and quarterly data. The SRO will also submit data when requested by the District as well as submitting summary data for the year-end program assessment. The District and the City shall collaborate on the criteria to be reported at the start of each school year.

C. TRANSPORTING STUDENTS:

1. SROs shall not transport students in their personal vehicles unless an emergency situation requires immediate transport.

2. SROs shall not transport students in Law Enforcement vehicles except:

    a. When the students are under arrest, or an emergency circumstance exists.

    b. When students are suspended and/or sent home from school pursuant to school disciplinary actions, if the student's parent or guardian has refused or is unable to pick up the child within a reasonable time period and the student's continued presence on campus is an active threat to the safety and welfare of other students and/or school personnel.

    c. Students shall not be transported to any location unless it is determined that the student's parent, guardian or custodian is at the destination to which the student is being transported unless there is a specified exemption in agency policy (i.e. – transportation to jail, other facilities, etc.)

d. SROs will follow their department policy regarding notifying dispatch of departure and arrival times and beginning and ending mileage when transporting juveniles.

e. SROs will notify building administrator or their designee when removing a student from campus.

D. TRAINING OF SCHOOL RESOURCE OFFICERS:

1. All officers assigned as SROs will complete training as required by their department as well as the Minnesota P.O.S.T. Board.

2. In addition, all School Resource Officers shall complete training specific to their role as a School Resource Officer. This training should be completed prior to starting a position as a School Resource Officer. If not possible to complete prior to starting, training must be completed within 6 months of start date.

3. This required SRO training may be completed either with the Basic and Advanced School Resource Officer courses offered by the National Association of School Resource Officers (NASRO), or the Basic and Advanced SRO training courses offered by the Minnesota School Safety Center. The City will provide the District with proof of successful completion of the Basic and Advanced courses for each SRO. Training costs will be covered by the City.

4. The District will provide SROs additional appropriate training and opportunities to participate in professional development on topics relevant to the school setting and working with students. Prior to the beginning of the school year, the District will determine the required training for each School Resource Officer and provide a list of these courses to the City. This training must be completed when offered during the school year. Dates/times for each course will be determined later, but the District will make every effort to provide the training during scheduled SRO hours. Such topics may include (but are not limited to); restorative processes, trauma-informed practices, working with students with disabilities/special needs, equity training and social/emotional learning and positive behavioral intervention supports (PBIS). The District will cover any costs associated with school-provided training.

5. The City will provide other appropriate on-going training as required.

E. EMPLOYMENT OF SCHOOL RESOURCE OFFICERS:

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

2. The City shall employ, in accordance with applicable state statutes, licensed law enforcement officers to serve as School Resource Officers in District schools. When an SRO position becomes open at a Chaska school, District officials shall have the opportunity to participate in a formal interview process conducted by the City. At a minimum, an administrator from the school/site the SRO is to be placed, as well as representative(s) from the District, shall attend the interview to provide feedback to the City.

3. A joint committee composed of representatives of the City and the District shall make recommendations for the SRO positions to the City which shall assign such officers. If the District is not satisfied with the performance of the SRO, the District will request a different School Resource Officer be assigned. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.

4. If only one candidate expresses interest in an open SRO position, the school/site administrator(s), and the District will still have the opportunity to meet and evaluate the candidate. Additional selection criteria (law enforcement bargaining contract, seniority, etc.) may be established by the City.

5. The supervision, management and control of School Resource Officers is solely the responsibility of the City. The City will assign a designated SRO Supervisor who will have regular and ongoing contact with the SROs, the building administrator or their designee and the District.

6. Law enforcement services rendered to the District shall be determined by both the City and the District. Standards of performance, discipline of the assigned School Resource Officer and other internal matters shall be under the authority of the City in collaboration with the District as allowed by law and related agency policies and procedures.

7. The City shall assume all obligations and payments with regard to SRO's salaries and benefits including worker's compensation, unemployment compensation, PERA and withholding taxes. The City will pay when due all required employment taxes and income tax withholding, including all federal and state income tax on any monies paid pursuant to this Agreement. The District is not responsible for any employee benefits, statutory or otherwise. The District will compensate the City for SRO services as provided in this Agreement.

8. Through this Agreement, the City and its employees have no authorization express or implied, to bind the District to any agreements, liability, or understanding except as expressly set forth herein. The City will be solely responsible for the acts of its employees and agents.

9. The District will provide the SRO with a dedicated, secure, private office containing a telephone line, a desk, a chair and a filing cabinet that can be locked and secured and access to either a computer terminal or computer hookup suitable for use in the conduct of official business only.

10. The City shall provide any required clothing, uniforms, vehicle, necessary forms, equipment and supplies for its officers to perform law enforcement duties provided pursuant to this Agreement.

11. In any event where the SRO is going to be absent from work, the SRO will promptly notify both the SRO supervisor and the building administrator of the school as to their absence. In the event of any SRO absence, the District and SRO supervisor will collaboratively determine if the temporary placement of another officer assigned as an SRO to a school is warranted.

12. The SRO's regularly scheduled duty day shall begin prior to the time school starts for the day and through the time of school dismissal for the day, except in cases where they are flexing their schedule for the day to accommodate other SRO or law enforcement-related duties approved by the SRO Supervisor or in other unusual circumstances.

13. It is understood and agreed that time spent by SROs attending municipal court, juvenile court, and/or criminal cases arising from and/or out of their employment as an SRO shall be considered as hours worked under this Agreement.

14. Time spent on emergency calls, regular law enforcement duties/reports/paperwork and police training not associated with the District shall be minimized and conducted only as needed. Time in excess of eight hours per day shall be paid according to the officer's employment contract with the City, providing such additional time has been approved in advance by the City and the District. Blanket approvals will not be accepted.

15. If authorized by the District and SRO Supervisor to do so, the SRO may be present at school special events occurring outside the schedule of normal school hours. If the District requested the SRO's attendance at such events, the District will reimburse the City for any associated overtime pay if the officer exceeds 40 hours performing SRO duties or other contract provisions requiring overtime pay. Otherwise, the City shall be responsible for any overtime pay associated with the SRO's attendance at these events.

16. School Resource Officers will wear approved department uniform, formal business attire or business casual with appropriate logos and name badges depending on the time of school year, the type of school activity or program, and the requests of the school and/or City. The SRO Supervisor and the building administrator shall jointly set expectations and resolve any disputes in this area.

17. School Resource Officers will wear their department authorized duty weapons in accordance with department policy. These weapons must be kept on the SRO or secured in a locked gun safe in the SRO office. The gun safe will be supplied by the City and will only be accessible to law enforcement officers.

F. CHAIN OF COMMAND:

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

2. In the performance of their duties, SROs shall coordinate and communicate with the building administrator or their designee and other District departments as requested.

G. DISMISSAL OR REASSIGNMENT OF A SCHOOL RESOURCE OFFICER:

1. In the event the building administrator of the school or the District feels that the SRO is not effectively performing their duties and responsibilities or has engaged in improper conduct, the District, building administrator, or designee shall notify the City and the SRO supervisor in writing of their concerns. The City shall ensure a thorough and timely review and investigation of the concerns raised by the District, or any other concerns the City is notified of, or becomes aware of by any other means.

2. Remedial action may include a meeting with the District, the SRO Supervisor and the SRO to discuss the concerns if applicable.

3. The SRO Supervisor will promptly advise the District of the results of the investigation and any subsequent actions taken to the extent allowed.

4. If the District's concerns remain unresolved after City action is completed, the SRO supervisor will arrange a meeting with the City, the District, the SRO supervisor and the SRO to mediate or resolve the issues that remain.

5. If the District’s concerns cannot be resolved by the above process, the District reserves the right to request to have the SRO removed from their assignment. The notification to the City will specify the reasons for making the request. When such a request is made, the City agrees to consider removing the SRO from their school assignment and to promptly replace the SRO with another qualified officer in collaboration with the District. If the District and the City are not able to come to a satisfactory resolution, the District may immediately cancel this Agreement.

H. PROGRAM ASSESSMENT:

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

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

I. DATA PRIVACY

1. The City and the SRO, while performing services under this Agreement, must comply with the Minnesota Government Data Practices Act (“MGDPA”), Minn. Stat. Ch. 13, and the Family Educational Rights and Privacy Act, 20 U.S.C. §1232g (“FERPA”), and rules and regulations promulgated thereunder, as they apply to the District regarding the treatment of all data and/or video recordings created, collected, received, stored, used, maintained, and/or disseminated by the District. The parties understand and agree that sharing of data between them may only occur in accordance with these laws governing the use disclosure, and dissemination of data.

2. The City and SRO shall not have access to private student data unless directly authorized by the School District in accordance with a valid exception to the disclosure prohibitions under the MGDPA and FERPA. The SRO may be provided access to student information only as needed by the SRO to perform his duties related to educational or building administrator activities when the SRO’s use of such student information remains under the direct control of the School District. In these circumstances, the SRO is considered a “school official” as provided in FERPA. If the SRO is gathering information pursuant to a criminal investigation or other law enforcement purpose, the SRO is not acting as a school official and is subject to the same data practices rules as any other law enforcement officer, and will need to secure the appropriate subpoena, court order, warrant, or consent to acquire private data and/or video recordings, unless an exception applies.

3. School officials shall allow the SRO access to public records maintained by the school to the extent allowed by law.

4. If private or confidential student record information is needed by an SRO, but no emergency situation exists, the information may be released only as allowed by law.

5. If some information in a student’s record is needed in an emergency to protect the health or safety of the student or other individuals, school officials shall disclose to the SRO that information which is needed to respond to the emergency situation based on the seriousness of the threat to someone’s health or safety; the need of the information to meet the emergency situation and the extent to which time is of the essence.

6. The City and the District agree to and shall abide by, conform to, and comply with all of the laws, rules, and regulations of the United States, the State of Minnesota, and the City/County including specifically Minn. Stat. 16C.05, subd.5 governing retention of records pertaining to the contract and the Minnesota Government Data Practices Act requirements for private data on individuals.

J. COST ALLOCATION AND INVOICING:

1. The District and the City agree to share on a 50% - 50% basis the salary and benefit cost for one School Resource Officer, except to the extent the District's obligation is reduced due to the SRO performing other services for the City resulting in a prolonged disruption of SRO services to the District.

2. The District shall not assume liability for the direct payment of any salaries, wages, or other compensation to the SRO, SRO Supervisor or any City or County personnel performing SRO services, and the City hereby assumes responsibility for payment of wages and benefits including vacation and sick leave, mileage, uniforms, public employees retirement contributions, workers' compensation, vehicle, general liability insurance costs, general overhead, including indirect expenses and supplies, radio unit expense and health expenses.

3. At its own expense, the City shall provide funding for SRO supervision and an appropriate vehicle(s) for use by the SRO.

4. The City will invoice the District at the end of each quarter for SRO services provided during that quarter. The District will pay the invoice within 35 days of receipt.

K. INSURANCE:

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

L. INDEMNIFICATION:

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

M. APPROVAL AND TERM OF CONTRACT:

1. The terms of this Agreement are entered into and approved by the City Administrator on behalf of the City and by the Superintendent of Schools or designee on behalf of the District. Its provisions may be revised or amended only by mutual agreement of the parties and upon formal approval of the agreed upon changes by the governing bodies of the respective parties. These mutually agreed-upon revisions can be made at any time, but are not in effect until approved and signed by both parties.

2. The term of this Agreement shall be from December 1, 2025 to June 30, 2027. It may be extended or amended upon mutual written consent of both parties.

3. Either party may terminate this Agreement on June 30th of each year by giving 180 days' advance written notice.

4. This agreement shall remain in force until the end of the term above, or until terminated by either party pursuant to this Agreement.

5. In the event either party shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue uncured for a period of thirty (30) days after written notice thereof, the non-defaulting party may, at its option and in addition to all other rights and remedies which it may have at law or in equity against the other party, immediately terminate this Agreement.

6. It is agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all prior agreements or memoranda of understanding between the City and the District regarding School Resource Officers.

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

____ ________________

Dr. Jeff Horton, Superintendent | Date
District 288, Southwest Metro Intermediate District

____ ________________

Matt Podhradsky. City Administrator | Date
City of Chaska

REQUEST FOR ACTION
CHASKA CITY COUNCIL
12/01/2025

Subject: **Truth in Taxation Public Hearing-2026 Tax Levy and Budget**

Prepared By: **Matthew Podhradsky, City Administrator**
Elise Durbin, Assistant City Administrator

Truth in Taxation Process

The Truth in Taxation process was enacted by the Minnesota Legislature in 1988. Prior to this time, while taxpayers would receive valuation notices each spring, there was no information provided about how the valuation and local government's budgeting related to property taxes paid. The goal of the change was to increase transparency and public participation in the process. The process consists of three components:

1. A preliminary levy is set in September for the upcoming year. The final levy, adopted in December, cannot exceed the amount proposed in September.
2. County Auditors create notices for each parcel of the proposed taxes based upon proposed levies.
3. Local governments hold a public meeting after notices have been sent and prior to adoption of the final levy. Comments received at the public meeting can be incorporated into the final budget should the Council wish to go that direction.

Steps 1 and 2 have been completed, and the City Council meeting on December 1 will be Step 3 in the process.

Presently, staff is working on preparation of the 2026 General Fund budget. While the Council will hear staff's recommendations for the General Fund budget and the 2026 tax levy at this meeting, as well as take any public comment on these recommendations, it should be noted no formal action will be taken by the Council until the December 15 City Council meeting when the final tax levy needs to be established. The purpose of the meeting on December 1 is to take comments on the proposed tax levy and budget, and for the Council to provide feedback so the budget brought in front of the Council on December 15 is reflective of the direction the Council wants to go for 2026.

As discussed over the past several months, much of what we are planning for in the 2026 General Fund budget and tax levy is a continuation of priorities or programs that were already in progress prior to last year's budget being adopted. Specifically, these are:

- Continued utilization of the tax levy policy
- Continued implementation of the Capital Asset Maintenance Program
- Continued implementation of the Building Improvement Program (year 4 of 4)

The following report will go through not only the current budget environment but will also look at the impacts on residents for the recommendations being made for the 2026 budget.

Budgeting Objectives

The budgeting process for the City starts by focusing on the budgeting objectives. The following objectives have been discussed with the City Council in the establishment of the 2026 budget:

- Utilize the current Tax Levy Policy: Limit tax levy growth to capture only new growth in community and expenditure inflation. Only increase the levy beyond this point if new service levels/assets are being added
- Support budgeting programs that help Chaska strengthen its mission of being "The Best Small Town in Minnesota"
- Maintain existing high-quality service levels
- Fully fund maintenance and replacement of our vehicles, equipment, and physical assets on a regular schedule to ensure sustainability of investments already made
- Fund new programs only after existing, necessary programs are funded
- Budget utilizing a plan that avoids draw-down of the City's General Fund Reserves and builds these reserve levels to a targeted level
- Fully fund the levy needs of the Street Reconstruction Program
- Develop a budget plan that is sustainable from a resource perspective to support service levels that residents expect

Comments on the Budgeting Objectives

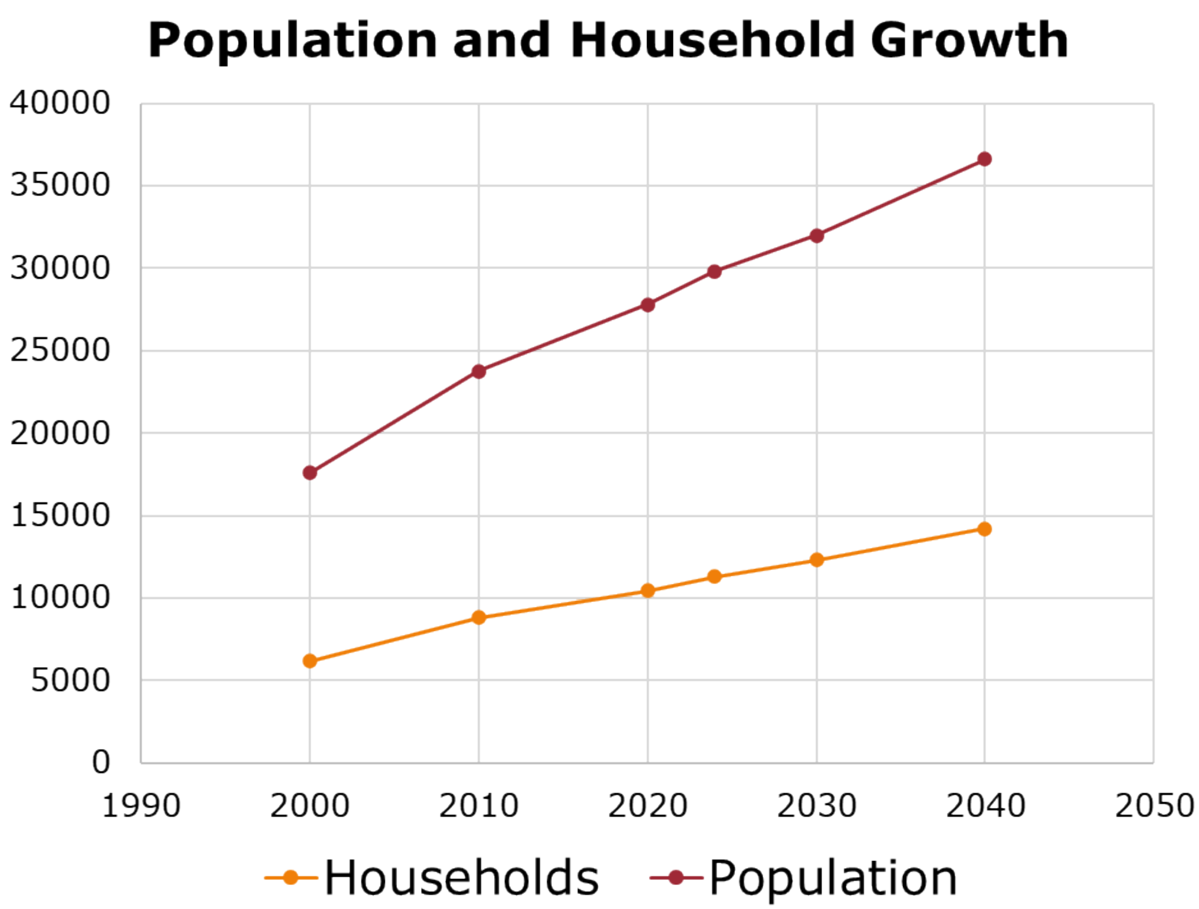
This last objective was added during the 2019 budget process and led to the completion of a Staffing Study identifying gaps in staffing resource levels and helping plan for as the community grows. The implementation of the staffing study was completed in 2024.

During the 2021 budget process, the General Fund Reserves Objective was expanded to include developing a plan to build up the General Fund Reserves balance to targeted levels that help maintain or improve the City's current bond rating. As we saw during the Auditor's report over the past several years, this has been an area where great strides have been made with General Fund Reserves Balances continuing to increase as a percentage of the overall General Fund Budget. When we started working on this goal, we had $1.9 million in General Fund Reserves in 2020. As we saw this past summer with the presentation of our 2024 Audited financial statements, our Fund Balance Reserve is now up to $6.9 million, which represents about 33% of our total General Fund Balance. The target we would be shooting for is 40%, which we continue to work on in the 2026 budget by specifically budgeting $300,000 to go towards our reserve balance.

Budget Environment for 2026

There are many factors in the economic environment that impact the City's 2026 budget recommendations. Understanding these factors, trends, and what may be expected in 2026 is important background.

Population Growth

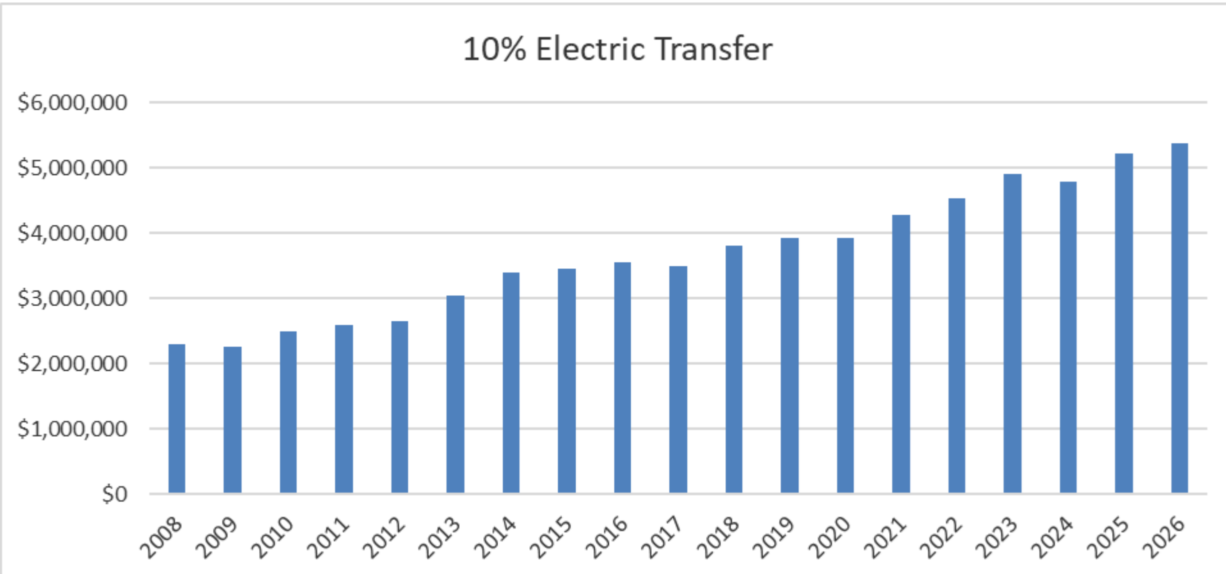


The City has and continues to see consistent population growth. The 2024 population estimate is 29,830 (11,292 households), with the expectation that we are now over 30,000 given the residential growth we have seen since that time. This growth is anticipated to continue through 2026 with the new housing units that are being constructed and are set to come online.

Electric Fund Transfer

Along with strong growth in building permit activity (discussed below), there has also been an increase in electric load in the community. Increases from expansions in the City's industrial businesses, as well as growth in residential usage have led to this overall increase.

Currently 10% of the City's sales revenue from the Electric Fund is established as a transfer to support General Fund activities. Of this, 5% is a right-of-way fee to the General Fund to support the Electric Fund's use of general city assets such as right of way, making it consistent with our other Franchise fees, including the ones with Minnesota Valley Electric Cooperative and Xcel that we established earlier this year. The other 5% is a general transfer of dollars from the Electric Fund to the General Fund to help support services. This 10% total transfer has been a part of Chaska's General Fund budget for over 40 years.



Market Values

Market values in the City continue to increase, with a total increase of over 7% from 2024 to 2025 (taxes payable 2026).

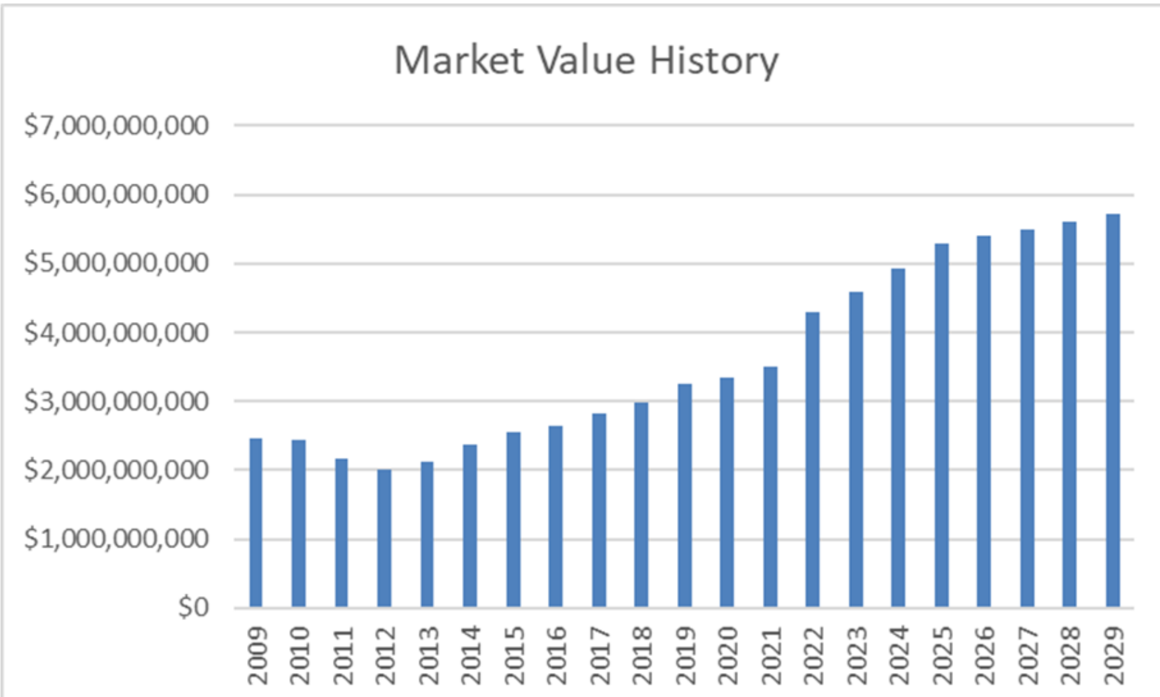
	Residential	Commercial_Industrial	Apartment	Ag	Total
2025 EMV	**$ 3,942,020,900**	**$ 809,694,800**	**$ 447,887,200**	**$ 90,494,000**	**$5,290,096,900**
2024 EMV	**$ 3,691,789,600**	**$ 769,451,000**	**$ 373,697,500**	**$ 85,491,600**	**$4,920,429,700**
Total Value Change	$ 250,231,300	$ 40,243,800	$ 74,189,700	$ 5,002,400	$ 369,667,200
New Construction	**$ 104,545,400**	**$ 21,366,700**	**$ 76,067,100**	**$ -**	**$ 201,979,200**
Market Change	$ 145,685,900	$ 18,877,100	$ (1,877,400)	$ 5,002,400	$ 167,688,000
% New Construction	2.83%	2.78%	20.36%	0.00%	4.10%
% Market Change	3.95%	2.45%	-0.50%	5.85%	3.41%
2025 Total % Change	**6.78%**	**5.23%**	**19.85%**	**5.85%**	**7.51%**

Key points about the market values beyond the total increase:

- 55% of market growth came from new construction. In 2024, this was 53%. This increase shifts the tax burden away from existing properties.

- The largest growth was in the apartment sector where 600 new units were brought online in the last year.
- The distribution of market values is still primarily residential; however, there was a shift to commercial/industrial which previously made up 9% of the distribution in 2023, but jumped to 15% of the total distribution in 2024, which held at this same number as we went into 2025. This also shifts the tax burden away from residential units.

Below shows the historical taxable market values for the city over the last 15 years.



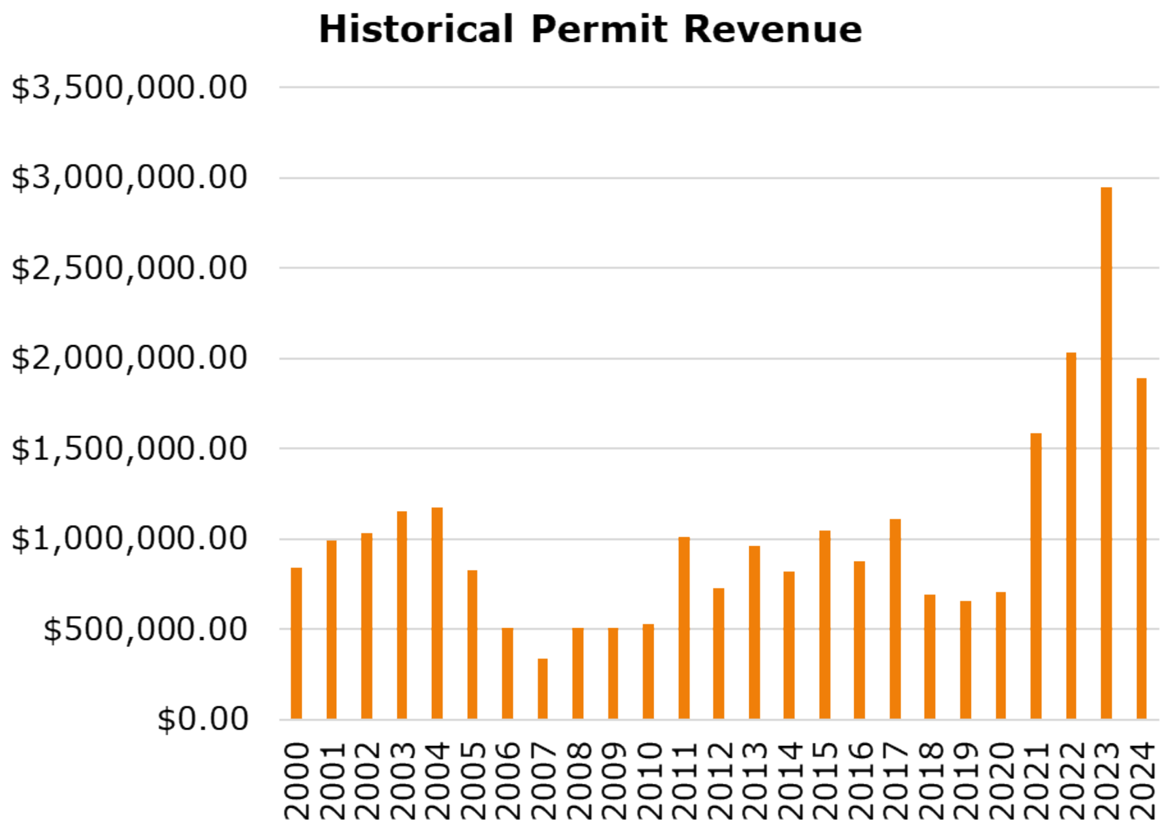
Building Permit Revenue

Building permits remain strong. While this is an area that can fluctuate, and therefore can be difficult to budget for, generally building permits in the city have remained relatively steady between $800,000 to $1M annually, the exception being during the Great Recession from 2007-2010.

More recently, the City has seen a steady increase in permits since 2020. In each year since then, there have been record numbers of permit revenue from $1.5M to $2.0M to $2.8M to $1.8 million in 2021, 2022, 2023 and 2024 respectively. While 2025 will not reach the 2023 record, the revenue budgeted for 2025 was exceeded during the summer and will likely be at least $1.7 million before the end of the year.

While building permit numbers have been high for several years now, it is important to be cautious on revenue projections for Building Permits, as losing one expected large project can have a significant impact on achieving budgeted revenues in any given year. While growth is expected in the community over the next year with many vacant residential lots still available to build on, as well as Industrial projects making their way through the planning process, Staff is trying to be realistic in setting building permit revenue for the 2025 budget. Based on that, staff is recommending setting building permit revenue at a level of $1.8M.

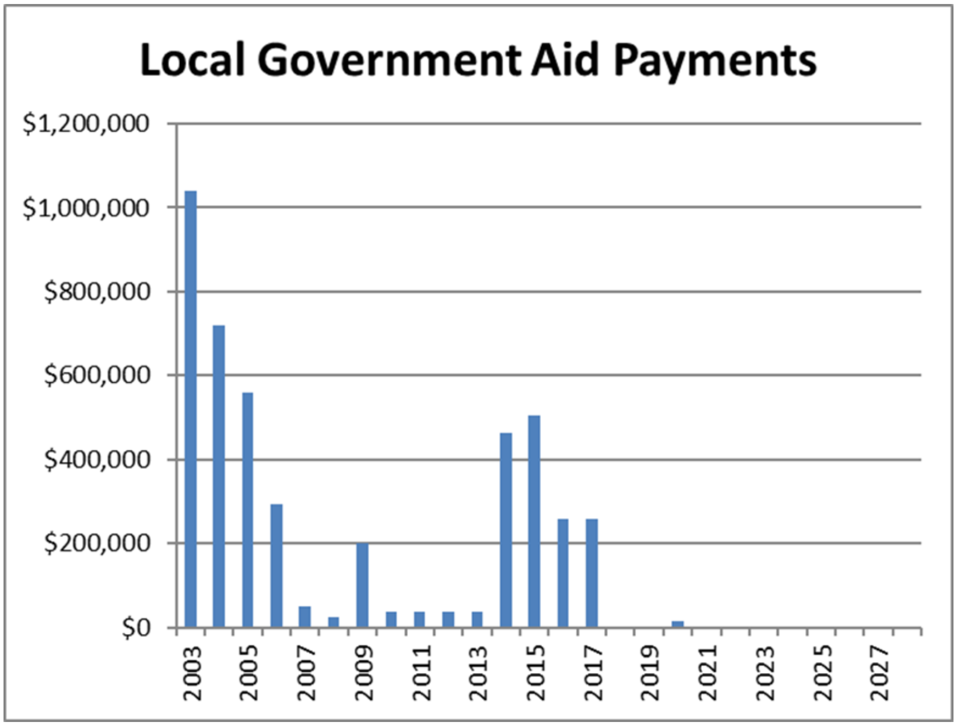
The chart below illustrates historical building permit revenues.



Local Government Aid

One area important to understand from a contextual perspective is the loss of Local Government Aid (LGA). Between 2003 and 2007 the city lost $1M in LGA. And while there have been some years where LGA was received, it was sporadic, and by 2020 it was gone.

It is important to note that when the $1M was lost between 2003-2007, the City did not levy to replace any of this lost aid. While increasing market values during this same period helped to mitigate some of the loss in LGA, this permanent loss in aid was never fully recouped through other revenue sources. Because the funding was never replaced initially, it created issues (example: keeping up with appropriate staffing) and has impacted annual budgeting processes since. Beginning in 2018, the City began to levy back some of this reduction in LGA. Through the implementation of the Staffing Study, this has also helped to regain the funds that were lost through LGA.



While LGA is not expected by the City into the foreseeable future, in 2023, the Minnesota Legislature passed two programs that have and will provide state dollars into cities.

First, the State provided all local governments with one-time dollars to support Public Safety Needs (Police and Fire). In late 2023, the City received $1,222,269 for use on eligible public safety needs. The funds were not required to be used all within 2024, and while some funds have been spent, additional funds are expected to be spent in 2025. Examples of planned and completed expenditures include drones, replacement of radar equipment, and new AED implementation. We will complete the use of these dollars when we purchase equipment that will go into the new Public Safety Center that will open in 2026.

The second form of aid is a 1% metro sales tax created to address transportation/transit needs in the metro area, and at the same time provide dollars to support the development and preservation of affordable housing within metro area communities. In 2024, the city received $130,038. In 2025, this number moved up to $339,000 and is expected to be around $345,000 in 2026. We have been utilizing these dollars to work in conjunction with the Carver County CDA to create permanently affordable single-family homes through the Community Land Trust program.

2026 Key Budget Items

Beginning in mid-summer, work sessions were held with the City Council to discuss the 2026 budget and set the preliminary levy. During those work sessions, there was discussion on the key budget items for 2026, and it was determined that the key budget items would remain the same as 2025. These key budget items for 2026 include:

1. Continued utilization of our tax levy policy
2. Continued implementation of our CAMP program
3. Continue implementation of our 4-year funding plan for our Building Improvement Program to address the deficiencies in our General Fund facilities, with 2026 being the last of four years to ramp up funding necessary to support this program.

1. Establishing tax levy based on policy

For three decades, the City of Chaska had a policy in place for the establishment of the annual tax levy for the City. This policy stated that the City's objective was to have a constant tax rate, and the levy would increase annually based on the increase in tax capacity in the community over the past year. For instance, if the tax capacity (which is based on market values) increased by 5% in any given year, the levy would be recommended to be increased by 5%, which would keep our tax rate the same. Theoretically, if a resident's property stayed the same in value from one year to the next, the taxes on their property would not increase. They would only increase if there was an increase in valuation.

In 2015, the Council officially changed the policy to have the levy increase reflect the actual items that have a direct impact on the cost of services the city provides: new growth, inflation, and the addition of any new programs to the budget.

New growth: 4.10%
Inflation: 3.44%
Increase: 7.54%

The only other increase would come from any additional services/new items being introduced in the Budget for the upcoming year (which in our case would be the last year of the Building Improvement Program).

Increasing the levy by 7.54% generates resources to fund existing services in the community. The tax impact for the median-valued home in the community ($410,400) is $7.08 per month to only address baseline services in the 2026 tax year (6.07% increase).

2. Continued implementation of our full Capital Asset Maintenance Program (CAMP)

Since 2012, the City has seen the importance of reinvesting back into the assets in the community to keep them in good condition.

In 2013, a study of the city's assets was done, and it was determined that in our General Governmental Services there was an annual $1M shortfall to being able to properly fund the replacement of the city's assets, such as parks, road, and trails. To address this, the Council implemented the CAMP program over a four-year period, increasing revenues to the program by $250,000 each year until fully implemented. In 2017, this ramp up of revenue was completed and has since provided $1M annually towards CAMP activities.

With the full $1M in CAMP fully incorporated into the baseline tax levy model (meaning there is no additional tax impact beyond the $7.08/month for the median valued home listed above), the following projects are planned for in 2026:

- $1.4 million: Bavaria Road Resurfacing north of TC and W Railroad Tracks
- $60,000: Trail Resurfacing

The CAMP program aims to properly take care of the assets that have already been invested in. This existing infrastructure is critical to take care of so more money is not spent in the future replacing things that could have been preserved if properly maintained. It should be noted that we will be spending more than $1 million in 2026 because of the cost of the Bavaria Road resurfacing. We will make up for that in 2027 by having a year that is less than $1 million. Also, for the first time, we are adding an inflationary increase onto our CAMP Program as $1 million does not accomplish as much now is it did in the past. We want to make sure that we do not fall behind on this as we move into the future.

3. Building Improvement Program

The past four years of budgeting has included discussion in implementing the Building Improvement Program to help address the lack of space and conditions of the City's General Fund buildings across the community, including:

- Public Safety (Police and Fire)
- Municipal Services Building (Public Works, Water/Sewer, Electric, Storm Water, Mechanics)
- New Library
- City Hall

The above facilities are all (or nearly) 30 years old with little investment. These buildings have not increased in size to accommodate new employees or new equipment added as the community has grown.

To address this issue, the City hired architects at Leo A Daly and the construction management firm of RJM Construction to complete the following tasks:

- Identify the square footage needs of every General Fund Department
- Develop a Concept Plan to address each of the department's needs
- Develop conceptual pricing to accomplish implementing these building recommendations

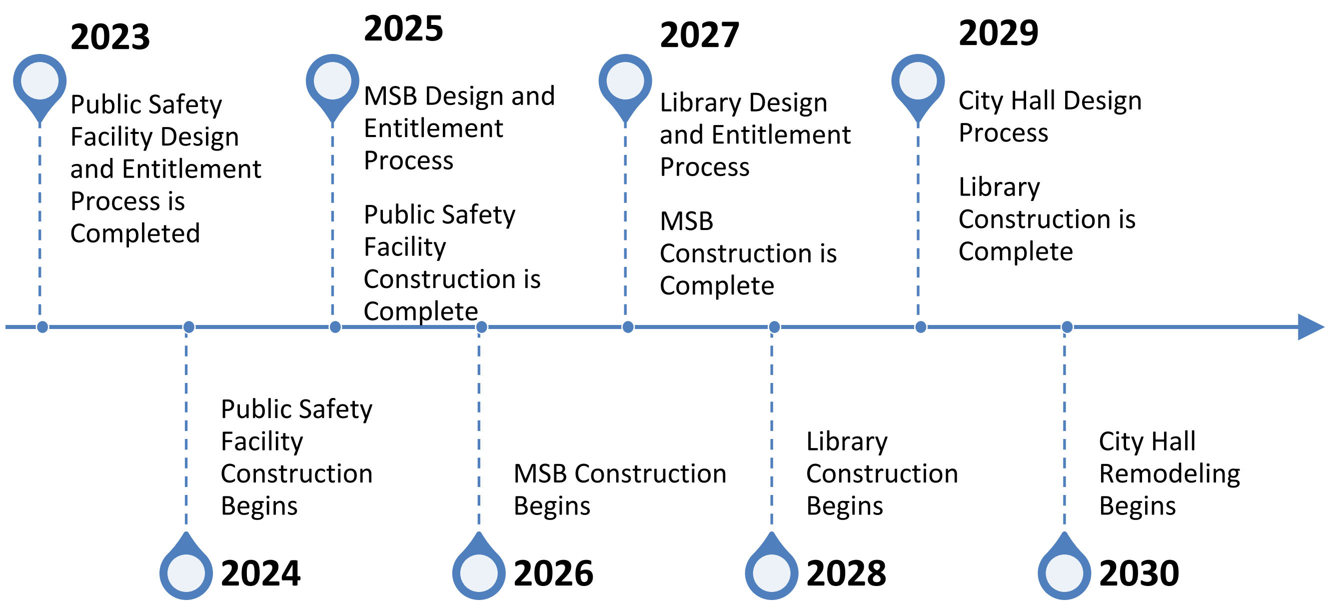
The findings of this study were presented to the Council in 2022 as this plan was being considered, along with recommendations for how to fund these facility needs. The total estimated costs to address the needs of each of these facilities was $121.5M, which would create an annual debt service need of a little over $6.86M per year, with $4.5M attributed to General Fund costs, and $2.36M attributed to costs from Enterprise Funds (Electric, Water/Sewer, and Storm).

As discussed, investing in the facilities over time has been challenging. One reason is because the original facilities were funded with one-time dollars. Additionally, the city's tax levy has historically been very low, giving few unused resources. Hence, a new source of funds needed to be looked to in order to fund these improvements.

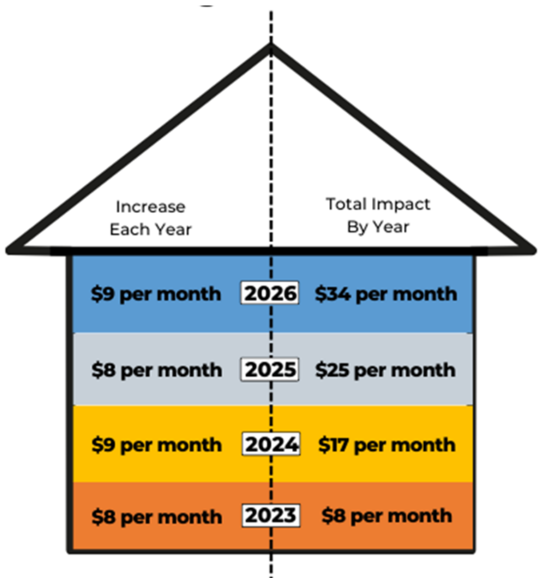
With the size of the program, it was determined that the entire impact could not come all at once. So, in 2023 the Council moved forward to fund this program over a four-year period, with the tax levy needing to increase by $1.125 million for each of the four years of the program. Increasing this over a four-year period not only helps spread this increase over time but also matches up with the pace at which the improvements could be implemented, as there is only enough capacity to take on one facility every other year.

With the 2023 budget, the Council moved forward with funding the first year of the plan. With this, staff moved forward with the design work on a new Public Safety Facility in 2023. That design work was completed, and with the Council approving the second year of the funding with the 2024 Budget, construction was able to begin. Construction of the Public Safety Facility is anticipated to be complete within the next several weeks. With the third year of funding approved last year, we moved forward with the Municipal Services Building Design. This is now nearly complete, with the City planning to go out for construction bids in January and move forward with construction in the Spring of 2026. Moving forward with the last year of funding in 2026, this now allows us to move forward with the planning for the new Library facility and the remodel of City Hall once the library has vacated their current space.

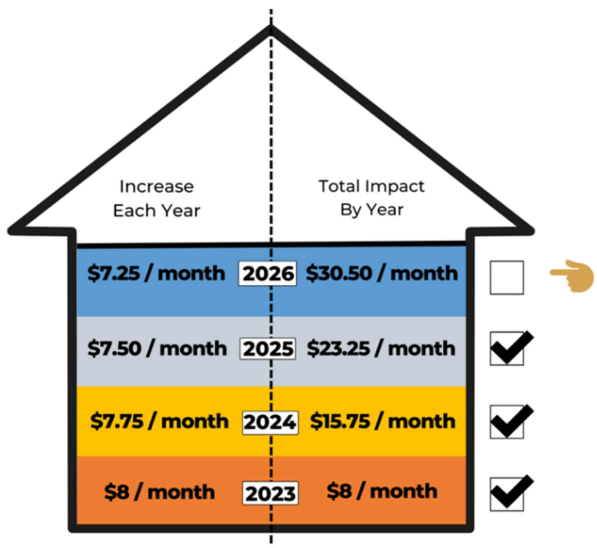
The timeline for all the facilities is shown below, assuming implementation of the fourth (2026) year of the tax levy increase.



Since 2022, a significant amount of public engagement has and continues occurred to educate residents on the need for the program and what they can expect from a tax impact perspective. Each year, the impact amount is adjusted, and as has been seen so far, the total impact is less than was originally planned at the start of the program. The graphics below illustrate what was estimated for the 2023 budget when we started the program, and what is now estimated for the 2026 budget. As you will see, as we finish up funding this program, that the cost for the median value home has gone down by $3.50 per month compared to where we started.



Impacts estimated in
2023 budget



Impacts estimated in
2026 budget

Other Budget Items of Note:

Besides the major initiatives above, it is important to note a few items that are included in this year's budget to keep up with service level needs and are included in the baseline tax levy increase described above (#1):

- Communications
  - $74,000 to produce and mail 6 editions of Chaska Today
  - $10,000 for new Website Provider
- Administration/Human Resources
  - $385,000 to implement recommended changes in the Compensation Study we are just completing
  - $10,000 for upgrades in Neogov and Docusign Program
  - $15,000 additional required Safety Training-Contract
  - Addition of Management Analyst Position
- Police
  - $75,000 to fund addition of Police Officer #32 on July 1
  - $75,000 to fund Co-responder/Social Worker on July 1
  - $25,000 for Sigma Wellness Screening for Officers
  - $12,000 to train/onboard two SWAT operators
  - $5,000 for increase operations with new Detention Center

- Fire
  - $280,320-Addition of overnight duty crews for 24/7 coverage
  - $35,000-Addition of Administrative Assistant on July 1
  - $25,000-Additional dollars for gear because of increased cost of supplies
  - $7,000-Implement a more robust wellness program for firefighters
- Building Inspections
  - $15,000-Move the Building Permit Technician position to FT when our current Tech retires
- Parks and Recreation
  - $9,000 to fund an Intern for Department

Equipment Replacement Schedule:

Equipment Type	Department	Cost
Unmarked Detective Car	Police	$35,000
2 Marked Squads	Police	$114,000
Annual Equip Replacement	Communications	$30,500
Annual Equip Replacement	Finance	$10,000
Annual Fiber Upgrades	IT	$20,000
Desktop Replacements	IT	$25,000
Chief #1 Vehicle	Fire	$80,000
Utility 11/Inspector	Fire	$80,000
Unit #313-Engine 13 Work	Fire	$76,000
2 Mowers	PW	$24,000

Equipment Type	Department	Cost
Spreader	PW	$7,500
Aerator	PW	$40,000
Slit Seeder	PW	$44,000
Wheel Saw	PW	$18,000
Groundmaster	PW	$35,000
Trailer T8	PW	$35,000
Trailer T10	PW	$22,000
Stand-on Aerator	PW	$11,000
Pull Sprayer	PW	$22,000
2 Bobcats	PW	$85,000
2 Driving Mowers	PW	$170,000
Sweeper	PW	$5,000

All these items are included in the budget with no additional tax levy impact. Some of these items are new expenditures to address our growing service level demand.

2026 Revenues and Expenditures

Below are the proposed Revenues and Expenditures for the 2026 General Fund Budget

Revenues

General Fund Revenues

	2024 Actual	2025 Budget	2026 Budget	Increase	%Increase
Property Tax	$13,285,534	$15,797,690	$18,618,272	$2,820,582	17.9%
Elec/GasFranchise Fees	5,404,167	5,627,000	6,361,000	$734,000	13.0%
Other Franchise Fees	261,295	280,000	275,000	($5,000)	-1.8%
License and Permits	1,977,638	1,330,422	1,800,283	$469,861	35.3%
Other Revenues	2,827,139	3,732,785	3,758,170	$25,385	0.7%
Admin Charges to Funds	5,093,000	5,438,550	5,617,325	$178,775	3.3%
Total Revenue	$28,848,773	$32,206,447	$36,430,050	$4,223,603	13.1%

Expenditures

Department	2024 Actual	2025 Budget	2026 Budget	Increase	%Increase	Notes
Council	$137,518	$200,221	$167,486	-$32,735	-16.35%	*We are trying to set budget closer to actual average*
Communication	$328,542	$356,475	$448,291	$91,816	25.76%	*We have the addition of the Chaska Today for 2026*
Administration	$1,037,314	$1,040,195	$1,212,974	$172,779	16.61%	*We have the addition of Management Analyst July 1*
Human Resources	$484,137	$620,995	$619,155	-$1,840	-0.30%	
Elections	$52,142	$0	$48,335	$48,335		
Admin Serv-Finance	$2,000,206	$2,207,636	$2,222,621	$14,985	0.68%	
Admin Serv-IS	$1,160,383	$1,481,759	$1,503,664	$21,905	1.48%	
Legal	$146,934	$145,000	$145,725	$725	0.50%	
Community Dev.	$585,164	$588,387	$725,219	$136,832	23.26%	*Update Downtown Masterplan included*
Engineering	$851,673	$739,858	$739,456	-$402	-0.05%	
City Hall Bldg	$340,969	$227,666	$242,234	$14,568	6.40%	
Building Maint Div	$756,518	$838,262	$864,179	$25,917	3.09%	
Unallocated	$300,000	$300,000	$550,000	$250,000	83.33%	*Build Fund Balance and mitigate against unkowns*
Police	$7,505,550	$7,425,948	$8,063,599	$637,651	8.59%	*New Social Work/Co-Responder and Officer #32*
Fire	$3,009,284	$3,253,537	$3,759,168	$505,631	15.54%	*We have the Addition of overnight Duty Crews*
Building Inspection	$908,100	$962,198	$933,702	-$28,496	-2.96%	
Public Works Admin	$438,054	$479,228	$497,676	$18,448	3.85%	
Streets	$2,073,397	$2,222,304	$3,159,680	$937,376	42.18%	*The overlay of Bavaria Road is built into this line item*
Snow Removal	$120,254	$382,119	$383,420	$1,301	0.34%	
MSB Building	$223,365	$410,129	$409,886	-$243	-0.06%	
Park Maintenance	$1,760,383	$1,661,780	$1,856,313	$194,533	11.71%	*There are a number of pieces of equipment to replace*
ISD 112 Maint	$26,332	$36,667	$27,501	-$9,166	-25.00%	*Actual costs have been lower than budget*
Tree Control	$103,692	$86,239	$102,289	$16,050	18.61%	*Needing to increase to deal with Emerald Ash Boer*
Parks Admin	$740,535	$804,648	$843,078	$38,430	4.78%	
Parks Special Events	$186,530	$208,789	$222,126	$13,337	6.39%	
Parks Youth	$431,387	$416,592	$464,250	$47,658	11.44%	*Shift true Park and Recreation Costs out of the CCC*
Park Senior	$234,611	$274,490	$289,844	$15,354	5.59%	
Parks Adult	$87,639	$88,911	$92,947	$4,036	4.54%	
Firemen's Park	$105,285	$110,374	$113,096	$2,722	2.47%	
Parks Skating Rink	$2,944	$5,542	$7,391	$1,849	33.36%	*Have budget match up closer to actual costs*
Misc Areas	$2,929,931	$4,630,498	$5,714,745	$1,084,247	23.42%	*Building Improvement Plan Dollars*
Total	$ 28,848,773	$ 32,206,447	$ 36,430,050	$3,357,674	11.64%	

Impact of Proposed Maximum Tax Levy for 2026

The following is an illustration of the impact of taxes in 2025 for the Median-Valued home in Chaska compared to what is being proposed for 2026:

2026 General & EDA Levy: $23,995,562
Increase from 2025: 14.06%

Median Home Value in 2024: $390,000
City Taxes Payable in 2025: $1,533

Median Home Value in 2025: $410,000
City Taxes Payable in 2026: $1,705

Increase of $172/year ($14.33/month) or 11.22%
Baseline (tax levy policy): $85
Building Program: $87

Comparison to Other Communities

Based on what was discussed above, the proposed total tax levy for 2026 is $23,995,562. This levy amount not only includes the General Fund Levy, but also includes the Equipment Acquisition Fund Levy, the EDA levy, and the Mt. Pleasant Cemetery Levy. There is also a Tax Abatement Levy, but this is generated directly from the project that it is meant to support and does not impact what residents pay, just like tax increment financing.

Rank	City	Total 2025	Population	Total Tax Levy Per Capita
1	Golden Valley	$ 35,065,011	22,214	$ 1,579
2	Wayzata	$ 6,903,453	4,589	$ 1,504
3	Oak Park Heights	$ 7,192,930	4,782	$ 1,504
4	Minnetrista	$ 7,130,867	5,162	$ 1,381
5	Tonka Bay	$ 1,847,730	1,556	$ 1,187
50	Mahtomedi	$ 6,024,626	8,382	$ 719
51	Farmington	$ 17,248,901	24,361	$ 708
52	Shoreview	$ 17,397,628	24,616	$ 707
53	Chaska	$ 21,037,556	29,830	$ 705
54	Apple Valley	$ 39,524,000	56,361	$ 701
55	Prior Lake	$ 20,260,410	29,057	$ 697
56	Carver	$ 4,900,625	7,029	$ 697
80	St. Paul Park	$ 3,021,332	5,360	$ 564
81	East Bethel	$ 6,469,500	11,715	$ 552
82	Lauderdale	$ 1,225,700	2,427	$ 505
83	Falcon Heights	$ 2,774,759	5,581	$ 497
84	North Oaks	$ 2,794,583	5,733	$ 487

This chart above shows the comparison of 2025 levies per capita of the top five cities, the bottom five cities and the ones surrounding Chaska. With the 2025 levy the City is 53rd lowest tax levy per capital in the metro area, which puts us lower than 64% of all Metro Area Cities.

Recommendation

Staff will be presenting the General Fund budget and going through each of the priorities being considered at the Council at the meeting on December 1 as part of the annual Truth in Taxation Public Hearing. At this meeting, it will be recommended the Council consider establishing:

Operating Levy (General Fund)	$22,868,393
EDA Levy	$249,217
Tax Abatement Levy (No impact to residents)	$877,952
TOTAL	**$23,995,562**

The total impact on the median valued home of $410,400 would be $1,705 annually ($142.08/month).

It should be noted, as in all years, that no decisions can be made at the meeting on December 1. The purpose of the meeting is to meet the Statutory requirements for holding a Truth in Taxation Public hearing to be able to present to the public the budget being proposed, to answer any questions residents may have, and to take any comments from residents that can be considered in establishing the final tax levy and budget, which will occur on December 15th. It should be noted that all taxpayers in the community received communication from the County as to what the impact of the preliminary levy would be on their property and the date of the Truth in Taxation hearing.

Attached to this Staff Report, there is a draft of the Administrator's Budget Message for the General Fund for review.

CITY COUNCIL ACTION REQUESTED

Motion to close the Truth in Taxation Public Hearing, and to establish December 15, 2025 as the date to consider the adoption of the 2026 budget and final tax levy.

City of Chaska 2026 Budget DRAFT

2026 Annual Budget

To the Citizens of Chaska, Honorable Mayor, and Chaska City Council:

Submitted for your review is the proposed 2026 Annual Budget for the City of Chaska, along with a review of major issues and opportunities relating to the City's general operations. I believe the budget, as proposed, meets the needs for continuing to provide excellent municipal services, while at the same time meeting the City's objectives that we have established during the budgeting process. As we did during the 2023, 2024 and 2025 budgeting processes, we have continued to spend the better part of the budget process this year talking about our largest current challenge, which will be taking care of our existing City facilities and investing into improvements that will be needed to allow us to meet our service objectives moving into the future. While this has been a difficult discussion because of its impact on taxes, it is one that we need to address if we are going to be able to continue to provide services at the level residents have come to expect. While this has been an ongoing discussion, this is the last year that we will be having these discussions as part of the budget process, as this is the final year of funding this overall program.

As you read this budget, you will find that beyond trying to maintain our current services at levels that our residents expect, this budget seeks to continue our efforts to keep our Capital Asset Maintenance Program (CAMP) fully funded as we move into the future so that we continue to reinvest back into the assets that are aging in our community such as trails, roads, and parks. One thing different we have included with the CAMP Program in this year's budget process is the need to increase our funding level of this program by the rate of inflation each year, so we do not get behind in keeping up with the increasing costs of doing projects into the future. We also have put a high priority on making sure we are working towards keeping our General Fund Reserve balances at a sufficient level to be able to meet the requirements of our Bond Rating Agency to maintain our quality rating, which we have affirmed three times over the past two years. We have budgeted $300,000 annually to go directly to our reserves. In addition to this, we have seen higher than budgeted building permits being purchased for the past several years, giving us additional dollars to put into our General Fund Reserve Balance. We have gone from a Fund balance in our General Fund of $1.9 million in 2020 all the way up to $6.9 million after our 2024 budget. This represents about 33% of our total General Fund Budget, with our target being approximately 40% on an annual basis.

The 2026 General Fund budget is very similar to what we saw in 2025, with the only major new initiative we will be looking to fund being the 4th and final year of our Building Improvement Program. After 2026, we will now have all $4.5 million needed from tax levy to support this program, with the other $1.6 million coming from our Utility Funds.

To fund our Building Improvement Program, we decided to break the total funding needed into four years and only levy one fourth of this amount each year to try to ease our way into putting in place the necessary funding for this program. Starting in 2023 and continuing into 2024 and 2025, emphasis was placed in the budget on implementing a plan to address our City Facility needs for buildings supporting our General Fund services in Chaska. This includes our Police and Fire Services, our Municipal Services Campus, Chaska Library, and our City Hall. All of these facilities are over 30 years old, with very little change or improvements occurring in these facilities as our community has grown. Not only do these facilities have deferred maintenance projects that need to occur, but none of them are large enough to handle our current staffing or equipment levels, let alone our future needs as we continue to grow. As will be described throughout this budget document, the 2026 budget will be the final of 4-years of revenue increases that will be needed to support the debt service of rehabilitating and expanding these facilities, which will take the rest of this decade to complete construction. 2024 did mark the first facility in our Building Improvement Program that moved forward to construction, with our Public Safety campus starting construction in the Spring of that year. This facility is slated to be completed by early 2026 and will house both our Police and Fire Departments on the property that once housed just the Fire Department. As we move into 2026, we will be going out for bids on the new Municipal Services Building, which we expect will be started in June of 2026 and should be completed by late 2027.

This budget document will talk about when we expect to see all 4 facilities completed, and the impact we expect it will have on taxpayers as this program is implemented.

2026 Revenue Discussion

As we go into 2026, we are seeing continued increases in our Market Values, with more than half of the overall market growth (55%) coming from new growth. Last year we saw 54% coming from new growth, and going back to 2023, we saw only 40% of the market value increases come from new market growth. What this means is that more of the tax burden is shifting away from existing properties.

For taxes payable 2026, we are seeing a 7.51% increase in our community's taxable market value, with 4.10% driven by new construction and the other 3.41% being driven by changes in existing properties values. For the third year in a row, the strongest growth we have seen in the City has been in the category of Apartments, which saw a 19.85% overall increase in value, with all of the value coming from new apartment units (there was actually a decrease of 0.50% for existing apartment buildings). Last year we saw a 20.33% increase in market values with most of that also coming from the construction of new apartment units in the community. We have seen over 600 units of apartments added in Chaska over the past three years.

Commercial/Industrial properties saw moderate growth over the past year with a 5.23% increase. Unlike last year where we saw most of the valuation increase come with existing buildings, for 2026, we are seeing 2.45% coming from increases in existing C/I properties and the remaining 2.78% coming from new construction. We do expect to see additional industrial added in 2026, both with an addition to a Beckman Coulter property, but also through the construction of the first building in the new Big Woods Industrial Park on the west side of Highway 212 at its intersection with County Road 44.

Residential saw the second largest increase in property values for 2026, with existing residential properties seeing a 3.95% increase in market values and new properties making up 2.83% of that valuation change. This increase for existing properties is about 1% higher than what we saw in 2025.

Our tax capacity for 2026 is slated to grow at a faster rate of 9.14% compared to 6.59% in 2025. The tax capacity measures the amount of value that is taxable within a community. The positive news is that there is much more growth in the tax capacity from new growth in the community over the past few years than we saw before. This translates into tax increases being spread across more properties and shifting some of the burden off of existing properties in the community.

As we have seen since 2021, building activity in Chaska was again very strong during 2025. This building activity has included the completion of the several new apartment buildings we saw built in the community, the addition of many new single-family homes, as well as many maintenance projects happening in school buildings across the community.

There were several housing developments started in 2024 that continued into 2025 and added the bulk of what we saw for residential growth in the community. This included continued work on 3 different development areas in Southwest Chaska, the continuation of the DR Horton neighborhood on the west side of the Clover Ridge Neighborhood, and the completion of the Adelwood Neighborhood located directly north of Clayhole Lake in Firemen's Park.

As we finish out 2025, we expect that permits will be similar to the 2021, 2022 and 2024 levels of $1.5 million, but less than that nearly $3 million that we saw in 2023. For 2025 we budgeted $1.3 million, meaning that we do expect that we are going to exceed our budgeted revenue once again in 2025.

For 2026, we are expecting to see a very similar market to what we saw in both 2024 and 2025, with potentially slightly more activity because of a planned Industrial expansion, our Municipal Services building, as well as new housing developments opening up in Southwest Chaska. Because of this, we budgeted for $1.8 million for 2026 which brings us closer to what we have averaged in building permit revenue over the past several years. With the growth that we know will happen, and the potential for our newest industrial park to open later next year, we think this is a realistic number to budget around.

As the 2026 budget was put together, there were several major budget environmental factors we needed to consider as it related to revenues, including:

- Market Values across the community increased by 7.51% compared to the 6.73% increase we saw last year. This will bring our overall property values in the community to $5.29 billion, $369 million higher than last year. 4.10% of this change came from new construction, with the rest of the increase coming from existing properties. This 4.10% increase in new construction represents 55% of all growth in the community compared to last year where 53% was from new growth

- Based on Legislative Changes during the 2023 session, the State did create a Metro Sales Tax, with a portion of this sales tax coming back to each Metro Area City for the purpose of supporting the creation of more affordable housing stock. The allocation in 2024 was a little over $130,000. In 2025, that number went up to $339,000. We expect this number to go up to $345,000 in 2026. So far, we have been partnering with the Carver County CDA to use these dollars to help create more houses in the Community Land Trust Program (like in the Chaska Yards Project), with this allowing us to create permanently affordable housing.

- With some additional residential and industrial/public construction expected in 2026, we are budgeting for building permits to generate approximately $1.8 million, which is very close to what we have actually seen over the past couple of years.

- We are continuing to see an increase in population, due to the steady increase in the number of residential units being built in the community. This past year Met Council population estimates came in at approximately 30,000 residents. We think that it is possible to add approximately 500 new people in our community next year based on the housing inventory we have available in the City.

- Our Electric Revenue has continued to increase, as we have seen a significant amount of Economic Development occurring in the last several years, including Data Centers and additions to existing industrial businesses driving up this usage. This has had a positive impact on the 5% Electric Right of Way Usage Fee coming back to our General Fund, as well the additional 5% dedication the Electric Fund makes to the General Fund to help reduce tax burden for our residents. We expect the amount coming back to the General Fund in 2026 to be approximately $5.6 million, or $100,000 more than what we saw in 2025. In addition, we will also have the new Electric Franchise Fee Revenue coming in from Minnesota Valley Electric Cooperative's service territory in Chaska, which we anticipate will be about $255,000.

MAJOR INITIATIVES OVER PAST DECADE

During the recession (2008-2013), to navigate the financial impacts to our revenue collection that supported our budgeted activities, the City deferred many planned expenditures as a strategy to balance the budget. This was needed because we did not change the tax levy for four years during this recession period.

When the economy improved after 2013, the City was able to put more emphasis into the projects that we had to defer, which included the reinvestment back into our existing infrastructure and assets, as well as making sure that we were staffing at a level that could sustain the level of services residents have come to expect in our community.

CAMP Program

This renewed emphasis on reinvestment back into our existing infrastructure was first demonstrated through the establishment of our Capital Asset Maintenance Program (CAMP). The CAMP focused on how to properly maintain the assets which we have already invested in and have a responsibility to keep in good condition moving into the future. In 2014 we started investment into this program, with a 4-year plan for how to fully fund these needs. This 4-year plan increased revenue in the General Fund to support a $1 million gap, with the final $250,000 of this being incorporated into the 2017 budget. With this program fully funded every year since, we have been able to move forward by making the proper reinvestment back into our existing General Fund Assets, such as roads, trails, and parks. The budget for 2026 continues with full investment into the CAMP to continue to keep up with these reinvestment needs. The one thing that we are changing in 2026 is that we are building in an increase for inflation into the $1 million annually. This is something we have not done in the past, and we are now seeing after 8 years that our revenue has not kept up with the cost of the work we need to complete. By increasing this by inflation each year, we hope to keep the "buying power" of these resources the same from one year to the next.

Staffing Gap Program

During the 2020 budget, we did turn our attention to addressing the gaps we had identified in our staffing levels across the City in past years, and what we felt was needed to sustainably meet our service level expectations in the future. Following direction from the City Council in the 2017 Council/Department Head Retreat, focus was put on having our Financial Advisors at Baker Tilly complete a Staffing Study looking not only at what staff we need to plan for going into the future to keep up with our service level demands as our community grows, but also on any gaps we currently had in being able to sustainably meet our service level expectations in the current environment.

Based on this study, we were able to determine that we were 16 employees short in being able to meet our current service level needs, but that once we filled this gap, we could expect that we would need an additional 57 employees City-wide to meet our staffing needs when our community is fully developed over the next 20 years.

To work on filling our existing gap, we divided implementation of this plan over a 4-year period to spread the costs over multiple years, so as not to have all the financial impact fall into one budget year. We were able to start this Staffing program in 2020, needing to take a break in 2021 because of COVID challenges. However, in 2022, we did re-establish this program, implementing the 2nd of the 4 years, along with addressing public safety gaps (shortage of 3 Police Officers) that were not identified in the original study. These 3 Police Officers were spread into each of the remaining 3 years of the Staffing program implementation, with 1 new position being added each year. In addition to funding the positions through this program, $500,000 was also allocated to the program to help fund the on-going maintenance of our City facilities as positions being added in this program included Building Maintenance Staff. Up until this point, Chaska did not have any dedicated Building Maintenance personnel on Staff, nor any dollars specifically dedicated towards maintaining our facilities, which created challenges with our aging buildings.

In 2024 we completed this program with all the anticipated positions now included in the budget. As we move into the future, it will now be our job to make sure we keep up with the positions we need when we need them, so we do not create a gap again.

Building Improvement Program

In 2023, a new program was added to address necessary building improvements in our General Fund facilities. As we have been discussing over the last three years both internally and through educational events with the public, there is a significant need to reinvest into our General Fund facilities that are over 30 years old. They are in poor condition, are not sized or designed properly to serve our growing community, nor have we addressed in our facilities the changes in services we have had to make to properly serve our residents.

When doing our initial needs analysis, it was identified that the following 4 buildings need reinvestment and expansion, without there being available resources to properly address these needs. The four General Fund facilities discussed, in order of their priority, include:

- Public Safety (Police and Fire)
- Municipal Services Building (Public Works, Water/Sewer, Storm Water, Electric)
- Chaska Library
- Chaska City Hall

Later in this document I will discuss the needs that we have found within these facilities, and the revenue we would need to properly address these deficiencies. As I will also discuss later, the program is one that we are laying out to have the financial resources necessary collected over a 4-year period to help spread the additional tax impact into multiple years. The first facility in this program is scheduled to be completed in early 2026 (Public Safety Facility), with the final facility being completed in late 2030 (City Hall Rehabilitation). This Building Improvement Program is where we have spent the bulk of our budget discussions over the past four years, and what we have been educating the public on since early spring of 2022.

2026 will be the fourth and final year of implementing the needed tax levy to support this program, with the City levying the first three years of this program in 2023, 2024 and 2025. 2026 will be the last year that we need to have an additional tax levy of $1.125 million to provide us with all financial resources we need for this program, marks the first year of occupation in the Public Safety Facility, and we will also start of construction on the MSB building. The Municipal Services Building is scheduled to start in the spring of 2026 and completed in late 2027. The last two buildings in this program will be the Library and a renovation/remodeling of City Hall.

<u>Tax Levy Establishment Policy</u>
This Budget Document discusses the continued use of our tax levy establishment policy, which the Council adopted during our 2014 budgeting process. Our current policy focusses on what the actual driving factors are in setting our tax levy, including actual new growth in our population and inflationary factors, instead of focusing solely on keeping a constant tax rate, which was the past policy direction the City utilized. In this respect we feel that any new increases in tax resources are directly tied to the increased costs we need to support the level of services we currently provide in the community. This policy also allows us to capture the resources of any new development in the community to make sure that all new homes and businesses are contributing their "fair share" to support our General Fund services. Capturing this new value has no impact on the taxes paid by existing properties but instead helps make sure that we are capturing this new value to contribute to the overall service need increases in the community because of this new growth. This tax levy establishment policy goes on to say that we

would only increase our tax levy above and beyond this amount if we were addressing new items in our budget. If this were the case, the levy would increase by the actual amount that is needed to support the direct cost of these new initiatives.

In this 2026 budget, the only item that would be above and beyond our base-level tax levy establishment policy, and which the Council reaffirmed was a priority goal last year in our Strategic Planning process includes the remaining tax levy dollars necessary to fully fund our Building Improvement Program. 2026 would be the last of 4 years of ramping up these tax revenues needed to support the debt service needs for this program. Specifically, the 2026 budget would:

- Commit to the fourth of 4-years of ramping up revenues for our Building Improvement Program, which has added $1.125 million of tax levy each of the 4 years of the program, along with $590,500 of Utility Funds each of these 4 years to support the ultimate $6.8 million of estimated funds needed to pay for the debt service on this program.

As we will discuss later in this budget, utilizing our base tax levy policy, and addressing the Building Improvement Program would have an impact on the Median Value Home in the community ($410,400) of $14.33 per month, or $172 over the course of the entire year. Of this amount, approximately half of the increase goes towards the building program ($7.25/month). When looking at our initial projections for this program, we are coming in $3.50 less per month for the entire program than we had originally anticipated. This decrease in impact has come because of stronger growth in the community than what we anticipated when starting this program 4 years ago.

Staff feel that this budget document continues to move forward in taking a more comprehensive look at not just our current operations, but also the future costs of properly maintaining our assets through our CAMP and Building Improvement Programs. We also think that it creates a logical nexus between how we set our tax levy and what actual changes we see in the community that cause us to increase the resources we need to meet our primary service objectives.

Budget Objectives

As with all our budgeting processes, the first place that we start is by establishing the objectives we are trying to accomplish in setting our budget for the upcoming year. Below is the list of those objectives that were used in establishing the proposed 2026 budget you see before you now:

- ***Support budgeting programs that help Chaska strengthen its mission of being "The Best Small Town in Minnesota"***
- ***Maintain existing high-quality service levels***
- ***Utilize our Existing Tax Levy policy, which limits tax levy growth to capture only new real growth in community and inflation-only increasing the levy beyond this point if new service levels/assets are being added***

- ***Fully fund maintenance and replacement of our vehicles, equipment, and physical assets on a regular schedule to ensure sustainability of investments already made***
- ***Fund new programs only after existing, necessary programs are funded***
- ***Budget utilizing a plan that avoids draw-down of City's General Fund Reserves and builds these reserve levels to a targeted level***
- ***Fully fund levy needs of Street Reconstruction Program***
- ***Develop a budget plan that is sustainable from a resource perspective to support service levels that residents expect***

The newest objective on this list is the last one, in which we discuss the importance of resourcing our organization at a level that can sustain the service levels our residents have come to expect. Over the past several years, the City Council has discussed some of the biggest financial challenges the City will face over the next several years, with one of our biggest challenges being able to keep our service levels constant if we do not put sustainable levels of resources in to support them.

In the past, the City of Chaska was very lean when it came to resources used to support the high level of services we provide in the community. As the community grows, and assets such as our facilities get older, these levels of resources will not be sustainable to keep our service levels constant if we do not keep up with these changes.

This is especially true when it comes to the Staffing levels throughout the organization, and the dollars allocated towards maintaining our aging facilities. We addressed one of these areas by completing the implementation of our Staffing Gap Study and are addressing the latter by finishing the funding of our Building Improvement Program. Putting these resources in place now will also help us 25-30 years down the road when our City facilities will once again need additional reinvestment and debt service from the original improvements will be complete. It will make sure we have an existing funding source available to support these future improvements.

As mentioned previously, continuing to implement our Building Improvement Program in 2026 would impact the Median-Valued home in the community ($410,400) by $14.33 per month or $172 per year. In 2025, implementing our plan put up a #53 lowest out of 84 cities. Even with the changes proposed for 2026, we would expect that we would still be better than the mid-point for tax levy per capita in the entire Twin Cities Metropolitan Area.

Tax Levy Establishment Policy

For nearly 30 years, the City of Chaska had a policy of establishing our annual tax levy based on keeping a constant tax rate. Based on this policy, the tax levy would go up by the amount of increase we saw annually in our tax capacity, which is directly related to the amount of market value growth we see in the City. For instance, if market values (and hence tax capacity) increased in the community by 7.51% (as it will for taxes payable 2026), the levy could also increase by 7.51% and have no impact on the tax rate in the community. This would mean that if someone's property did not change in taxable market value from one year to the next, that their City taxes would not see any increase.

While the constant tax rate policy worked very well for several years, during our last major recession (2010-2013), we did start to experience some of the practical limitations of this policy. The first practical issue experienced is that not all market value increases are associated with the construction of new buildings. Some of the market value increase also occurs on existing properties as we experience inflationary growth from one year to the next. While the tax rate would not change, a resident's taxes would change unless their market value stayed the same. This often was the practical reality, as we saw a significant amount of property value growth in existing properties from 2000-2008.

The other issue that we experienced from 2010-2013 was the impact of decreasing market values in the community. As with increasing market values, the same can be said for decreasing market values when trying to keep a constant tax rate. If the market values go down, the tax levy also needs to decrease accordingly to keep the tax rate constant. With one of our primary objectives of keeping our service levels constant, this was a significant issue the City faced when market values declined for four straight years. This led to the City temporarily modifying its tax levy policy to state that the tax levy would be set to keep the tax rate constant, unless that forced the actual levy to decrease, in which case the tax levy would stay the same. This change was made based on the notion that while property values decrease, the cost for providing these services does not decrease unless a community is willing to reduce the amount of services it provides. In fact, if the service levels are kept the same, the actual cost of providing the service in subsequent years increases because of inflationary factors. Based on this change, and the decrease in market values in 2010-2013, the City of Chaska's tax levy saw a 0% increase during each of those 4 years, with the tax levy remaining $4,880,354 for each of these 4 years.

Finally, the practical reality is that if the tax levy change is only tied to the changes in market values, and a large portion of this market value change is in existing properties, this does not really tie the tax levy increase directly to a need for additional services. Theoretically, it does not cost the City more to provide services for a residence that is already existing, except for our actual inflationary increases in costs from year to year for supplies and labor. Beyond inflationary increases, our costs only increase by the amount of new growth that occurs in the community. By focusing only on new growth and our inflationary increase in costs, we are more truly representing and justifying the needs we have for additional resources to support the services we already provide.

Based on this premise, it was during the 2014 budgetary process that the City Council made a permanent change to our tax levy establishment policy to learn from the issues we experienced during the Great Recession. The tax levy policy established in 2014 focuses specifically on looking at the two items that create increased cost pressures on our General Fund, if one of our primary objectives is to keep a constant level of services in the community:

- New construction in the community (4.10% for taxes payable 2026)
- Inflationary increases in the market. (3.44% for taxes payable 2026)
    - Total Base-line tax levy increase of 7.54% to keep current service levels constant

- It should be noted above that the actual rate of inflation we have been seeing over the past several years has been over 5%. However, we brought this down for budgeting purposes because we recognize we are addressing the addition of our Building Improvement Plan again in 2026

If the City desires to keep service levels constant, it costs more money to provide the same services when we have new users in the community. Also, market inflation increases the impact on the cost of providing our services regardless of whether we make any changes in service levels or not. To make sure we take these issues into account, our tax levy policy states that we would set the increase in our operational levy based on the percentage market value increase attributed to new growth in addition to whatever the inflation rate is running in any given year. In that way, we can make sure that all new users are paying their fair share of service costs in the community, and that we consider that costs go up on an annual basis because of inflation, no matter what policy decisions we make.

The policy goes on to state that we would only increase the levy beyond this point if we were adding new services, and that the actual cost of providing those new services would determine the amount of additional increase we would need in the tax levy. In the case of the 2026 budget, the continued new item we have in the budget is the $1.125 million towards the fourth and final year of our Building Improvement Program.

Key Factors in Revenue Forecast

Key factors which impact both the cost of providing services and the City's revenue resources are changes in Chaska's population and households. As the number of households in the community increases, there are increased demands for street maintenance, snow plowing, park usage, recreation, police calls, utility bills, etc. Population and household levels also impacts expected revenues from utilities, building permits and property tax levies.

A significant trend that occurred in the early part of the past decade was the increased rate of residential development in the City. In the 1990s, Chaska's residential development remained relatively stable, with an average of 200 new living units per year.

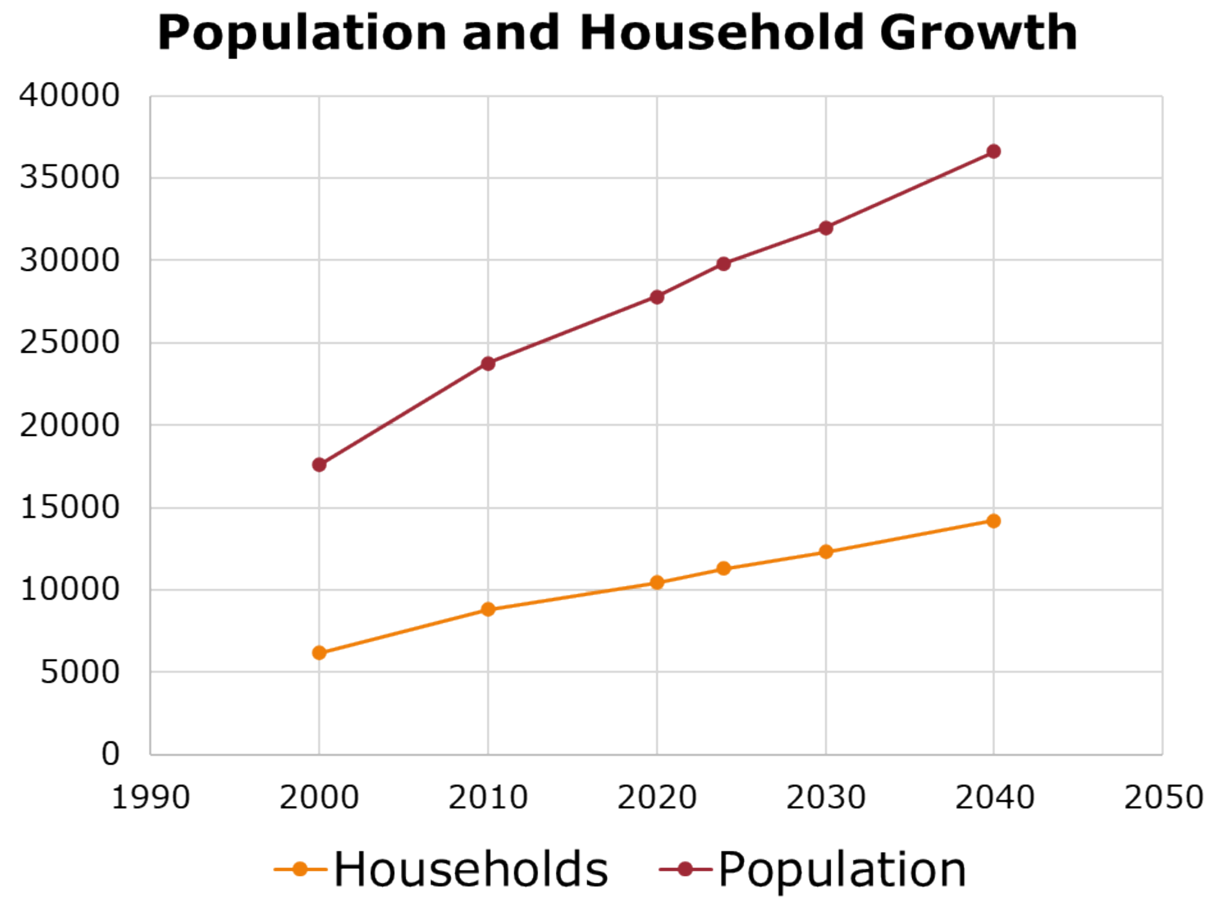
During the 1990s, Chaska's population increased from 11,339 to 17,450. From 2001 to 2005, more than 2400 new living units were approved within new residential subdivisions. In addition, the type of developer shifted from local developers to large national firms. As a result of both increased demand and supply of residential dwellings, a significant increase in new residential dwelling construction activity occurred in the 2003-2005 period. This large amount of growth resulted in a 35% increase in our population from 2000-2010, with our official population being 23,770. This compares to the 8% average increase in population that was experienced across the rest of the Twin Cities Metropolitan Area during the same period, making Chaska and the Southwest Metro Area one of the fastest growing areas in the entire Twin Cities. This growth resulted in an increased demand for services, and hence an increase in revenue necessary to provide the same level of services in the future for our residents.

From 2008-2013, however, residential development in the metro area decreased significantly because of both over-building and a significant recession in the economy. At the same time, the supply of new available lots within the Chaska area decreased, resulting in a significant downturn in building activity. This resulted in a period of very stagnant residential growth from 2008-early 2012.

This downward trend reversed itself in late 2012, and stabilized, with several new residential developments approved over the past decade. Starting in 2013, this included the approval for several new residential subdivisions both on the north end of Chaska, and in the Southwest quadrant of the community. We also saw very robust growth in our Commercial/Industrial properties, with the addition of the 212 Medical Center, several Data Centers, commercial additions in Hazeltine Plaza, and the expansion of buildings in our existing Industrial Parks. Over the past several years, we have seen a continued push in residential development, while also seeing a large increase in Commercial/Industrial activity. Over the past two years, we have seen robust Commercial/Industrial development, which included a new Costco, Industrial Buildings in Chaska Creek Industrial Park, the addition of the Chaska Tech Center on the old Chaska Building Center Site, and the addition of a 5th story on the south building at 212 Medical Center. We also saw additions and expansion of businesses in our North Industrial Parks. Along with this, we have seen several rental projects open over the past 2 years, including the addition of 3 apartment buildings and rental townhomes, totaling over 600 new rental units introduced into the community. Finally, we have continued to see steady building occurring with our single-family residential homes, including the expansion of the Clover Ridge Neighborhood to the west, continued building in three subdivisions in SW Chaska, and the completion of the Lennar Development located on the east side of the Autumn Woods neighborhood and the Adelwood Neighborhood just above downtown Chaska.

We have seen five years of very strong growth in 2021-2025, with building permit revenues being over $1.5 million in 2021, 2022, 2024 and 2025, and permit revenue in 2023 being close to $2.8 million. In each of these years we outperformed our budget, with us budgeting approximately $1.1 million in permit revenues each year. With several developments moving forward, and with the construction of our Municipal Services scheduled, we are budgeting approximately $1.8 million, which is close to what we have averaged in revenues over the past several years. If we do see the start of the new data center in West Creek Corporate Center or an additional Industrial Building in the Chaska Creek Corporate Center, we will likely see our building permit numbers exceed this budgeted number.

Below is a chart showing our population and household growth in the community over the past 25 years and extrapolating out to full build of our community:



***An analysis of General Fund revenues by major fund source*:**
Total revenues anticipated to fund the 2026 General Fund operating budget are $36,430,050, which is an increase of 13.1% from our 2025 General Fund Revenues of $32,206,447.

As you will find on the chart below, Licenses and Permits are the largest source of increased income going into the General Fund budget, with these representing a 35.3% increase for the 2026 budget. This is because we are trying to get our budgeted permit numbers closer to where we have actually seen permits come in at over the past several years. We expect 2026 to be similar to actual average of permits we have seen the past several years, if not more. One other thing that should be noted in the revenue projections is that while the General Fund is seeing an 17.9% increase in property taxes, that does not mean that the overall tax levy went up that percentage That is because a portion of the property tax levy also goes into our Equipment Acquisition Fund, which is the Fund we use to support the replacement of all equipment utilized in our General Fund. The overall increase in tax levy for 2026 is 14.06%. The 17.9% just represents the increase in taxes specifically going into the General Fund, not the General Fund and Equipment Acquisition Fund, which both take a portion of our overall levy.

As has been explained earlier, most of the increase in tax levy for 2026 is coming from the implementation of the fourth of four years of levy increase needed to support our Building Improvement Program. Of the total $2,820,582 increase in property taxes, 38% of that increase is associated with our Building Improvement Program, with the other

62% going towards new growth we have seen in the community over the last year, and inflationary increases in our expenditures. 2026 is the last year of our planned additional levy dedicated to our Building Improvement Program. After that, any levy increases will be associated solely with our new growth in the community and expenditure inflation.

One additional thing to point out is with our Building Permit revenues. As mentioned previously, we have seen actual permits in 2021, 2022, 2024 and 2025 be over $1.5 million and 2023 be close to $2.8 million. In looking at potential projects for 2026, we are planning to budget for close to what we have seen for average revenue over the past 5-years. Because of this, we are budgeting $1.8 million for building permit activity in 2026.

Finally, the other main source of income in our General Fund is our 5% Electric Payment for Right of Way usage, the operational transfer of an additional 5% from the Electric Fund, and our Gas Franchise Fees. We also will have the 5% Franchise Fee from Minnesota Valley Electric Cooperative, which we anticipate will be $255,000. Taking our internal Electric right of way fee and transfer, along with the Gas Franchise Fee and the MNVEC Franchise Fee, we are budgeting to be at $6,106,000 which is a 13% increase from what is budgeted 2026. Based on our annual increases over the past several years, we think that this is a number that is attainable with the growth of our electric load in the City, especially since we will now be seeing a franchise fee coming from the areas of our community served by Minnesota Valley Electric Cooperative as the Council established this fee several months ago.

Finally, we have our Administrative Charges to our multiple internal funds to provide administrative services to these funds, so they do not have to provide these services themselves. These administrative services that our General Fund provides include Finance, HR, Administration as well as minor areas of service from Engineering and Public Works. That fee is scheduled to be $5,617,325 in 2026.

The chart below shows a summary of revenues for the 2026 budget year:

General Fund Revenues

	2024 Actual	2025 Budget	2026 Budget	Increase	%Increase
Property Tax	$13,285,534	$15,797,690	$18,618,272	$2,820,582	17.9%
Elec/GasFranchise Fees	5,404,167	5,627,000	6,361,000	$734,000	13.0%
Other Franchise Fees	261,295	280,000	275,000	($5,000)	-1.8%
License and Permits	1,977,638	1,330,422	1,800,283	$469,861	35.3%
Other Revenues	2,827,139	3,732,785	3,758,170	$25,385	0.7%
Admin Charges to Funds	5,093,000	5,438,550	5,617,325	$178,775	3.3%
Total Revenue	$28,848,773	$32,206,447	$36,430,050	$4,223,603	13.1%

An analysis of Major Programs in our General Fund Expenditures:

Besides funding our existing general governmental services, the General Fund includes two major initiatives, including:

- Capital Asset Maintenance Program (CAMP)
- Building Improvement Plan

I will talk in greater detail about each one individually below.

1. Capital Asset Maintenance Program (CAMP)

As we build and bring new assets into the City, a critical function we have as a local government agency is to plan for the proper maintenance and replacement of these assets, so we keep them in good working order. Just as we would individually with our own home, the City has the responsibility to be good stewards of our resources and make sure our assets are as good for future generations as they are for us now. If we do not do this, these costs will be passed on to future generations who will have to invest more to replace the assets that are in pore condition or beyond repair compared to if they would have been properly maintained. This is truly an issue of equity from one generation to the next, making sure we each take on the responsibility of our generation in this asset maintenance.

As was discussed previously, between 2014-2017, the City worked to create the Capital Asset Maintenance Program (CAMP) to fund the replacement of major items in our General Fund. During this time, we raised an additional $1 million in revenue, which has remained in our budget ever since to fully fund this program on an annual basis. The types of activities that this program funds include replacing playgrounds, repaving trails, resurfacing roads, rehabbing parking lots, as well as other items that keep assets used by everyone in the community in good condition.

With the CAMP fully funded, 2026 will bring several rehabilitation projects to the table, including:

- $1,400,000-Full overlay of Bavaria Road north of Pioneer Trail and all the way to the Victoria Border. We are using dollars from our 2027 CAMP program to fund the amount of this year's plan above $1 million as this project needs to be done in one phase
- $60,000-Trail Resurfacing of 3 miles of trail

While there are not a lot of projects in the CAMP for 2026, the Bavaria Road resurfacing is a major project that is very needed given the surface conditions of that road. We will get back to park rehabilitations in 2027 and 2028.

2. Building Improvement Program

Since the City Council officially established this as a priority goal in 2021, reinvesting back into our Core Assets has been a focus of activity that the City has been working on over the past four years. This work and discussions have revolved specifically around the significant needs we have for improvements in our General Fund facilities, including:

- Public Safety (Police and Fire)
- Municipal Service Building (Public Works, Water/Sewer, Storm Water, Electric and Mechanics)
- New Library
- Remodeled City Hall

As we have discussed throughout this process, each of these facilities is over 30 years old (Fire Station was 28 years old in 2024), with little reinvestment being put back into these buildings over that time. These buildings have also not increased in size to accommodate new employees added as the community has grown, and they have not kept up from a space perspective to store all our equipment. The buildings have also not kept up with our service needs as the community has grown. Finally, these City facilities have not kept up with security measures that are now critical in public facilities to keep our employees and visitors safe.

To address this issue, the City hired architects from Leo A Daly and the construction management firm RJM Construction to complete the following tasks:

- Identify the square footage needs of every General Fund Department
- Develop a Concept Plan to address each of the department's needs
- Develop conceptual pricing to accomplish implementing these building recommendations

The findings of this study were presented to the Council in May of 2022, along with recommendations for how to fund each of these facility needs. The total estimated costs to address the needs of each of these facilities was estimated at $121,500,000, which would create an annual debt service need of a little over $6.86 million per year. In this study we identified that $4.5 million of these annual costs were attributed to General Fund costs, and $2.36 million attributed to costs of our Enterprise Funds (i.e., Electric, Water/Sewer, Storm) who happen to be housed in General Fund facilities.

As we have discussed during this process, one of the things that makes this issue difficult to address is both the fact that the original facilities were funded using one-time dollars, and our tax levy has historically been very low, giving us few unused resources to reinvest into these facilities as needs have arisen. This has meant that to address this issue, we need to create new resources to avoid cutting back on our existing services levels, which for many years have also been leanly funded.

To address the funding of this program, but to not see the impact of this all come at once, Staff presented a recommendation to Council in 2022 to increase the funding over a 4-year period, with the tax levy needing to increase by $1.125 million each year over a 4-year period. Spreading this cost out over several years would also recognize that we would not have the organizational capacity to work on each of these facilities at once, only having the capacity to address one facility at a time.

With this plan, all four buildings would be completed by late 2030. The priority in the recommendation went to our Public Safety facility, since it has the greatest immediate needs. It then moved to our Municipal Services Building. Both buildings have significant issues with space, especially with the Police and Municipal Services (with many of their vehicles being left outside in the elements). We also had immediate needs in our Fire Department to be able to support living quarters to support our 24/7 Duty Crew model, which Staff feels we need to migrate to if we are going to keep a Paid-on-call base of employees in our Fire Department.

The new Library was identified as the third building to be addressed. This is because we need to move the library out of City Hall to pick up the needed space for City Hall operations without having to add onto the building. The last piece of the program would then be the remodeling of City Hall to pick up the spaces vacated by the Library and Police Department to address our current space needs, as well as address accessibility, safety, and long-time issues with the roof and HVAC in the building.

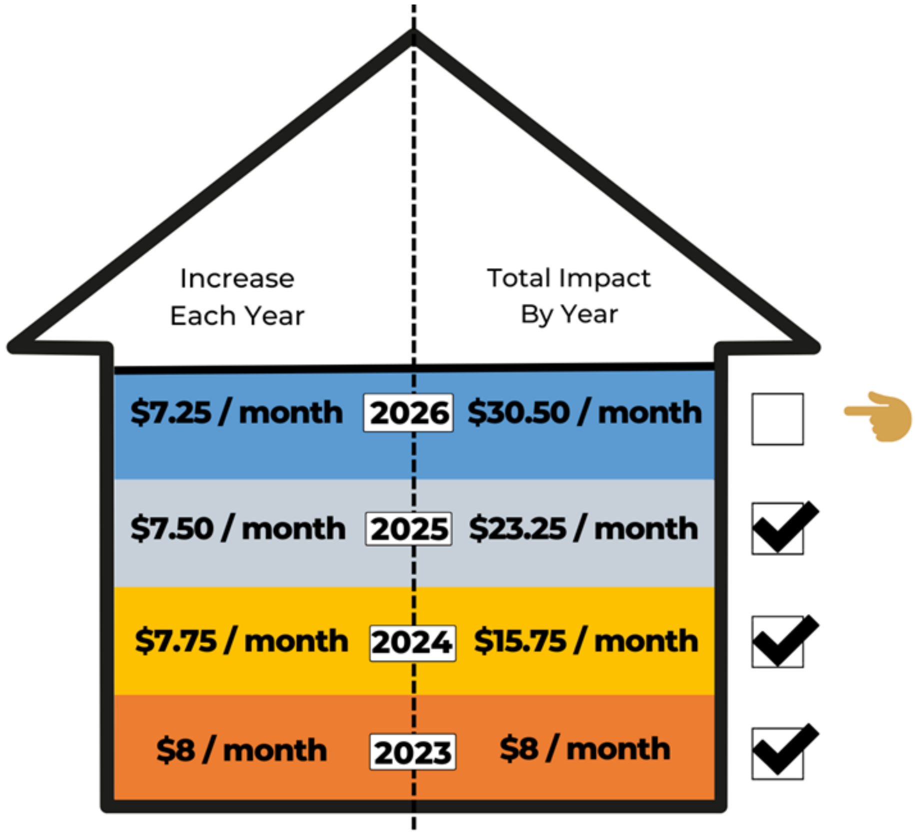
The following is the schedule that would be anticipated for each of the facilities in our current Building Improvement Plan:

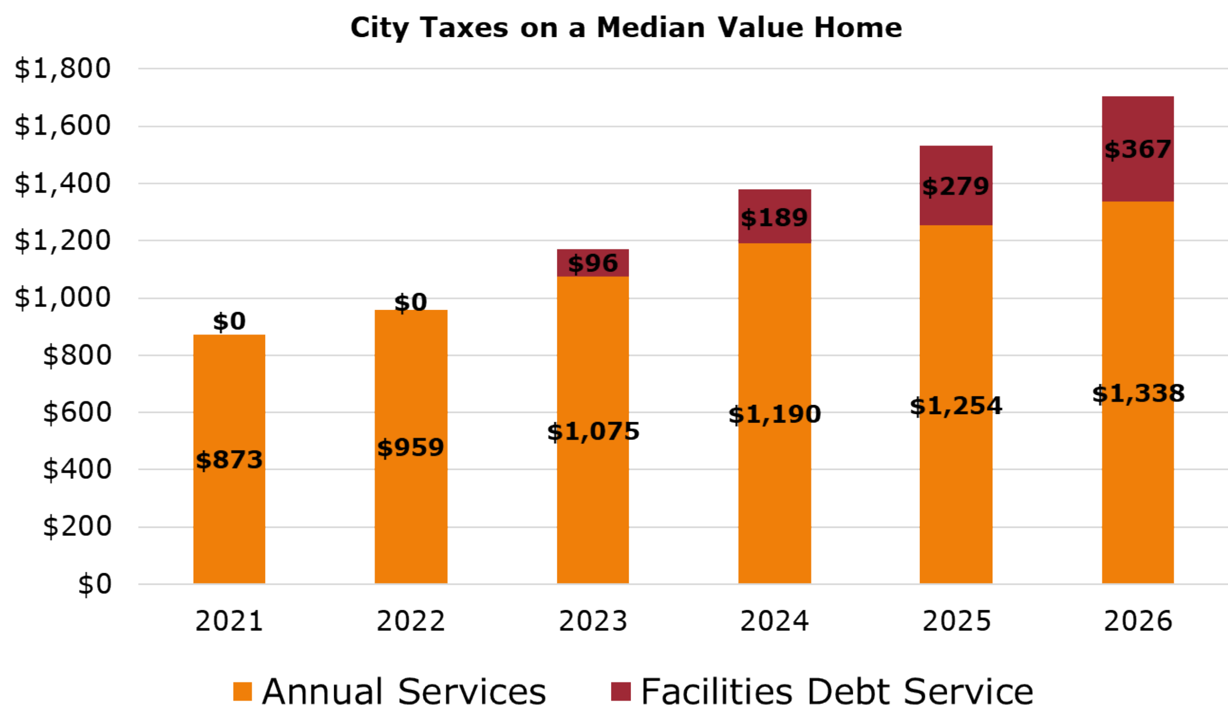
- Public Safety Building: Construction started in the Spring of 2024 and will be completed in January 2026
- Municipal Services Building: Start construction in spring of 2026-complete in late Fall of 2027
- Library: Plan to start building in 2028-complete in Fall of 2029
- City Hall Remodel: Start and complete in 2030

As the Council is aware, a significant amount of public outreach has been done to educate our residents not only on the need, but also the impact they could expect on taxes if we were to move forward with this plan. The plan started in 2023 with an $8 monthly impact on the median-valued home. In 2024, the impact to the median valued home added an additional $7.75 per month. For 2025, we added an additional impact of $7.50 per month for the median valued home. For 2026 the program would add an additional $7.25 per month to the Median Valued Home. After completing the program in 2026, the cumulative monthly impact to a median-valued home will be $30.50 per month, or $366 per year (this is less than the $408 we anticipated when starting this program 4 years ago.

As we move into the final year of implementation, we can see that the addition of these dollars for this plan (along with other changes due to growth and inflationary increases) ranks us at approximately 53rd lowest out of 84 cities, meaning that we are still in the lowest 63% of cities in the Metro Area for Tax Levy Per Capita.

Below are two charts we have been showing the public illustrating the financial impact of the program:





As was mentioned previously, looking at the total impact to the Median Valued Home ($410,400) in Chaska for our Baseline General Fund Services and the Building Improvement Program would be $1,705 for the entire year. This is compared to the City tax bill for the same house last year, which was $1,533, making the increase for 2026 be

$14.33 per month, or $172 for the entire year. The percentage increase for a median valued home would be 11.22% for everything included in the 2026 budget.

It is important to point out that while our total tax levy is going up by 14.06%, the actual impact on the median valued home is 11.22%. The reason for this is because we saw not only a lot of new growth in the community to spread these costs, but we have also seen Commercial/Industrial Properties go from making up 9% for the taxable market value to 15% since 2024. This came from the many new Commercial/Industrial Properties that were added to the community. We expect that trend to continue now that we have the infrastructure extended to serve the Industrial Park at County Road 44 and Highway 212 and a developer ready to start the planning process on that Industrial Park with an identified end-user for their first building. The development of all this property as industrial will help to spread the costs for our services beyond just residential property owners.

Property Taxes:
For 2026, to accomplish establishing our base-line budget, fully funding the CAMP and continuing with the third year of the Building Improvement Program, the total tax levy needed would be $23,995,562. This levy represents our entire levy, which includes General Fund, Equipment Acquisition Fund, Cemetery Fund, Tax Abatement Fund, and the EDA. This represents an increase of 14.06% from the 2025 total tax levy, and slightly lower than the increase we saw in 2025.

This levy increase would be made up of 6.07% to support the baseline levy (3.44% for inflation and 4.10% for new growth in the community). In addition, we would also need an additional $1.125 million of tax levy added for the third (of 4) year of the Building Improvement Program that would make up the remainder of the increase in our tax levy for 2026.

Besides understanding our total tax levy, it should be noted that a portion of our total levy goes towards our General Fund Operational Budget, with the remaining going towards our Equipment Acquisition Fund and debt service for our current Downtown Street Reconstruction Program.

It should also be noted that out of the total tax levy amount for 2026, $877,952 represents a levy for tax abatement assistance provided in the past. This additional amount represents the 14th year of tax abatement that is being provided to the West Creek Corporate Center Development for development of infrastructure to support this new industrial park, along with some other tax abatement projects including the 212 Medical Center Addition and the Chaska Creek Medical Building. While we are required to officially levy this assistance, the City is a "pass-through" for these funds, with the same amount coming in from this project that goes out to provide the tax abatement assistance. It does not influence other taxpayers in the community.

Within this total levy amount, the Chaska Economic Development Authority also has a $249,217 levy. Last year this levy was $231,440. The amount levied for 2026 in the EDA Fund represents the dollars supporting the operations of our Economic Development Activity and was included in the total tax levy amount of $23,995,562.

In summary, the total levy will include:

- Continuation of dollars to support the Downtown Street Reconstruction Program Debt Service
- $22,868,393 being levied to support General Fund Operations, a portion of Street Reconstruction Debt Service, Mt. Pleasant Cemetery, and existing Equipment Acquisition Fund needs
- $1,125,000 to support the second year of the Building Improvement Program (included in total above)
- $1,000,000 for our CAMP (included in total above)
- $249,217 being levied in the Economic Development Authority Fund for operations
- $877,952 in tax abatement that is generated from the new West Creek Corporate Center Development, 212 Medical Center, Chaska Creek Medical Center and Exactec.

The following table summarizes Chaska's actual tax levies (General Levy, EDA, Tax Abatement and Mount Pleasant Cemetery for 2021, 2022, 2023, 2024, 2025 along with next year's 2026 levy:

	2021	2022	2023	2024	2025	2026	Increase	%
General/EQA/EDA/Tax Abate	$ 11,406,925	$ 12,666,429	$ 15,210,147	$ 18,148,194	$ 21,031,556	$ 23,989,562	$ 2,958,006	14.06%
Mt Pleasant	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ 6,000	$ -	0.00%
Total Operating/Special Levy	$ 11,412,925	$ 12,672,429	$ 15,216,147	$ 18,154,194	$ 21,037,556	$ 23,995,562	$ 2,958,006	14.06%

Impact of Tax Levy on Property Owners

To understand the impact of the tax levy on individual taxpayers, three factors must be analyzed:

- Market Value Changes
- Any changes in the Tax Capacity Formulas Established by the State
- The City's Tax Levy

Overall, Chaska's market values, excluding tax-exempt property, increased by $369,667,200 to $4,920,429,700-an overall increase of 7.51%. The largest percentage increase that we saw in 2025 was in apartment properties, with a 19.85% overall increase. 20.36% of that came from construction of new apartment units in the community, with there actually being a decrease of -.5% coming from decreasing values in existing residential units. That increase in value materialized through the over 600 rental properties coming on-line in the community over the past couple of years. With the decrease in the valuation of existing rental properties, this likely means that we have hit a saturation point in the short-term for the addition of new units, which we did see this last summer with no new multi-family rental projects starting construction.

The other major area of increase we saw was in Commercial/Industrial properties, with a 5.23% increase in market values. 2.78% of that growth came from new construction, meaning that 2.45% of the increase was experienced in existing Commercial/Industrial buildings. The larger amount of growth in new Commercial/Industrial property valuations came from the new industrial buildings in the Chaska Creek Corporate Center now reaching full valuation for taxing purposes.

Residential properties saw a 6.78% increase in 2025, with 2.83% coming from new construction and the rest from valuation increases in existing properties. Finally, Undeveloped Agricultural land saw a 5.85% increase, which is lower than the over 9% increase we saw in these valuations last year. This could mean that there has been somewhat of a slowdown in demand for undeveloped property.

Below is a summary of the Market Values for taxes payable 2026 (assessed 2025) as established by the County Assessor's office:

	Residential	Commercial_Industrial	Apartment	Ag	Total
2025 EMV	**$ 3,942,020,900**	**$ 809,694,800**	**$ 447,887,200**	**$ 90,494,000**	**$5,290,096,900**
2024 EMV	**$ 3,691,789,600**	**$ 769,451,000**	**$ 373,697,500**	**$ 85,491,600**	**$4,920,429,700**
Total Value Change	$ 250,231,300	$ 40,243,800	$ 74,189,700	$ 5,002,400	$ 369,667,200
New Construction	**$ 104,545,400**	**$ 21,366,700**	**$ 76,067,100**	**$ -**	**$ 201,979,200**
Market Change	$ 145,685,900	$ 18,877,100	$ (1,877,400)	$ 5,002,400	$ 167,688,000
% New Construction	2.83%	2.78%	20.36%	0.00%	4.10%
% Market Change	3.95%	2.45%	-0.50%	5.85%	3.41%
2025 Total % Change	**6.78%**	**5.23%**	**19.85%**	**5.85%**	**7.51%**

Using the 2025 market values and the classification formulas established by the State, the County Auditor has calculated Chaska's 2025 (for taxes payable 2026) adjusted tax capacity to be $52,598,813, for an increase of $4,402,910 or 9.14%. To calculate this net tax capacity used for determining Chaska's tax rate, a reduction is made for captured tax increment and fiscal disparity contributions.

Based on these estimates, Carver County has estimated Chaska's 2026 General Fund tax rate to be 41.545%. This is an increase of 5.67% from 2025, where we had a tax rate of 39.316%. With the median value of homes going up from $390,000 to $410,400 in the community, this would bring the median-valued home's City taxes from $1,533 in 2025 to $1,705 in 2026, or an increase of approximately $14.33 per month or $172 for the year. As always, the actual amount of impact is completely dependent on the actual market value change experienced on that property over the past year.

As we have discussed in previous years, Chaska has been in the lowest tax levies per capita of all Metropolitan cities for several years. As we have moved forward to implement the Building Improvement Program, this has impacted Chaska's place in these rankings. However, as shown below, we still provide very good value in the Twin Cities, being in the lowest 63% of all 84 cities for Tax levy per capita.

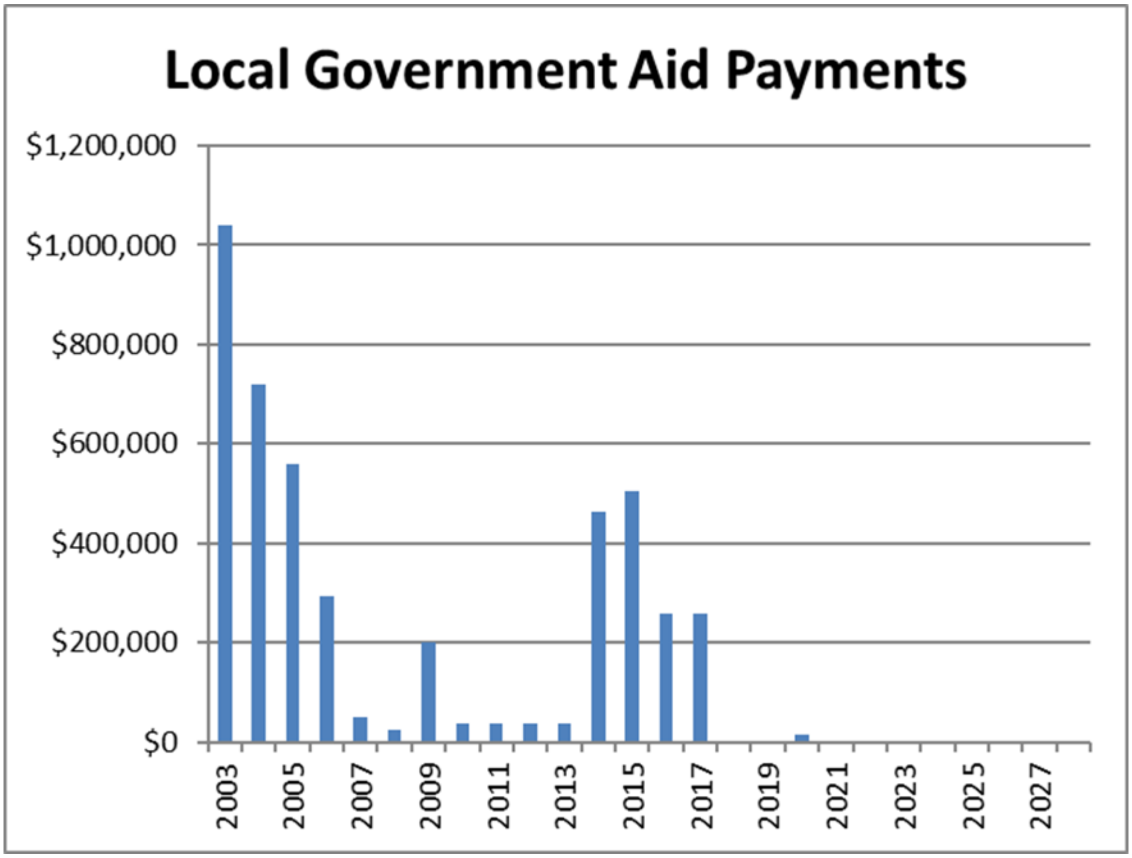
Rank	City	Total 2025	Population	Total Tax Levy Per Capita
1	Golden Valley	$ 35,065,011	22,214	$ 1,579
2	Wayzata	$ 6,903,453	4,589	$ 1,504
3	Oak Park Heights	$ 7,192,930	4,782	$ 1,504
4	Minnetrista	$ 7,130,867	5,162	$ 1,381
5	Tonka Bay	$ 1,847,730	1,556	$ 1,187
50	Mahtomedi	$ 6,024,626	8,382	$ 719
51	Farmington	$ 17,248,901	24,361	$ 708
52	Shoreview	$ 17,397,628	24,616	$ 707
53	Chaska	$ 21,037,556	29,830	$ 705
54	Apple Valley	$ 39,524,000	56,361	$ 701
55	Prior Lake	$ 20,260,410	29,057	$ 697
56	Carver	$ 4,900,625	7,029	$ 697
80	St. Paul Park	$ 3,021,332	5,360	$ 564
81	East Bethel	$ 6,469,500	11,715	$ 552
82	Lauderdale	$ 1,225,700	2,427	$ 505
83	Falcon Heights	$ 2,774,759	5,581	$ 497
84	North Oaks	$ 2,794,583	5,733	$ 487

Intergovernmental Revenues:

One significant change we experienced starting in 2018, and will continue into 2026, is the reduction of our Local Government Aid by approximately $250,000, bringing us down to $0 for the past 5 years. We expect this will continue at this level in the future. This change is due to the State's LGA formula, the increase in market values we have seen in the community over the last few years, and the decertification of our large TIF District #4 in 2014, which reincorporated a large taxable market value back into the community in that following year.

In 2003, the City of Chaska received approximately $1 million in LGA from the State on an annual basis. We now receive $0 in LGA from the State. This was a very significant hit on the City's budget, representing approximately 10% of our overall revenues. The loss of nearly $1 million in revenue every year since 2007 (totaling almost $15.5 million in lost revenue over this time) was a significant reason why we started to get behind in properly staffing our services and have had a difficult time catching back up ever since.

In 2014, the City received did see an allocation of LGA in the amount of $462,000, with it going to just over $500,000 in 2015 and $550,000 in 2016. In 2017, we once again saw this amount reduced to just under $250,000. With it now officially certified at $0, we do not expect we will see this revenue source return. Below is a chart of our experience for local government aid, and what we expect to see in LGA over the next 5-year period.



While we will not see any LGA from the State to support our General Fund Services, there is one new source of income that the State created that directly impacts cities on an annual basis.

This form of State Aid that we receive, and will continue to come on an annual basis, is from the Metro Sales Tax that was just implemented. While a portion of the Metro Sales Tax will go towards transit activities, the portion that will come to cities will go to support the building of more affordable housing within the entire Twin Cities Metropolitan Area. For the City of Chaska, we received approximately $130,000 in 2024, with that amount going up in 2025 to $339,000. We expect in 2026 to see this amount go up to $345,000. To date we have used these dollars in conjunction with the Carver County CDA to purchase Land Trust properties, to try to keep the units we do invest in to be permanently affordable. There will be opportunities in the future to look at other ways to invest these dollars to meet our affordable housing goals.

Licenses and Permits

From 2008-2011, Chaska and the rest of the metropolitan area experienced a dramatic slowdown in not only residential development, but development in all sectors of the market. As a result of the downturn, building permit revenues dropped significantly. Up through 2005, this revenue source was over $1 million per year, and in 2010 brought in approximately $500,000. In mid-2011, we did start to see this change as some larger Commercial/Industrial development activity did start to occur, and we ended 2011 with over $1 million in permit revenue. While we continued to see good activity during 2012 and saw positive movement since 2013, the consistency and predictability of this revenue stream has continued to be volatile and can be somewhat difficult to project from year to year.

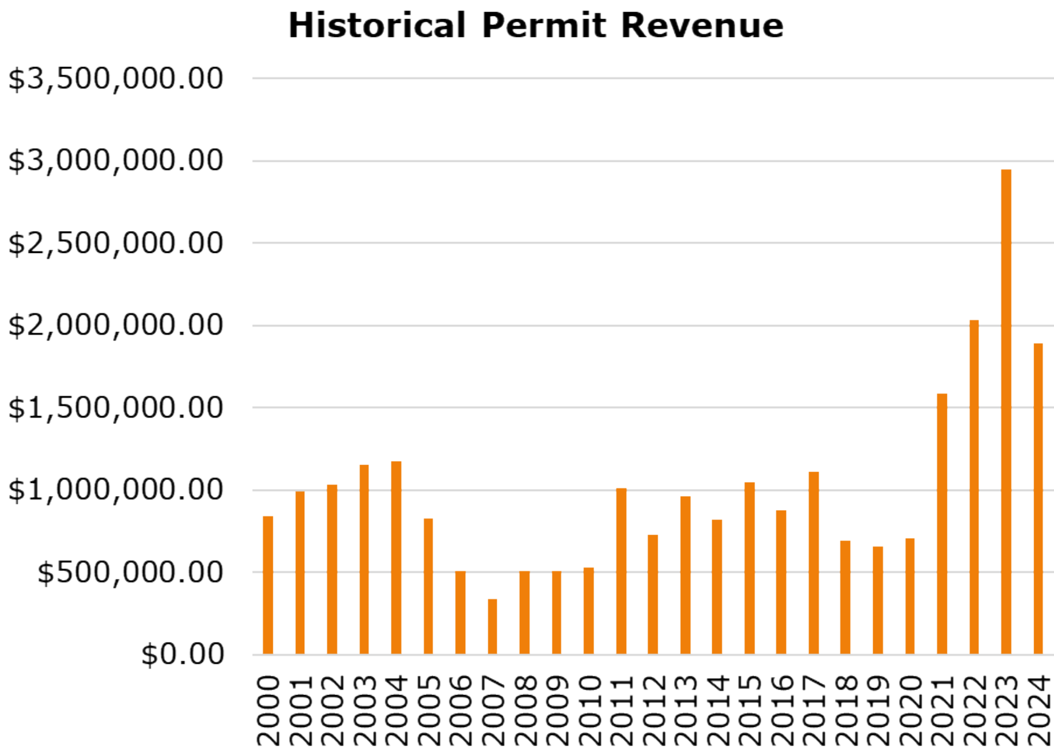
With the downturn in the economy in early 2020 due to the pandemic, we did see the permit revenue we expected to see be reduced significantly. While we continued to see relatively steady single-family residential development, we did see a big downturn in Commercial/Industrial activity, with only a few projects moving forward. In early July of 2020, we did amend our General Fund budget when we started to understand the impact it would have on our budgeted revenues, especially on building permits. As part of that action, we did adjust our budget numbers down to $600,000, a reduction of approximately $400,000 from what we had budgeted at the beginning of the year.

While we continued being conservative in our budgeting for 2021 and 2022, budgeting for approximately $1 million over the course of each year, we did see a much larger than anticipated growth in residential activity, as well as growth in the Commercial/Industrial Market in both years. Although we budgeted just under $900,000 in 2021, we ended the year with close to $1.5 million in activity. In 2022, while we budgeted $1.1 million in permit revenue, we ended up with approximately $1.5 million of activity in that year as well.

In 2023, we saw several projects move forward with construction including Costco, the residential development next to Costco, the apartment building at Hazeltine Plaza, the industrial Building on the old Chaska Building Center site and continued work on two apartment buildings in the Clover Ridge Neighborhood. We also saw a significant amount of single-family home development occurring throughout the year. While we had budgeted for $1.1 million in permit revenue because we had anticipated some slowdown during the year, we had permit revenue closer to $2.8 million for the entire year—almost 3 times more than what we budgeted.

While we did not see development numbers as high in 2024 as we did in 2023, it was still a very robust year, with us ending the year with approximately $1.8 million in building permits activity. We expect 2025 will end very close to this $1.8 million as well. In 2026 we expect building activity to be similar, if not more, as we continue to see steady building permit activity with our residential units, and we also expect to see additional Commercial/Industrial activity during the year, and our own Municipal Services Building as well. For budgeting purposes, we looked at what we saw on average over the past 5 years and are budgeting $1.8 million in permit revenue for 2026.

Under our current building projections, our staffing levels will be enough to cover the anticipated workload and be able to turn around building permits in a timely fashion.



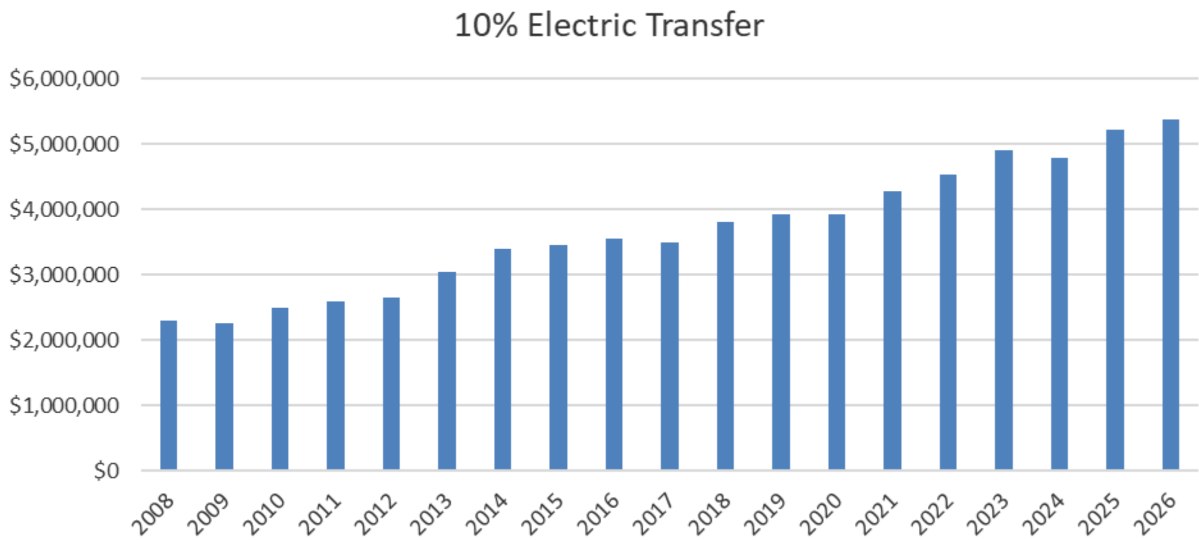
Electric Fund Transfers

The City has a formal policy of charging ourselves a per kilowatt-hour Right of Way usage fee, which is roughly equivalent to 5% of the total electricity rate of our electric utility. In addition, we do an operational transfer from our Electric Fund to the General Fund to help support General Fund services, which is an objective of the Electric Fund. For 2026, the total amount of Right of Way fee transfer and operational transfer, as well as franchise fee that we generate from the Natural Gas provider in the community and Minnesota Valley Electric Cooperative, is budgeted to be just over $6.3 million. It should be noted that this past year the City Council did take action to make sure a Right-of-Way fee is also charged to the properties in Chaska that are located in Minnesota Valley Electric Cooperative's service territory. This is another reason we are expecting continued robust growth in this area of our revenue budget.

We have seen an a dramatic increase in this portion of our revenue over the past several years, which has represented both an increase in usage by our existing customers, but also reflects the positive impacts we are seeing through the addition of large economic development projects such as Data Centers, additional commercial uses in town, and the recent expansions we have seen with existing businesses in our original Industrial Parks on the north end of the community. We continue to expect that to increase in 2026 as we start to see the loads come on from large projects we have added in the community over the past year, including the addition to Beckman Coultier, which is currently under construction.

Over time we will see a significant amount of industrial growth occur in the territory that now belongs to Minnesota Valley Electric Cooperative. While that currently is in their territory, the right for them to maintain these future users in their service territory ends in 2040. At that time the City of Chaska would then move to acquire this territory, something that State Statue allows us to do. So, while these users will not initially be in our territory, they eventually will be, which will allow us to increase the amount of support from our Electric Utility into our General Fund significantly.

The chart below represents just the transfers that we make from our own Chaska Electric into the General Fund through both our 5% right-of-way fee, and our 5% general transfer to illustrate the changes we have seen in this transfer over the past 2 decades.



Charges for Services
Charges for services are those revenues that support the City derived from charges to individual users for services, other governmental agencies, or inter-fund charges for administrative services. These would include payroll, finance, administration, and Human Resources costs to our Enterprise Funds (i.e. Electric, Sewer, Water, Storm Water, etc…). For 2026, charges for services are programmed to be $5,617,325 as compared to $5,438,550 in 2025, or an increase of $178,775. This increase in charges for services is occurring to help us keep up with the actual cost of service the General Fund is providing to our other Enterprise Funds.

As part of our Staffing Study, we did have the addition of a Building Maintenance Division, as well as funding $500,000 annually to be proactive in taking care of our facilities. This is something that did not previously exist and we felt it was critical to have in place as we are now going through reinvestment in our General Fund facilities. It should be noted that dollars supporting this Building Maintenance function are also part of the Charges for Services from the General Fund to our other Enterprise Funds, as the Building Maintenance Department supports all the Funds in the City.

Finally, it should also be noted that there is an additional $590,000 that will be brought into the General Fund from the Utility Funds to support the 3rd year of the Building Improvement Program, bringing the total to $2,360,000 over the total 4-year period we have been building up this program. These funds are needed to support the Utility Fund's fair share of the overall program and the buildings they will be utilizing after this program is complete. After 4 years of the program, the Utility Funds are planned to contribute $2.36 million of the total $6.86 annual debt service needed to support our overall Building Improvement Program.

__General Fund Expenditures__**:**

General fund operating expenditures are budgeted to be $36,430,050 in 2026, which is an increase of 11.64% over the 2025 Operating Budget of $32,206,447.

In preparing the 2026 budget the following general assumptions were used for the operating budget:

- *Utilize budgeting objectives developed*
- *Increase in the tax levy by 4.10% due to new growth and 3.44% for inflation for a total baseline increase in the operational levy of 7.54%*
- *Implement the fourth year (of 4 years) of the Building Improvement Program, adding $1.125 million to the tax levy, and $590,000 from the Utility Funds to support the fourth and final phase of funding for this program.*
- *Continuing with the implementation of our CAMP, with $1 million allocated to improvements to our existing General Fund Assets in the City. For 2026 and moving forward, we will be increasing this amount each year by the rate of inflation to keep up with rising costs*
- *Personnel salaries up 3%, with employer benefit contribution seeing a 6% increase in 2026 (These have been numbers used in current contract negotiations.*
- *Assume continuation of our Street Reconstruction Program and debt service payments associated with it*
- *Continuing to contract with City of Carver for shared recreational services, bringing in close to $90,000 to support our recreational services*
- *Continue with $12,000 expense in 2025 for "Scholarships" to support large community activities utilizing our banquet facility ($1,000 per month)*
- *Fully fund the Equipment Replacement Schedule for 2026*
- *Assume we are building up our General Fund reserves by dedicating $300,000 in the budget specifically for this purpose*
- *All other items in the budget remain unchanged*

Based on this, and the other changes that were listed above, the level of expenditure we are recommending to the budget would allow us to meet our budget and service objectives set forth in the 2026 budget process, while also providing good value for our residents who receive our services in the community.

Department	2024 Actual	2025 Budget	2026 Budget	Increase	%Increase	Notes
Council	$137,518	$200,221	$167,486	-$32,735	-16.35%	*We are trying to set budget closer to actual average*
Communication	$328,542	$356,475	$448,291	$91,816	25.76%	*We have the addition of the Chaska Today for 2026*
Administration	$1,037,314	$1,040,195	$1,212,974	$172,779	16.61%	*We have the addition of Management Analyst July 1*
Human Resources	$484,137	$620,995	$619,155	-$1,840	-0.30%	
Elections	$52,142	$0	$48,335	$48,335		
Admin Serv-Finance	$2,000,206	$2,207,636	$2,222,621	$14,985	0.68%	
Admin Serv-IS	$1,160,383	$1,481,759	$1,503,664	$21,905	1.48%	
Legal	$146,934	$145,000	$145,725	$725	0.50%	
Community Dev.	$565,164	$588,387	$725,219	$136,832	23.26%	*Update Downtown Masterplan included*
Engineering	$651,673	$739,858	$739,456	-$402	-0.05%	
City Hall Bldg	$340,969	$227,666	$242,234	$14,568	6.40%	
Building Maint Div	$756,518	$838,262	$864,179	$25,917	3.09%	
Unallocated	$300,000	$300,000	$550,000	$250,000	83.33%	*Build Fund Balance and mitigate against unkowns*
Police	$7,505,550	$7,425,948	$8,063,599	$637,651	8.59%	*New Social Work/Co-Responder and Officer #32*
Fire	$3,009,284	$3,253,537	$3,759,168	$505,631	15.54%	*We have the Addition of overnight Duty Crews*
Building Inspection	$908,100	$962,198	$933,702	-$28,496	-2.96%	
Public Works Admin	$438,054	$479,228	$497,676	$18,448	3.85%	
Streets	$2,073,397	$2,222,304	$3,159,680	$937,376	42.18%	*The overlay of Bavaria Road is built into this line item*
Snow Removal	$120,254	$382,119	$383,420	$1,301	0.34%	
MSB Building	$223,365	$410,129	$409,886	-$243	-0.06%	
Park Maintenance	$1,760,383	$1,661,780	$1,856,313	$194,533	11.71%	*There are a number of pieces of equipment to replace*
ISD 112 Maint	$26,332	$36,667	$27,501	-$9,166	-25.00%	*Actual costs have been lower than budget*
Tree Control	$103,692	$86,239	$102,289	$16,050	18.61%	*Needing to increase to deal with Emerald Ash Boer*
Parks Admin	$740,535	$804,648	$843,078	$38,430	4.78%	
Parks Special Events	$186,530	$208,789	$222,126	$13,337	6.39%	
Parks Youth	$431,387	$416,592	$464,250	$47,658	11.44%	*Shift true Park and Recreation Costs out of the CCC*
Park Senior	$234,611	$274,490	$289,844	$15,354	5.59%	
Parks Adult	$87,639	$88,911	$92,947	$4,036	4.54%	
Firemen's Park	$105,285	$110,374	$113,096	$2,722	2.47%	
Parks Skating Rink	$2,944	$5,542	$7,391	$1,849	33.36%	*Have budget match up closer to actual costs*
Misc Areas	$2,929,931	$4,630,498	$5,714,745	$1,084,247	23.42%	*Building Improvement Plan Dollars*
Total	$ 28,848,773	$ 32,206,447	$ 36,430,050	$3,357,674	11.64%	

Specific Department 2026 Activities

Administration

For 2026, the Administration Department plans to add a Management Analyst position on July 1st. This position would be in place to support the higher-level activities in Administration, Community Development, and Engineering. A large portion of this position would be supported by other funds, including the Utility Funds, through Administration Fees, as this position would support the organization in areas outside of just Administration. Other than this, in 2026 we do have budgeted $74,000 to go towards the production and mailing of 6 editions of Chaska Today, and we have also budgeted $10,000 for an update that we need to make to our website. We have also built in $10,000 in upgrades that we will need on our Neogov and Docusign programs next year to continue on our movement away from paper transactions. We also have additional Safety Training we will need to provide next year. We contract that through Safe Assure, with an additional cost of $15,000 budgeted.

Administrative Services

In 2026 we have not planned for the addition of any new Staff members, but instead filling any positions that remain vacant. Coming out of a Compensation Study we are currently completing, we have budgeted $385,000 to implement the expected recommendations.

Community Development

For 2026, the only change that we have scheduled is to move our current Building Technician position from part-time to full-time position. This move will cost about $15,000 for the year and fulfil the current need we have. Next year will be a good time to make this move as our current Tech is planning to retire.

Police

Within the Police Department, we have two new positions that we are planning for. The first is the next Police Officer position (#32) that we need just because of the increase in growth in our community. The second position being added is one to address the level of service we provide in our Department and recognizing some of the challenges our officers have with mental health calls in the community. The position being added would be a Co-Responder/Social worker that would specialize in being able to respond to these calls. This is a direction most metro Police Departments are moving to. We would add these positions on July 1st, with a cost in 2026 of $75,000 for each position. Besides this, we are budgeting $25,000 for Sigma Wellness Screenings for all Officers, $12,000 to train/onboard two additional SWAT operators and $5,000 for increased operations in our new Detention Center at the Public Safety Campus.

Fire Department

One of the most significant changes that we will see in the General Fund in 2026 is in our Fire Department. With the addition of our new Public Safety Center, and living quarters that are included in the facility, this will now allow us to move to a 24/7/365 Duty Crew Model. Currently we are only able to Staff from 6am-10pm, with the overnights uncovered. This will be a significant increase in the level of service that our residents will be able to expect from our Fire Department and will consistently allow us to get to calls faster. We would expect that we would be in a position to start these Duty Crews 24/7 by the end of the 1st quarter when we are completely moved into our new facility. This will add a cost of about $200,000 for this additional coverage. In addition to this, we also have $35,000 budgeted for an Administrative Assistant Position that would staff the front desk of our new Fire Department. We will not staff that until July 1, but it will be something we anticipate will be needed with more people likely visiting our station compared to before. Finally, we have an additional $25,000 in supply costs for our new firefighters just due to the increasing costs of this equipment, and we have $7,000 that is being planned for a more robust Wellness Program.

Public Works

There are no new positions included for Public Works in 2026. There are a number of vehicles that need to be replaced under our normal vehicle replacement schedule. The biggest new project for next year is included in our CAMP. The project is the repaving of Bavaria Road north of Pioneer Trail up to the Victoria border. This has a cost of $1.4 million, with the additional $400,000 coming from a reduced CAMP program in 2027.

Recreation

Although functionally the Recreation Department, Community Center, and Curling/Event Center are in essence combined, Recreation Administration and Programming are budgeted as separate General Fund activities. Having them functionally work together does create efficiencies, which has kept our Park and Recreation expenditures significantly below the State average for communities our size. In 2026, we plan to continue to have our Park and Recreation Director, our Recreation Manager, our Recreation Coordinator, the Recreation/Special Events Coordinator and Athletics Supervisor all funded fully out of the General Fund, with a portion of other support positions allocated to the General Fund. We are also continuing to budget dollars in the General Fund to pay for use of the Community Center when General Fund Recreational Programs are held in that facility. This is something we started last year to make sure we are charging program costs to the correct place.

As we discussed during the Community Center Budget process, moving the General Fund Park and Recreation activities out of the Community Center Fund and into the General Fund where they belong is critical if we are going to have the Community Center be able to be financially self-supporting. It cannot continue to subsidize General Fund Parks and Recreation activities and expect to be financially solvent.

For 2026, the only position that is being added to the budget is a Recreation Intern position for $6,000. This position is able to act as a higher-level support position with the many programs we have in the summer and would be cheaper than bringing this on as a part-time employee, as our highest demand needs end at the end of the summer. It also gives us the ability to work with students to see their skills and fit for the organization should a position open in the future. We have had multiple interns turn into full-time staff over the years.

2 Year Budget Report
Compared to Actuals

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PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

101 101-General Fund
00 Unassigned
0000 Unassigned
10100000 General Fund

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-18,144,485	-21,060,601	-24,447,394	-13,827,773	-27,511,924	-30,906,281	12.34%	-32,916,122	6.50%
TOTAL EXPENSE	499,055	1,984,196	3,114,000	2,431,223	4,547,446	5,421,000	19.21%	5,010,000	-7.58%
Total General Fund	-17,645,430	-19,076,404	-21,333,394	-11,396,550	-22,964,478	-25,485,281	10.98%	-27,906,122	9.50%
Total Unassigned	-17,645,430	-19,076,404	-21,333,394	-11,396,550	-22,964,478	-25,485,281	10.98%	-27,906,122	9.50%
Total Unassigned	-17,645,430	-19,076,404	-21,333,394	-11,396,550	-22,964,478	-25,485,281	10.98%	-27,906,122	9.50%

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

10 General Government

1110 Council

10111100 Council

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-1,150	-3,500	-2,250	-2,250	0	0	0.00%	0	0.00%
TOTAL EXPENSE	169,882	145,368	137,518	132,744	200,221	167,486	-16.35%	170,067	1.54%
Total Council	168,732	141,868	135,268	130,494	200,221	167,486	16.35%	170,067	-1.54%
Total Council	168,732	141,868	135,268	130,494	200,221	167,486	16.35%	170,067	-1.54%

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1150 Communication									
10111500 Communication									
TOTAL REVENUE	**-314,227**	**-298,153**	**-378,063**	**-221,409**	**-398,150**	**-399,112**	**0.24%**	**-396,594**	**-0.63%**
TOTAL EXPENSE	**48,732**	**193,496**	**328,542**	**320,257**	**356,475**	**448,291**	**25.76%**	**464,196**	**3.55%**
Total Communication	**-265,496**	**-104,657**	**-49,521**	**98,848**	**-41,675**	**49,179**	**-218.01%**	**67,602**	**-37.46%**
Total Communication	**-265,496**	**-104,657**	**-49,521**	**98,848**	**-41,675**	**49,179**	**-218.01%**	**67,602**	**-37.46%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1210 Administration									
10112100 Administration									
TOTAL REVENUE	**-84,491**	**-132,213**	**-97,980**	**-92,157**	**-85,000**	**-87,567**	**3.02%**	**-89,318**	**2.00%**
TOTAL EXPENSE	**944,729**	**941,510**	**1,037,314**	**918,024**	**1,040,195**	**1,212,974**	**16.61%**	**1,239,832**	**2.21%**
Total Administration	**860,237**	**809,297**	**939,333**	**825,866**	**955,195**	**1,125,407**	**-17.82%**	**1,150,513**	**-2.23%**
Total Administration	**860,237**	**809,297**	**939,333**	**825,866**	**955,195**	**1,125,407**	**-17.82%**	**1,150,513**	**-2.23%**

2 Year Budget Report
Compared to Actuals

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PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
1220 Human Resources
10112200 Human Resources

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-90**	**-20**	**-20**	**-132**	**0**	**0**	**0.00%**	**0**	**0.00%**
TOTAL EXPENSE	**451,973**	**451,178**	**484,137**	**463,484**	**620,995**	**619,155**	**-0.30%**	**639,277**	**3.25%**
Total Human Resources	**451,883**	**451,158**	**484,117**	**463,352**	**620,995**	**619,155**	**0.30%**	**639,277**	**-3.25%**
Total Human Resources	**451,883**	**451,158**	**484,117**	**463,352**	**620,995**	**619,155**	**0.30%**	**639,277**	**-3.25%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1420 Elections									
10114200 Elections									
TOTAL REVENUE	**-20**	**0**	**-11,202**	**0**	**0**	**0**	**0.00%**	**0**	**0.00%**
TOTAL EXPENSE	**38,890**	**19,084**	**52,142**	**7,886**	**0**	**48,335**	**0.00%**	**6,800**	**-85.93%**
Total Elections	**38,870**	**19,084**	**40,940**	**7,886**	**0**	**48,335**	**0.00%**	**6,800**	**85.93%**
Total Elections	**38,870**	**19,084**	**40,940**	**7,886**	**0**	**48,335**	**0.00%**	**6,800**	**85.93%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

1510 Administrative Services

10115100 AS:Finance

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-52,936**	**-93,412**	**-115,091**	**-23,369**	**-33,979**	**-73,361**	**115.90%**	**-73,798**	**0.60%**
TOTAL EXPENSE	**1,795,943**	**1,838,502**	**2,000,206**	**945,426**	**2,207,636**	**2,222,621**	**0.68%**	**2,284,409**	**2.78%**
Total AS:Finance	**1,743,007**	**1,745,090**	**1,885,115**	**922,057**	**2,173,657**	**2,149,260**	**1.12%**	**2,210,610**	**-2.85%**
Total Administrative Services	**1,743,007**	**1,745,090**	**1,885,115**	**922,057**	**2,173,657**	**2,149,260**	**1.12%**	**2,210,610**	**-2.85%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1580 Information Technology									
10115800 AS:IT									
TOTAL REVENUE	-535,800	-563,619	-591,118	-155,115	-620,500	-651,897	5.06%	-664,935	2.00%
TOTAL EXPENSE	1,273,463	1,232,010	1,160,383	1,023,139	1,481,759	1,503,664	1.48%	1,545,450	2.78%
Total AS:IT	737,663	668,391	569,265	868,024	861,259	851,767	1.10%	880,515	-3.38%
Total Information Technology	737,663	668,391	569,265	868,024	861,259	851,767	1.10%	880,515	-3.38%

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1585 Infomation Services-Pass Thru									
10115850 AS: Information Tech PassThru									
TOTAL REVENUE	**-30,543**	**-56,137**	**-9,176**	**-12,993**	**-45,900**	**-46,800**	**1.96%**	**-47,750**	**2.03%**
TOTAL EXPENSE	**30,640**	**54,688**	**13,565**	**9,956**	**45,900**	**46,800**	**1.96%**	**47,750**	**2.03%**
Total AS: Information Tech PassThru	**97**	**-1,449**	**4,389**	**-3,037**	**0**	**0**	**0.00%**	**0**	**0.00%**
Total Infomation Services-Pass Thru	**97**	**-1,449**	**4,389**	**-3,037**	**0**	**0**	**0.00%**	**0**	**0.00%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:		2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1610	Legal									
10116100	Legal									
	TOTAL EXPENSE	**248,097**	**144,757**	**146,934**	**138,640**	**145,000**	**145,725**	**0.50%**	**146,454**	**0.50%**
Total	**Legal**	**248,097**	**144,757**	**146,934**	**138,640**	**145,000**	**145,725**	**0.50%**	**146,454**	**0.50%**
Total	**Legal**	**248,097**	**144,757**	**146,934**	**138,640**	**145,000**	**145,725**	**0.50%**	**146,454**	**0.50%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
1710 Community Development
10117100 Community Development

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-143,220**	**-45,072**	**-57,560**	**-81,465**	**-42,000**	**-44,125**	**5.06%**	**-45,008**	**2.00%**
TOTAL EXPENSE	**563,119**	**470,387**	**565,164**	**502,709**	**588,387**	**725,219**	**23.26%**	**647,979**	**-10.65%**
Total Community Development	**419,899**	**425,315**	**507,604**	**421,244**	**546,387**	**681,094**	**-24.65%**	**602,971**	**11.47%**
Total Community Development	**419,899**	**425,315**	**507,604**	**421,244**	**546,387**	**681,094**	**-24.65%**	**602,971**	**11.47%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1810 Engineering									
10118100 Engineering									
TOTAL REVENUE	**-230,561**	**-124,168**	**-120,194**	**-308,700**	**-106,616**	**-110,125**	**3.29%**	**-112,328**	**2.00%**
TOTAL EXPENSE	**576,263**	**680,231**	**651,673**	**609,635**	**739,858**	**739,456**	**-0.05%**	**763,241**	**3.22%**
Total Engineering	**345,702**	**556,064**	**531,479**	**300,934**	**633,242**	**629,331**	**0.62%**	**650,914**	**-3.43%**
Total Engineering	**345,702**	**556,064**	**531,479**	**300,934**	**633,242**	**629,331**	**0.62%**	**650,914**	**-3.43%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

1910 Govt Bldgs - 1 City Hall Plaza

10119100 Govt Bldgs - 1 City Hall Plaza

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-3,501**	**-3,542**	**-795**	**-727**	**0**	**0**	**0.00%**	**0**	**0.00%**
TOTAL EXPENSE	**219,034**	**222,366**	**340,969**	**208,519**	**227,666**	**242,234**	**6.40%**	**243,325**	**0.45%**
Total Govt Bldgs - 1 City Hall Plaza	**215,532**	**218,824**	**340,174**	**207,792**	**227,666**	**242,234**	**-6.40%**	**243,325**	**-0.45%**
Total Govt Bldgs - 1 City Hall Plaza	**215,532**	**218,824**	**340,174**	**207,792**	**227,666**	**242,234**	**-6.40%**	**243,325**	**-0.45%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
1930 Building Maintenance									
10119300 Building Maintenance									
TOTAL REVENUE	**-70,621**	**-72,005**	**-154,630**	**-39,820**	**-151,000**	**-158,641**	**5.06%**	**-161,813**	**2.00%**
TOTAL EXPENSE	**619,849**	**708,878**	**756,518**	**866,568**	**838,262**	**864,179**	**3.09%**	**956,453**	**10.68%**
Total Building Maintenance	**549,228**	**636,873**	**601,888**	**826,748**	**687,262**	**705,538**	**-2.66%**	**794,640**	**-12.63%**
Total Building Maintenance	**549,228**	**636,873**	**601,888**	**826,748**	**687,262**	**705,538**	**-2.66%**	**794,640**	**-12.63%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
2310 Public Safety Facility									
10123100 Public Safety Facility									
TOTAL EXPENSE	**0**	**0**	**6,161**	**11,382**	**0**	**185,000**	**0.00%**	**185,000**	**0.00%**
Total Public Safety Facility	**0**	**0**	**6,161**	**11,382**	**0**	**185,000**	**0.00%**	**185,000**	**0.00%**
Total Public Safety Facility	**0**	**0**	**6,161**	**11,382**	**0**	**185,000**	**0.00%**	**185,000**	**0.00%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
6900 Unallocated									
10169000 Unallocated									
TOTAL REVENUE	0	0	0	-654	0	0	0.00%	0	0.00%
TOTAL EXPENSE	309	-302	20	-1,558	300,000	550,000	83.33%	550,000	0.00%
Total Unallocated	309	-302	20	-2,212	300,000	550,000	-83.33%	550,000	0.00%
Total Unallocated	309	-302	20	-2,212	300,000	550,000	-83.33%	550,000	0.00%
Total General Government	5,513,762	5,710,313	6,143,165	5,218,017	7,309,209	8,149,511	-11.50%	8,298,688	-1.83%

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:		2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
20	Public Safety									
2110	211 or 2110 Police									
10121100	Police									
	TOTAL REVENUE	**-439,689**	**-570,681**	**-719,837**	**-648,884**	**-559,612**	**-635,871**	**13.63%**	**-646,988**	**1.75%**
	TOTAL EXPENSE	**6,030,828**	**6,590,305**	**7,505,550**	**6,760,626**	**7,425,948**	**8,063,599**	**8.59%**	**8,855,327**	**9.82%**
Total	**Police**	**5,591,139**	**6,019,624**	**6,785,713**	**6,111,742**	**6,866,336**	**7,427,728**	**-8.18%**	**8,208,338**	**-10.51%**
Total	**211 or 2110 Police**	**5,591,139**	**6,019,624**	**6,785,713**	**6,111,742**	**6,866,336**	**7,427,728**	**-8.18%**	**8,208,338**	**-10.51%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
2140 Crime Prevention Program									
10121400 Crime Prevention Program									
TOTAL REVENUE	**-1,000**	**-10,000**	**-1,000**	**0**	**0**	**0**	**0.00%**	**0**	**0.00%**
TOTAL EXPENSE	**828**	**895**	**755**	**999**	**604**	**607**	**0.50%**	**610**	**0.50%**
Total Crime Prevention Program	**-172**	**-9,105**	**-245**	**999**	**604**	**607**	**-0.50%**	**610**	**-0.50%**
Total Crime Prevention Program	**-172**	**-9,105**	**-245**	**999**	**604**	**607**	**-0.50%**	**610**	**-0.50%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
2210 Fire
10122100 Fire

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-367,492	-486,208	-547,762	-493,668	-437,202	-546,744	25.06%	-555,420	1.59%
TOTAL EXPENSE	2,328,090	2,670,941	3,009,284	2,908,647	3,253,537	3,759,168	15.54%	3,943,511	4.90%
Total Fire	1,960,597	2,184,734	2,461,522	2,414,979	2,816,335	3,212,424	-14.06%	3,388,090	-5.47%
Total Fire	1,960,597	2,184,734	2,461,522	2,414,979	2,816,335	3,212,424	-14.06%	3,388,090	-5.47%

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
2410 Building Inspections									
10124100 Building Inspections									
TOTAL REVENUE	**-2,058,396**	**-2,953,826**	**-1,977,638**	**-1,623,208**	**-1,330,422**	**-1,804,655**	**35.65%**	**-2,059,889**	**14.14%**
TOTAL EXPENSE	**929,197**	**1,075,316**	**908,100**	**785,813**	**962,198**	**933,702**	**-2.96%**	**990,406**	**6.07%**
Total Building Inspections	**-1,129,199**	**-1,878,511**	**-1,069,538**	**-837,394**	**-368,224**	**-870,954**	**136.53%**	**-1,069,482**	**22.79%**
Total Building Inspections	**-1,129,199**	**-1,878,511**	**-1,069,538**	**-837,394**	**-368,224**	**-870,954**	**136.53%**	**-1,069,482**	**22.79%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:		2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
2910	Civil Defense									
10129100	Civil Defense									
	TOTAL EXPENSE	**5,322**	**774**	**5,351**	**5,533**	**5,872**	**5,901**	**0.50%**	**5,931**	**0.50%**
Total	**Civil Defense**	**5,322**	**774**	**5,351**	**5,533**	**5,872**	**5,901**	**0.50%**	**5,931**	**0.50%**
Total	**Civil Defense**	**5,322**	**774**	**5,351**	**5,533**	**5,872**	**5,901**	**0.50%**	**5,931**	**0.50%**
Total	**Public Safety**	**6,427,687**	**6,317,516**	**8,182,804**	**7,695,859**	**9,320,923**	**9,775,706**	**-4.88%**	**10,533,487**	**-7.75%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
30 Public Works									
3110 311 or 3110 PW Administration									
10131100 PW Administration									
TOTAL REVENUE	**-7,669**	**0**	**-213**	**-4,940**	**0**	**0**	**0.00%**	**0**	**0.00%**
TOTAL EXPENSE	**403,409**	**409,017**	**438,054**	**414,002**	**479,228**	**497,676**	**3.85%**	**516,855**	**3.85%**
Total PW Administration	**395,740**	**409,017**	**437,841**	**409,062**	**479,228**	**497,676**	**-3.85%**	**516,855**	**-3.85%**
Total 311 or 3110 PW Administration	**395,740**	**409,017**	**437,841**	**409,062**	**479,228**	**497,676**	**-3.85%**	**516,855**	**-3.85%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
3120 312 or 3120 Street									
10131200 Street									
TOTAL REVENUE	**-122,649**	**-122,843**	**-124,686**	**-128,020**	**-122,040**	**-124,481**	**2.00%**	**-126,970**	**2.00%**
TOTAL EXPENSE	**1,915,641**	**1,748,564**	**2,073,397**	**2,038,949**	**2,222,304**	**3,159,680**	**42.18%**	**2,810,633**	**-11.05%**
Total Street	**1,792,992**	**1,625,721**	**1,948,711**	**1,910,929**	**2,100,264**	**3,035,200**	**-44.52%**	**2,683,662**	**11.58%**
Total 312 or 3120 Street	**1,792,992**	**1,625,721**	**1,948,711**	**1,910,929**	**2,100,264**	**3,035,200**	**-44.52%**	**2,683,662**	**11.58%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
3130 313 or 3130 Snow Removal									
10131300 Snow Removal									
TOTAL REVENUE	**-4,881**	**-1,742**	**-962**	**-740**	**-5,306**	**-5,434**	**2.41%**	**-5,542**	**2.00%**
TOTAL EXPENSE	**341,014**	**398,988**	**120,254**	**154,669**	**382,119**	**383,420**	**0.34%**	**385,795**	**0.62%**
Total Snow Removal	**336,134**	**397,246**	**119,292**	**153,930**	**376,813**	**377,987**	**-0.31%**	**380,253**	**-0.60%**
Total 313 or 3130 Snow Removal	**336,134**	**397,246**	**119,292**	**153,930**	**376,813**	**377,987**	**-0.31%**	**380,253**	**-0.60%**

2 Year Budget Report
Compared to Actuals

munis a tyler erp solution

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
3140 314 or 3140 Sign Machine									
10131400 Sign Machine									
TOTAL REVENUE	**-6,647**	**-11,108**	**-6,139**	**-1,829**	**-1,020**	**-1,072**	**5.06%**	**-1,093**	**2.00%**
TOTAL EXPENSE	**5,387**	**12,333**	**12,503**	**13,201**	**12,070**	**13,070**	**8.29%**	**13,111**	**0.31%**
Total Sign Machine	**-1,260**	**1,225**	**6,363**	**11,372**	**11,050**	**11,999**	**-8.58%**	**12,017**	**-0.16%**
Total 314 or 3140 Sign Machine	**-1,260**	**1,225**	**6,363**	**11,372**	**11,050**	**11,999**	**-8.58%**	**12,017**	**-0.16%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
3310 Municipal Services Building									
10133100 Municipal Services Building									
TOTAL EXPENSE	**213,000**	**213,062**	**223,365**	**380,655**	**410,129**	**409,886**	**-0.06%**	**268,997**	**-34.37%**
Total Municipal Services Building	**213,000**	**213,062**	**223,365**	**380,655**	**410,129**	**409,886**	**-0.06%**	**268,997**	**-34.37%**
Total Municipal Services Building	**213,000**	**213,062**	**223,365**	**380,655**	**410,129**	**409,886**	**-0.06%**	**268,997**	**-34.37%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:		2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
3610	Tree Contol									
10136100	Tree Contol									
	TOTAL REVENUE	**-34,257**	**-44,861**	**-46,795**	**-47,516**	**-42,000**	**-43,560**	**3.71%**	**-44,323**	**1.75%**
	TOTAL EXPENSE	**53,671**	**68,234**	**103,692**	**81,354**	**86,239**	**102,289**	**18.61%**	**102,291**	**0.00%**
Total	**Tree Contol**	**19,414**	**23,374**	**56,897**	**33,839**	**44,239**	**58,729**	**-32.75%**	**57,968**	**1.30%**
Total	**Tree Contol**	**19,414**	**23,374**	**56,897**	**33,839**	**44,239**	**58,729**	**-32.75%**	**57,968**	**1.30%**
Total	**Public Works**	**2,756,020**	**2,669,644**	**2,792,469**	**2,899,786**	**3,421,723**	**4,391,476**	**-28.34%**	**3,919,752**	**10.74%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

50 Parks & Recreation

5110 511 or 5110 PRA Admin

10151100 P&R Administration

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-87,492	-93,242	-103,981	-110,607	-102,918	-109,561	6.45%	-110,892	1.22%
TOTAL EXPENSE	895,047	677,469	740,535	670,717	804,648	843,078	4.78%	872,457	3.48%
Total P&R Administration	807,555	584,227	636,554	560,110	701,730	733,517	-4.53%	761,564	-3.82%
Total 511 or 5110 PRA Admin	807,555	584,227	636,554	560,110	701,730	733,517	-4.53%	761,564	-3.82%

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
5120 Park Special Events
10151200 P&R Community Events

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-17,142**	**-26,561**	**-35,364**	**-23,780**	**-18,120**	**-21,367**	**17.92%**	**-21,995**	**2.94%**
TOTAL EXPENSE	**67,108**	**196,899**	**186,530**	**191,340**	**208,789**	**222,126**	**6.39%**	**224,175**	**0.92%**
Total P&R Community Events	**49,966**	**170,338**	**151,166**	**167,560**	**190,669**	**200,759**	**-5.29%**	**202,181**	**-0.71%**
Total Park Special Events	**49,966**	**170,338**	**151,166**	**167,560**	**190,669**	**200,759**	**-5.29%**	**202,181**	**-0.71%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5210 521 or 5210 Youth									
10152100 P&R Preschool/Youth Programs									
TOTAL REVENUE	**-262,981**	**-306,349**	**-366,856**	**-381,259**	**-290,000**	**-345,000**	**18.97%**	**-350,000**	**1.45%**
TOTAL EXPENSE	**221,955**	**382,607**	**431,387**	**412,686**	**416,592**	**464,250**	**11.44%**	**482,238**	**3.87%**
Total P&R Preschool/Youth Programs	**-41,027**	**76,258**	**64,531**	**31,427**	**126,592**	**119,250**	**5.80%**	**132,238**	**-10.89%**
Total 521 or 5210 Youth	**-41,027**	**76,258**	**64,531**	**31,427**	**126,592**	**119,250**	**5.80%**	**132,238**	**-10.89%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5215 521 or 5215 Teen									
10152150 P&R Teen Programs									
TOTAL REVENUE	**-12,599**	**-6,721**	**-5,325**	**-9,805**	**-10,000**	**-10,404**	**4.04%**	**-10,612**	**2.00%**
TOTAL EXPENSE	**1,394**	**3,676**	**6,089**	**6,571**	**7,372**	**7,409**	**0.50%**	**7,446**	**0.50%**
Total P&R Teen Programs	**-11,205**	**-3,045**	**764**	**-3,233**	**-2,628**	**-2,995**	**-13.97%**	**-3,166**	**-5.71%**
Total 521 or 5215 Teen	**-11,205**	**-3,045**	**764**	**-3,233**	**-2,628**	**-2,995**	**-13.97%**	**-3,166**	**-5.71%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5220 522 or 5220 Senior									
10152200 P&R Senior Programs									
TOTAL REVENUE	**-41,839**	**-52,253**	**-55,313**	**-54,345**	**-48,000**	**-53,000**	**10.42%**	**-53,000**	**0.00%**
TOTAL EXPENSE	**195,680**	**220,735**	**234,611**	**219,261**	**274,490**	**289,844**	**5.59%**	**300,766**	**3.77%**
Total P&R Senior Programs	**153,841**	**168,482**	**179,298**	**164,916**	**226,490**	**236,844**	**-4.57%**	**247,766**	**-4.61%**
Total 522 or 5220 Senior	**153,841**	**168,482**	**179,298**	**164,916**	**226,490**	**236,844**	**-4.57%**	**247,766**	**-4.61%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
5230 523 or 5230 Adult
10152300 P&R Adult Programs

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-33,682	-36,054	-41,191	-30,778	-35,374	-36,803	4.04%	-37,539	2.00%
TOTAL EXPENSE	79,665	77,872	87,639	71,808	88,911	92,947	4.54%	96,253	3.56%
Total P&R Adult Programs	45,982	41,818	46,449	41,030	53,537	56,144	-4.87%	58,714	-4.58%
Total 523 or 5230 Adult	45,982	41,818	46,449	41,030	53,537	56,144	-4.87%	58,714	-4.58%

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5240 524 or 5240 Firemens Park									
10152400 P&R Firemens Park									
TOTAL REVENUE	**-74,343**	**-70,535**	**-74,321**	**-53,010**	**-76,250**	**-79,598**	**4.39%**	**-81,190**	**2.00%**
TOTAL EXPENSE	**104,309**	**114,803**	**105,285**	**98,255**	**110,374**	**113,096**	**2.47%**	**116,399**	**2.92%**
Total P&R Firemens Park	**29,966**	**44,268**	**30,963**	**45,244**	**34,124**	**33,498**	**1.84%**	**35,208**	**-5.11%**
Total 524 or 5240 Firemens Park	**29,966**	**44,268**	**30,963**	**45,244**	**34,124**	**33,498**	**1.84%**	**35,208**	**-5.11%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5270 527 or 5270 Skating Rinks									
10152700 P&R Skating Rinks									
TOTAL EXPENSE	**7,900**	**4,670**	**2,944**	**7,487**	**5,542**	**7,391**	**33.37%**	**7,679**	**3.90%**
Total P&R Skating Rinks	**7,900**	**4,670**	**2,944**	**7,487**	**5,542**	**7,391**	**33.37%**	**7,679**	**3.90%**
Total 527 or 5270 Skating Rinks	**7,900**	**4,670**	**2,944**	**7,487**	**5,542**	**7,391**	**33.37%**	**7,679**	**3.90%**

2 Year Budget Report
Compared to Actuals

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:
5280 528 or 5280 All Ages
10152800 P&R All Ages Programs

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	-8,731	-11,293	-11,943	-10,711	-9,000	-10,000	11.11%	-10,500	5.00%
TOTAL EXPENSE	2,985	10,140	13,748	9,629	11,234	34,956	211.16%	36,776	5.21%
Total P&R All Ages Programs	-5,746	-1,153	1,805	-1,082	2,234	24,956	1017.08%	26,276	5.29%
Total 528 or 5280 All Ages	-5,746	-1,153	1,805	-1,082	2,234	24,956	1017.08%	26,276	5.29%

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:

5510 Park Maintenance

10155100 Park Maintenance

	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
TOTAL REVENUE	**-68,208**	**-35,813**	**-15,746**	**-24,109**	**-14,993**	**-11,061**	**-26.23%**	**-11,082**	**0.19%**
TOTAL EXPENSE	**1,471,379**	**1,541,656**	**1,760,383**	**1,708,994**	**1,661,780**	**1,856,313**	**11.71%**	**1,899,912**	**2.35%**
Total Park Maintenance	**1,403,171**	**1,505,843**	**1,744,636**	**1,684,886**	**1,646,787**	**1,845,253**	**-12.05%**	**1,888,830**	**-2.36%**
Total Park Maintenance	**1,403,171**	**1,505,843**	**1,744,636**	**1,684,886**	**1,646,787**	**1,845,253**	**-12.05%**	**1,888,830**	**-2.36%**

PROJECTION: 26101 - 2026 Budget - 101 General Fund

ACCOUNTS FOR:	2022 ACTUALS	2023 ACTUALS	2024 ACTUALS	2025 ACTUALS	2025 BUDGET	2026 PROJ LEVEL 5	2025-2026 % CHANGE	2027 PROJ LEVEL 5	2026-2027 % CHANGE
5520 ISD112 Grounds Maint									
10155200 ISD112 Grounds Maint									
TOTAL REVENUE	**-110,120**	**-102,359**	**-97,782**	**-98,211**	**-109,121**	**-113,529**	**4.04%**	**-115,800**	**2.00%**
TOTAL EXPENSE	**28,252**	**23,865**	**26,332**	**23,190**	**36,667**	**27,501**	**-25.00%**	**28,727**	**4.46%**
Total ISD112 Grounds Maint	**-81,868**	**-78,494**	**-71,450**	**-75,020**	**-72,454**	**-86,028**	**18.74%**	**-87,073**	**1.21%**
Total ISD112 Grounds Maint	**-81,868**	**-78,494**	**-71,450**	**-75,020**	**-72,454**	**-86,028**	**18.74%**	**-87,073**	**1.21%**
Total Parks & Recreation	**2,358,536**	**2,513,213**	**2,787,661**	**2,623,323**	**2,912,623**	**3,168,587**	**-8.79%**	**3,270,217**	**-3.21%**
Total 101-General Fund	**-589,426**	**-1,865,719**	**-1,427,295**	**7,040,435**	**0**	**0**	**0.00%**	**-1,883,979**	**856353881.82 %**
TOTAL REVENUE	-23,371,462	-27,394,890	-30,218,328	-18,511,985	-32,206,447	-36,430,050	13.11%	-38,750,504	6.37%
TOTAL EXPENSE	22,782,036	25,529,171	28,791,033	25,552,420	32,206,447	36,430,050	13.11%	36,866,525	1.20%
Net Total	**-589,426**	**-1,865,719**	**-1,427,295**	**7,040,435**	**0**	**0**	**0.00%**	**-1,883,979**	**856353881.82 %**

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING: **December 1, 2025**

Paid and Unpaid Invoices:	
Check #'s 358690-358844	**$4,488,508.19**
Paid Electronic Invoices:	
Wire #'s 4959-4986	**$6,398,599.63**

Amount for Approval-Council Meeting:	
December 1, 2025	**$10,887,107.82**

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
113117 24 SEVEN EVENTS & MARKETING INC									
1920-1 CHECK DATE: 12/02/2025		10/15/2025	120225	358710	800.00	12/01/2025	INV	PD	Fire & Ice 2026-Friday Ba
1920-2 CHECK DATE: 12/02/2025		10/15/2025	120225	358710	2,000.00	12/01/2025	INV	PD	Fire & Ice 2026-Friday Ba
					2,800.00				
111279 ADVANCED ELEMENTS INC									
106654 CHECK DATE: 12/02/2025		11/11/2025	120225	358711	3,955.25	12/11/2025	INV	PD	City Newsletter Design fo
108949 ADVANTAGE COLLECTION PROFESSIONALS LLC									
8790785 CHECK DATE: 12/02/2025		10/31/2025	120225	358712	35.00	12/01/2025	INV	PD	OCT COLLECTIONS COMMISSIO
103673 ALADTEC LLC									
INV00449216 CHECK DATE: 12/02/2025		11/03/2025	120225	358713	5,151.76	12/18/2025	INV	PD	FD ONLINE SCHEDULING SUBS
100072 ALTERNATIVE TECHNOLOGIES INC									
58511 CHECK DATE: 12/02/2025		11/20/2025	120225	358714	2,000.00	12/20/2025	INV	PD	TRANSFORMER OIL TESTING
100089 AMERICAN PRESSURE INC									
154776 CHECK DATE: 12/02/2025		11/12/2025	120225	358715	11,377.31	12/12/2025	INV	PD	PRESSURE WASHER/STEAMER
100102 ANCOM COMMUNICATIONS INC									
130749 CHECK DATE: 12/02/2025		11/11/2025	120225	358716	86,740.71	12/11/2025	INV	PD	Cellular System - Public
130780 CHECK DATE: 12/02/2025		11/11/2025	120225	358716	31,446.01	12/11/2025	INV	PD	Radio System- Public Safe
					118,186.72				
100119 SHAKOPEE VALLEY FORD									
415155FOW CHECK DATE: 12/02/2025		11/14/2025	120225	358717	3,056.64	12/14/2025	INV	PD	#1151 EXHAUST PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
415289FOW		11/14/2025	120225	358717	747.29	12/14/2025	INV	PD	#1151 EXHAUST PARTS
CHECK DATE:	12/02/2025								
415468FOW		11/18/2025	120225	358717	250.14	12/18/2025	INV	PD	#1151 FUEL INJECTORS
CHECK DATE:	12/02/2025								
415495FOW		11/18/2025	120225	358717	611.93	12/18/2025	INV	PD	#1221 BRAKE REPAIR PARTS
CHECK DATE:	12/02/2025								
CM415155		11/18/2025	120225	358717	-500.00	12/13/2025	CRM	PD	#1151 CAT CONVERTER CORE
CHECK DATE:	12/02/2025								
FOCB956027		11/13/2025	120225	358717	100.49	12/13/2025	INV	PD	#1151 CAT CONVERT EXT COV
CHECK DATE:	12/02/2025								
					4,266.49				
100146 ASPEN MILLS INC									
364872		11/12/2025	120225	358718	123.20	12/12/2025	INV	PD	DUTY UNIFORM-CODY
CHECK DATE:	12/02/2025								
364873		11/12/2025	120225	358718	104.60	12/12/2025	INV	PD	DUTY UNIFORM-DUITSMAN
CHECK DATE:	12/02/2025								
364874		11/12/2025	120225	358718	126.80	12/12/2025	INV	PD	DUTY UNIFORM-DEWALL
CHECK DATE:	12/02/2025								
364875		11/12/2025	120225	358718	123.20	12/12/2025	INV	PD	DUTY UNIFORM-MCCOY
CHECK DATE:	12/02/2025								
364876		11/12/2025	120225	358718	32.35	12/12/2025	INV	PD	DUTY UNIFORM-TOCZEK
CHECK DATE:	12/02/2025								
364877		11/12/2025	120225	358718	227.82	12/12/2025	INV	PD	DUTY UNIFORM-NUNEZ
CHECK DATE:	12/02/2025								
					737.97				
101930 AXON ENTERPRISE INC									
INUS396174		11/15/2025	120225	358719	40,082.23	12/15/2025	INV	PD	Interview Rooms - Public
CHECK DATE:	12/02/2025								
105265 BEEBE, DENISE									
148139		11/18/2025	120225	358720	55.44	12/20/2025	INV	PD	MILEAGE-CLERK'S MTG, MCFO
CHECK DATE:	12/02/2025								
105387 BENJAMIN BUS INC									
148116		11/19/2025	120225	358721	980.00	11/19/2025	INV	PD	Treks & Trails October Fi

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/02/2025									
100188 BERRY COFFEE COMPANY									
1087473		11/11/2025	120225	358722	157.57	12/11/2025	INV	PD	CCC coffee
CHECK DATE: 12/02/2025									
100196 BIFFS INC									
INV272778		10/28/2025	120225	358723	400.00	11/28/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 12/02/2025									
INV276977		11/07/2025	120225	358723	500.00	12/05/2025	INV	PD	EMPTY FD BATHROOM TRAILER
CHECK DATE: 12/02/2025									
					900.00				
103120 ACROSS THE STREET PRODUCTIONS INC									
28768		10/16/2025	111925	358690	4,996.58	11/16/2025	INV	PD	BLUE CARD SUBSCRIPTION
CHECK DATE: 11/19/2025									
28854		11/04/2025	120225	358724	17,000.00	12/04/2025	INV	PD	Command Training Sim Lab
CHECK DATE: 12/02/2025									
					21,996.58				
100201 BCBSM INC									
251031449599		10/31/2025	111925	358691	243,728.49	11/20/2025	INV	PD	DEC EMP INS PREM-MEDICAL
CHECK DATE: 11/19/2025									
102279 BOLTON & MENK INC									
0374108		09/18/2025	120225	358725	9,124.85	12/18/2025	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE: 12/02/2025									
0379639		11/18/2025	120225	358725	7,582.76	12/25/2025	INV	PD	MN RIVER BLUFFS REGIONAL
CHECK DATE: 12/02/2025									
0380087		11/20/2025	120225	358725	4,593.00	12/20/2025	INV	PD	2024 DT ST PROJECT
CHECK DATE: 12/02/2025									
0380090		11/20/2025	120225	358725	5,881.00	12/20/2025	INV	PD	CITY SQUARE PARK REHABILI
CHECK DATE: 12/02/2025									
0380092		11/20/2025	120225	358725	4,994.00	12/20/2025	INV	PD	TH 41 & CSAH 61 IMPROVEME
CHECK DATE: 12/02/2025									
					32,175.61				
100214 BORDER STATES INDUSTRIES INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
931503101 CHECK DATE: 12/02/2025	250315	11/17/2025	120225	358726	6,438.96	12/25/2025	INV	PD	36 - ELBOW 2 WAY FEED THR
931503114 CHECK DATE: 12/02/2025	250311	11/17/2025	120225	358726	532.83	12/25/2025	INV	PD	65 PHOTE EYE 1000W 10/130
					6,971.79				
100226 BRAUN INTERTEC CORPORATION									
23520-0021-11 CHECK DATE: 12/02/2025		09/19/2025	120225	358727	15,697.00	12/24/2025	INV	PD	Public Safety Facility-Sp
100314 CARVER COUNTY IS/GIS DEPT									
INTINV-714 CHECK DATE: 12/02/2025		11/13/2025	120225	358728	4,489.25	12/13/2025	INV	PD	GIS SHARED POSITION - 3RD
100319 CARVER COUNTY PUBLIC WORKS									
7148 CHECK DATE: 12/02/2025		11/14/2025	120225	358729	352,375.33	12/19/2025	INV	PD	CSAH 10/TH 41 JOINT POWER
100323 CDW GOVERNMENT INC									
AG8D71V CHECK DATE: 12/02/2025		11/07/2025	120225	358730	152.61	12/07/2025	INV	PD	HEADSET P&R
AG8EE5B CHECK DATE: 12/02/2025		11/08/2025	120225	358730	152.46	12/08/2025	INV	PD	WEBCAMS PD
AG8FQ3M CHECK DATE: 12/02/2025		11/09/2025	120225	358730	312.40	12/09/2025	INV	PD	NETWORK EQUIP WTP
					617.47				
100332 CENTERPOINT ENERGY RESOURCES CORP									
105010300/OCT25 CHECK DATE: 11/19/2025		11/04/2025	111925	358692	2,732.64	12/02/2025	INV	PD	OCT 3210 CHASKA BLVD GAS
120014646/OCT25 CHECK DATE: 11/19/2025		11/05/2025	111925	358692	22.56	12/03/2025	INV	PD	OCT LOOP CLUBHOUSE GAS SV
120164413/OCT25 CHECK DATE: 11/19/2025		11/05/2025	111925	358692	64.22	12/03/2025	INV	PD	OCT LOOP MAINT BLDG GAS S
138100144/OCT25 CHECK DATE: 11/19/2025		11/11/2025	111925	358692	113.24	12/09/2025	INV	PD	OCT 285 ENGLER BLVD GAS S
80000146268/OCT25		11/12/2025	111925	358692	479.17	12/09/2025	INV	PD	OCT GAS SVC

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 11/19/2025									
80000167793/OCT25		11/12/2025	111925	358692	59.55	12/09/2025	INV	PD	OCT CITY PKS GAS SVC
CHECK DATE: 11/19/2025									
80000167843/OCT25		11/12/2025	111925	358692	2,379.68	12/09/2025	INV	PD	OCT GAS SVC
CHECK DATE: 11/19/2025									
					5,851.06				
100337 QWEST CORPORATION									
313196254/NOV25		11/18/2025	112525	358706	124.46	12/15/2025	INV	PD	NOV CITY HALL LOC PHN SVC
CHECK DATE: 11/25/2025									
313249294/NOV25		11/11/2025	111925	358693	62.41	12/05/2025	INV	PD	NOV TC MAINT LOC PHN SVC-
CHECK DATE: 11/19/2025									
313408124/NOV25		11/11/2025	111925	358693	69.74	12/05/2025	INV	PD	NOV TC MAINT LOC PHN SVC-
CHECK DATE: 11/19/2025									
760238580		11/01/2025	111925	358694	1,272.96	12/01/2025	INV	PD	NOVEMBER INTERNET SERVICE
CHECK DATE: 11/19/2025									
					1,529.57				
112420 RIMA CHAKRABORTY									
DS-004		11/14/2025	120225	358731	250.00	12/14/2025	INV	PD	Celebrate India Event Sto
CHECK DATE: 12/02/2025									
100379 CITY OF CHANHASSEN									
148148		11/19/2025	120225	358732	2,116.80	12/19/2025	INV	PD	9 to 5 Show -St. Cloud lu
CHECK DATE: 12/02/2025									
100363 CHASKA HISTORICAL SOCIETY									
147763		10/28/2025	120225	358733	2,907.00	12/03/2025	INV	PD	History & Hauntings Tours
CHECK DATE: 12/02/2025									
100368 CHASKA LAUNDRY CENTER									
5707		10/31/2025	111925	358695	268.36	11/20/2025	INV	PD	TOWELS-TC
CHECK DATE: 11/19/2025									
105431 EUGENE FLAUVIN MILLER									
148047		11/06/2025	120225	358734	1,840.17	12/06/2025	INV	PD	#403 LEFT SIDE PANEL REPA
CHECK DATE: 12/02/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110240 CINTAS CORPORATION NO 2									
5302019603 CHECK DATE: 12/02/2025		11/10/2025	120225	358735	349.56	12/10/2025	INV	PD	MEDICAL SUPPLIES-FD
5303285306 CHECK DATE: 12/02/2025		11/17/2025	120225	358736	71.12	12/17/2025	INV	PD	1st Aide Suuplies-PD
5304615707 CHECK DATE: 12/02/2025		11/24/2025	120225	358737	251.46	12/24/2025	INV	PD	Medical Cabinet Refill at
					672.14				
103458 CITY OF CHASKA-PUBLIC WORKS									
133012008-2025-1 CHECK DATE: 12/02/2025		10/30/2025	120225	358738	760.08	12/13/2025	INV	PD	OCT REBATE-RESIDENTIAL LE
100418 CLEARSOFT INC									
6239 CHECK DATE: 12/02/2025		11/12/2025	120225	358739	832.02	12/12/2025	INV	PD	Softener salt-CCC
111222 CNH ARCHITECTS LTD									
3647 CHECK DATE: 12/02/2025		10/31/2025	120225	358740	26,648.18	11/30/2025	INV	PD	22096 Chaska Public Safet
100436 COMCAST CORPORATION									
148038 CHECK DATE: 11/19/2025		11/09/2025	111925	358696	80.85	12/04/2025	INV	PD	Cable-PD
256415240 CHECK DATE: 11/19/2025		11/15/2025	111925	358697	775.00	12/15/2025	INV	PD	NOV CITY HALL FIBER
					855.85				
105466 COMPUTER INTEGRATION TECHNOLOGIES INC									
503676 CHECK DATE: 12/02/2025		10/31/2025	120225	358741	8,481.30	12/04/2025	INV	PD	OCT OFFICE 365 AGREEMENT
504669 CHECK DATE: 12/02/2025		11/17/2025	120225	358741	8,187.20	12/17/2025	INV	PD	NOV OFFICE 365 AGREEMENT
505046 CHECK DATE: 12/02/2025		11/17/2025	120225	358741	278.30	12/17/2025	INV	PD	DEC CYBER SECURITY TRAINI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					16,946.80				
106301 CORE & MAIN LP									
X793797 CHECK DATE: 12/02/2025		11/12/2025	120225	358742	560.29	12/12/2025	INV	PD	INSERTS FOR FUSING PIPE
Y071202 CHECK DATE: 12/02/2025		11/07/2025	120225	358742	65.40	12/07/2025	INV	PD	EAST LAKE DR-GASKETS
Y124306 CHECK DATE: 12/02/2025		11/17/2025	120225	358742	1,474.98	12/17/2025	INV	PD	EAST LAKE DR HYDRANT
					2,100.67				
100479 CULLIGAN-METRO BROOKLYN PARK									
114-01594506-5 OCT25 CHECK DATE: 11/25/2025		10/31/2025	112525	358707	16.27	11/20/2025	INV	PD	COOLER RENT
100555 D R HORTON INC									
4574 PERCHERON BLVD CHECK DATE: 12/02/2025		11/24/2025	120225	358743	3,000.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND
100488 DAKOTA COUNTY TECHNICAL COLLEGE									
CI0000015783 CHECK DATE: 12/02/2025		11/13/2025	120225	358744	400.00	12/13/2025	INV	PD	JAKE & MATT SNOW PLOW TRA
100504 DAVE SCOTT									
148012 CHECK DATE: 12/02/2025		11/14/2025	120225	358745	421.20	12/14/2025	INV	PD	EAST LAKE DR PROJECT
100520 DEM CON COMPANIES LLC									
25886 CHECK DATE: 12/02/2025		10/31/2025	120225	358746	268.61	11/30/2025	INV	PD	CITY HALL PILLER DEMO
112293 DINGES PARTNERS GROUP LLC									
76857 CHECK DATE: 12/02/2025		10/03/2025	120225	358747	2,097.47	12/04/2025	INV	PD	FF GLOVES
79105 CHECK DATE: 12/02/2025		11/18/2025	120225	358747	33,525.75	12/18/2025	INV	PD	Fire Training Props for S

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					35,623.22				
103870 DIVERSIFIED PLUMBING AND HEATING INC									
44530 CHECK DATE: 12/02/2025		11/16/2025	120225	358748	24,773.28	12/16/2025	INV	PD	EAST LAKE DR WM REPAIRS
111282 CANNON TECHNOLOGIES INC									
956359005 CHECK DATE: 12/02/2025	240117	11/20/2025	120225	358749	70,900.57	12/20/2025	INV	PD	ELEC/WATER MTR INSTALLS,
103919 EBERT INC									
23520-0021-10 CHECK DATE: 12/02/2025		09/18/2025	120225	358750	91,230.48	12/24/2025	INV	PD	Public Safety Facility-Co
100602 EMERGENCY APPARATUS MAINTENANCE INC									
138095 CHECK DATE: 12/02/2025		11/06/2025	120225	358751	1,894.21	12/06/2025	INV	PD	#311 MAIN PRIMER REPAIR
100643 FASTENAL COMPANY									
MNTC2199017 CHECK DATE: 12/02/2025		11/05/2025	120225	358752	324.80	12/05/2025	INV	PD	BOLTS-PRV
100649 FEDERAL EXPRESS CORPORATION									
9-055-94241 CHECK DATE: 11/19/2025		11/05/2025	111925	358698	10.80	12/20/2025	INV	PD	ELEC SHIPPING
9-064-23954 CHECK DATE: 11/25/2025		11/12/2025	112525	358708	63.79	11/27/2025	INV	PD	ELECTRIC SHIPPING
					74.59				
112644 FERGUSON US HOLDINGS INC									
0558166 CHECK DATE: 12/02/2025		10/30/2025	120225	358753	7,159.47	11/30/2025	INV	PD	EAST LAKE DR PROJECT
0558187 CHECK DATE: 12/02/2025		10/30/2025	120225	358753	1,691.82	11/30/2025	INV	PD	EAST LAKE DR PROJECT
					8,851.29				
100655 FERRELLGAS 7780961									
1132104569		11/19/2025	120225	358754	75.34	12/19/2025	INV	PD	PROPANE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/02/2025									
113183 WORKING FIRE FURNITURE & MATTRESS CO INC									
9405		11/24/2025	120225	358755	19,117.12	12/24/2025	INV	PD	Dorm Furniture for New St
CHECK DATE: 12/02/2025									
112118 FOCAL POINT FIXTURES INC									
23520-0021-4		09/30/2025	120225	358756	89,026.40	12/24/2025	INV	PD	Public Safety Facility-Ar
CHECK DATE: 12/02/2025									
113179 GETMAN, BRIAN									
148133		11/20/2025	120225	358757	584.02	12/20/2025	INV	PD	Credit Balance Refund-Acc
CHECK DATE: 12/02/2025									
112119 GR MECHANICAL PLUMBING & HEATING INC									
23520-0021-14		09/11/2025	120225	358758	279,841.50	12/24/2025	INV	PD	Public Safety Facility-Pl
CHECK DATE: 12/02/2025									
100759 WW GRAINGER INC									
9697691609		11/03/2025	120225	358759	107.87	12/03/2025	INV	PD	HEAT PRESSURE SWITCH RINK
CHECK DATE: 12/02/2025									
9702833535		11/06/2025	120225	358759	135.37	12/06/2025	INV	PD	IGNITOR FOR BOILER
CHECK DATE: 12/02/2025									
					243.24				
112120 GRAZZINI BROTHERS & COMPANY									
23520-0021-2		09/16/2025	120225	358760	115,520.00	12/24/2025	INV	PD	Public Safety Facility-Ti
CHECK DATE: 12/02/2025									
100785 HACH COMPANY									
14760442		11/17/2025	120225	358761	1,556.04	12/17/2025	INV	PD	WTP CHEMICALS
CHECK DATE: 12/02/2025									
113180 HARRELL, MATTHEW									
148134		11/20/2025	120225	358762	305.59	12/20/2025	INV	PD	Credit Balance Refund-Acc
CHECK DATE: 12/02/2025									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100810 HAWKINS INC									
7245972 CHECK DATE: 12/02/2025		10/31/2025	120225	358763	5,902.21	12/15/2025	INV	PD	WTP CHEMICALS
7256672 CHECK DATE: 12/02/2025		11/15/2025	120225	358763	30.00	12/30/2025	INV	PD	DEMURRAGE
7265757 CHECK DATE: 12/02/2025		11/14/2025	120225	358763	5,478.40	12/29/2025	INV	PD	WTP CHEMICALS
					11,410.61				
104240 HENNES SEPTIC PUMPING LLC									
21560 CHECK DATE: 12/02/2025		11/12/2025	120225	358764	3,000.00	12/12/2025	INV	PD	CREEK RD SEPTIC PUMPING
100841 HERMANS LANDSCAPE SUPPLIES									
66313/1 CHECK DATE: 12/02/2025		11/14/2025	120225	358765	360.00	12/14/2025	INV	PD	DIRT-1446 E LAKE DR
66314/1 CHECK DATE: 12/02/2025		11/14/2025	120225	358765	136.00	12/14/2025	INV	PD	DIRT-1446 E LAKE DR
66319/1 CHECK DATE: 12/02/2025		11/14/2025	120225	358765	144.00	12/14/2025	INV	PD	DIRT-1446 E LAKE DR
					640.00				
100848 HIGH TECH CLEANING INC									
21824 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	3,392.82	12/01/2025	INV	PD	CITY HALL
21825 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	535.60	12/01/2025	INV	PD	COMMUNITY ROOM-CLOVER RID
21826 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	1,195.00	12/01/2025	INV	PD	SAFETY CAMPUS
21827 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	1,251.45	12/01/2025	INV	PD	HISTORY CENTER
21828 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	388.56	12/01/2025	INV	PD	IT DEPARTMENT
21829 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	2,603.86	12/01/2025	INV	PD	MSB
21830 CHECK DATE: 12/02/2025		11/01/2025	120225	358766	190.55	12/01/2025	INV	PD	STANTEC BUILDING

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
21831		11/01/2025	120225	358766	684.95	12/01/2025	INV	PD	WTP
CHECK DATE: 12/02/2025									
21895		11/11/2025	120225	358766	1,128.90	12/11/2025	INV	PD	CLEANING SUPPLIES-CH
CHECK DATE: 12/02/2025									
					11,371.69				
100859 HOISINGTON KOEGLER GROUP INC									
023-068-22		11/10/2025	120225	358767	2,798.75	12/10/2025	INV	PD	ZONING CODE PHASE 1
CHECK DATE: 12/02/2025									
113159 HOLY FAMILY CATHOLIC HIGH SCHOOL									
2015489.002		11/13/2025	120225	358768	250.00	12/13/2025	INV	PD	RFD DAMAGE DEPOSIT-VOLLEY
CHECK DATE: 12/02/2025									
100913 INTERNATIONAL ASSN OF CHIEFS OF POLICE INC									
0431301		11/14/2025	120225	358769	525.00	12/14/2025	INV	PD	IACPnet Department Subscr
CHECK DATE: 12/02/2025									
105848 INNOVATIVE OFFICE SOLUTIONS LLC									
IN4954351		10/14/2025	120225	358770	96.72	11/21/2025	INV	PD	Parts for vacuum cleaners
CHECK DATE: 12/02/2025									
108948 AUDRANN INC									
1554043		11/07/2025	120225	358771	54.88	12/22/2025	INV	PD	PRESSURE SWITCH
CHECK DATE: 12/02/2025									
1555174		11/12/2025	120225	358771	47.47	12/27/2025	INV	PD	HVAC FILTERS
CHECK DATE: 12/02/2025									
1556001		11/17/2025	120225	358771	34.70	01/01/2026	INV	PD	TRANSFORMER FOR HVAC
CHECK DATE: 12/02/2025									
1556008		11/17/2025	120225	358771	291.42	01/01/2026	INV	PD	HVAC FILTERS
CHECK DATE: 12/02/2025									
					428.47				
100972 JT SERVICES OF MINNESOTA									
JT25-303-07	250313	11/03/2025	120225	358772	18,262.80	12/19/2025	INV	PD	6 - ST LT STD 16' FLUTED
CHECK DATE: 12/02/2025									
JT25-313-04	250314	11/10/2025	120225	358772	5,594.91	12/10/2025	INV	PD	3 - ST LT STD 16' ALUM CA
CHECK DATE: 12/02/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
JT25-313-05	250312	11/10/2025	120225	358772	6,592.05	12/10/2025	INV	PD	6 - STR LGHT ARM HWY 41
CHECK DATE: 12/02/2025									
					30,449.76				
100981 KELLINGTON CONSTRUCTION INC									
23520-0021-11		09/25/2025	120225	358773	121,600.00	12/24/2025	INV	PD	Public Safety Facility-Ro
CHECK DATE: 12/02/2025									
101007 KODRU EQUIPMENT LLC									
54527B44371		11/06/2025	120225	358774	1,606.00	12/06/2025	INV	PD	CREST PRV BUTTERFLY VALVE
CHECK DATE: 12/02/2025									
113160 KOEPSELL, RANDY									
220450640-2025-1		10/16/2025	120225	358775	400.00	12/13/2025	INV	PD	OCT REBATE-RESIDENTIAL HV
CHECK DATE: 12/02/2025									
113182 KRAUSE, JAMES & PAULA									
2015501.002		11/21/2025	120225	358776	500.00	12/21/2025	INV	PD	RFD DAMAGE DEPOSIT-WEDDIN
CHECK DATE: 12/02/2025						PAYEE: KRAUSE, JAMES & PAULA			
101022 KUSSKE CONSTRUCTION COMPANY LLC									
23520-0021-13		09/30/2025	120225	358777	109,114.15	12/24/2025	INV	PD	Public Safety Facility-Ea
CHECK DATE: 12/02/2025									
101050 LAW ENFORCEMENT LABOR SERVICES INC									
Nov-25		11/14/2025	111925	358699	2,080.50	11/14/2025	INV	PD	Nov-25 Police Union Dues
CHECK DATE: 11/19/2025									
101056 LEAGUE OF MINNESOTA CITIES									
10083		11/21/2025	120225	358778	25,000.00	12/21/2025	INV	PD	Claimant William Schalow
CHECK DATE: 12/02/2025									
101093 LITTLE FALLS MACHINE INC									
374676		11/19/2025	120225	358779	453.63	12/19/2025	INV	PD	#2116 HYD CYLINDER SEAL K
CHECK DATE: 12/02/2025									
374681		11/19/2025	120225	358779	951.73	12/19/2025	INV	PD	#2116 HYD CYLINDER PARTS
CHECK DATE: 12/02/2025									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,405.36				
104057 M & M HOME CONTRACTORS INC									
1445 BAVARIAN SHORES CHECK DATE: 12/02/2025		11/24/2025	120225	358780	2,500.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND
105710 MACQUEEN EMERGENCY GROUP									
P57947 CHECK DATE: 12/02/2025		11/12/2025	120225	358781	625.42	12/12/2025	INV	PD	FF BOOTS
103449 MADDEN GALANTER HANSEN LLP									
147994 CHECK DATE: 12/02/2025		11/11/2025	120225	358782	1,527.50	12/11/2025	INV	PD	OCT LEGAL-LABOR RELATIONS
112351 MANSFIELD SERVICE PARTNERS LLC									
IN-00294940 CHECK DATE: 12/02/2025		11/13/2025	120225	358783	18,349.48	12/13/2025	INV	PD	FUEL
113158 MATAAN, ZAHRA									
2015487.002 CHECK DATE: 12/02/2025		11/12/2025	120225	358784	1,500.00	12/12/2025 PAYEE: MATAAN, ZAHRA	INV	PD	RFD DAMAGE DEPOSIT-WEDDIN
101187 METRO SALES INC									
INV2933531 CHECK DATE: 12/02/2025		11/07/2025	120225	358785	1,337.46	12/07/2025	INV	PD	Ricoh/IM C6010 color
INV2938629 CHECK DATE: 12/02/2025		11/13/2025	120225	358785	240.30	12/13/2025	INV	PD	RICOH COPIER-CURL/EVENT C
					1,577.76				
102688 MINNESOTA STATE COLLEGES AND UNIVERSITIES									
56782 CHECK DATE: 12/02/2025		11/17/2025	120225	358786	351.50	12/17/2025	INV	PD	Driver Discount Safety Cl
111104 MILLER MENDEL INC									
11765 CHECK DATE: 12/02/2025		11/12/2025	120225	358787	1,400.00	12/12/2025	INV	PD	Annual eSOPH Subscription

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101217 MINNESOTA CHILD SUPPORT PMT CTR									
PR1114250015739009 CHECK DATE: 11/19/2025		11/14/2025	111925	358700	249.65	11/14/2025	INV	PD	111425 Payroll - Child Su
PR1114250015806598 CHECK DATE: 11/19/2025		11/14/2025	111925	358700	461.46	11/14/2025	INV	PD	111425 Payroll - Child Su
PR1114250015887922 CHECK DATE: 11/19/2025		11/14/2025	111925	358700	346.10	11/14/2025	INV	PD	111425 Payroll - Child Su
					1,057.21				
101216 MINNESOTA FIRE SERVICE CERTIFICATION BOARD									
14864 CHECK DATE: 12/02/2025		11/05/2025	120225	358788	75.00	12/05/2025	INV	PD	FIRE INVESTIGATOR EXAM
101303 MN TEAMSTER PUBLIC AND LAW ENFORCEMENT									
Nov-25 CHECK DATE: 11/19/2025		11/14/2025	111925	358701	6,193.00	11/14/2025	INV	PD	Nov-25 Local #320 Union D
111728 MINNESOTA VALLEY COMMUNITY BAND									
148169 CHECK DATE: 12/02/2025		11/17/2025	120225	358789	1,000.00	12/17/2025	INV	PD	DONATION FROM CHASKA LION
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
778377500/OCT25 CHECK DATE: 11/19/2025		11/07/2025	111925	358702	64.54	12/02/2025	INV	PD	OCT 12500 COUNTY RD 11 SI
778377800/OCT25 CHECK DATE: 11/19/2025		11/07/2025	111925	358702	44.70	12/02/2025	INV	PD	OCT 4250 ENGLER BLVD SIGN
778377900/OCT25 CHECK DATE: 11/19/2025		11/07/2025	111925	358702	49.48	12/02/2025	INV	PD	OCT 4100 ENGLER BLVD SIGN
781385500/OCT25 CHECK DATE: 11/19/2025		11/07/2025	111925	358702	15.57	12/02/2025	INV	PD	OCT 4463 COUNTY RD 44
					174.29				
109795 MSC INDUSTRIAL DIRECT CO INC									
8050860001 CHECK DATE: 12/02/2025		10/31/2025	120225	358790	965.02	11/30/2025	INV	PD	WATERMAIN VALVE BOLTS
112127 MT CONTRACTING INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
23520-0021-4 CHECK DATE: 12/02/2025		09/18/2025	120225	358791	340,048.70	12/24/2025	INV	PD	Public Safety Facility-Al
106657 MUNICIPAL ASSET MANAGEMENT INC									
01132022M48 CHECK DATE: 12/02/2025		11/05/2025	120225	358792	4,983.31	12/13/2025	INV	PD	CCC FITNESS EQUIP LEASE P
112106 COMMITTEE FOR DEMOCRATIC REPUBLICAN INDEPENDENT									
Nov-25 CHECK DATE: 11/19/2025		11/14/2025	111925	358703	4.00	11/14/2025	INV	PD	Nov-25 D.R.I.V.E. Contrib
112105 NEI ELECTRIC INC									
23520-0021-13 CHECK DATE: 12/02/2025		09/30/2025	120225	358793	123,500.00	12/24/2025	INV	PD	Public Safety Facility-El
101402 NATIONAL INDEPENDENT HEALTH CLUB ASSOC									
108283 CHECK DATE: 12/02/2025		10/31/2025	120225	358794	449.00	12/25/2025	INV	PD	Annual membership
110995 TRES INC									
CHASKA25-103 CHECK DATE: 12/02/2025		11/17/2025	120225	358795	93,441.86	12/17/2025	INV	PD	#307 Chev Tahoe, #405 Che
112102 NORTHLAND CONCRETE & MASONRY COMPANY LLC									
23520-0021-14 CHECK DATE: 12/02/2025		09/30/2025	120225	358796	163,074.15	12/24/2025	INV	PD	Public Safety Facility-Ma
23520-0021-15 CHECK DATE: 12/02/2025		09/22/2025	120225	358796	69,561.85	12/24/2025	INV	PD	Public Safety Facility-Ma
					232,636.00				
101407 NORTHWEST ASPHALT INC									
23520-0021-1 CHECK DATE: 12/02/2025		09/19/2025	120225	358797	52,668.00	12/24/2025	INV	PD	Public Safety Facility-As
112129 NORTHWESTERN SURVEYING AND ENGINEERING INC									
23520-0021-6 CHECK DATE: 12/02/2025		09/30/2025	120225	358798	1,090.60	12/24/2025	INV	PD	Public Safety Facility-Su

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
23520-0021-7 CHECK DATE: 12/02/2025		09/19/2025	120225	358798	1,630.68	12/24/2025	INV	PD	Public Safety Facility-Su
					2,721.28				
101510 PERFORMANCE PLUS LLC									
111227 CHECK DATE: 12/02/2025		11/13/2025	120225	358799	7,563.00	12/13/2025	INV	PD	ANNUAL FF MEDICAL EXAMS,
101532 PINNACLE WALL SYSTEMS INC									
23520-0021-2 CHECK DATE: 12/02/2025		09/29/2025	120225	358800	2,378.80	12/24/2025	INV	PD	Public Safety Facility-Ap
105594 POMPS TIRE SERVICE INC									
210799927 CHECK DATE: 12/02/2025		11/19/2025	120225	358801	3,255.42	12/19/2025	INV	PD	#704 REAR DRIVE TIRES
101557 POWER SYSTEM ENGINEERING INC									
9061621 CHECK DATE: 12/02/2025		11/14/2025	120225	358802	4,509.25	12/14/2025	INV	PD	MISC PLANNING AND ENGINEE
112131 PRINDLE PAINTING INC									
23520-0021-3 CHECK DATE: 12/02/2025		09/30/2025	120225	358803	21,731.25	12/24/2025	INV	PD	Public Safety Facility-Pa
23520-0021-4 CHECK DATE: 12/02/2025		09/30/2025	120225	358803	35,582.25	12/24/2025	INV	PD	Public Safety Facility-Pa
					57,313.50				
113146 WES NICHOLS									
1110007564 CHECK DATE: 12/02/2025		11/10/2025	120225	358804	1,100.00	12/10/2025	INV	PD	MN River Bluffs Trl Stump
107855 STAPLES INC									
46589438 CHECK DATE: 12/02/2025		11/13/2025	120225	358805	12.99	12/13/2025	INV	PD	WIPES
112914 STZR HOLDINGS LLC									
0091404-IN CHECK DATE: 12/02/2025		11/11/2025	120225	358806	70.00	12/11/2025	INV	PD	Zamboni Blade Sharpening

City of Chaska

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101616 RDO EQUIPMENT COMPANY									
P4115470 CHECK DATE: 12/02/2025		11/21/2025	120225	358807	102.42	12/21/2025	INV	PD	#710 THROTTLE SWITCH
111983 REC-TECH SALES & SERVICE COMPANY									
1085 CHECK DATE: 12/02/2025		11/10/2025	120225	358808	10,994.00	12/10/2025	INV	PD	#235 LAWN MOWER W/ MULCH
9584 CHECK DATE: 12/02/2025		10/30/2025	120225	358808	141.98	11/30/2025	INV	PD	CHOP SAW BELTS
9585 CHECK DATE: 12/02/2025		10/30/2025	120225	358808	133.96	11/30/2025	INV	PD	PULL ROPE STARTER COIL-SA
					11,269.94				
111900 SCP DISTRIBUTORS LLC									
538906 CHECK DATE: 12/02/2025		11/13/2025	120225	358809	1,038.06	12/13/2025	INV	PD	Covers for sumpless sucti
103286 CAROLINE SWANSON									
148166 CHECK DATE: 12/02/2025		11/17/2025	120225	358810	1,000.00	12/17/2025	INV	PD	DONATION FROM CHASKA LION
109193 RJM CONSTRUCTION LLC									
2352002117 CHECK DATE: 12/02/2025		09/30/2025	120225	358811	200,692.84	12/24/2025	INV	PD	Chaska Public Safety Faci
101669 ROBERT HALF TECHNOLOGY									
65586582 CHECK DATE: 12/02/2025		11/10/2025	120225	358812	920.00	12/10/2025	INV	PD	UB TEMP-SHERIDAN-W/E 11/7
103251 ROBERT THOMAS HOMES INC									
6520 TIMBER ARCH DR CHECK DATE: 12/02/2025		11/24/2025	120225	358813	3,000.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND
6529 TIMBER ARCH DR CHECK DATE: 12/02/2025		11/24/2025	120225	358813	3,000.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND
6544 TIMBER ARCH DR CHECK DATE: 12/02/2025		11/24/2025	120225	358813	3,000.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6625 HARVEST TRL CHECK DATE: 12/02/2025		11/24/2025	120225	358813	3,000.00	12/24/2025	INV	PD	BUILDER DEPOSIT REFUND
					12,000.00				
101673 ROCHESTER MIDLAND CORP									
INV00537664 CHECK DATE: 12/02/2025		11/06/2025	120225	358814	578.31	12/06/2025	INV	PD	FIREMANS II ANNUAL RENEWA
INV00537666 CHECK DATE: 12/02/2025		11/06/2025	120225	358814	1,139.16	12/06/2025	INV	PD	LION'S PARK ANNUAL RENEWA
					1,717.47				
112610 ROJAS RAMIREZ, ILEANA									
35359 CHECK DATE: 11/25/2025		03/04/2025	112525	358709	544.42	04/04/2025	INV	PD	METER DEPOSIT REFUND-2261
112133 RTL CONSTRUCTION INC									
23520-0021-9 CHECK DATE: 12/02/2025		09/25/2025	120225	358815	171,051.16	12/24/2025	INV	PD	Public Safety Facility-Fr
101703 SALVATION ARMY									
OCTOBER/25 HS CHECK DATE: 12/02/2025		10/31/2025	120225	358816	120.00	12/24/2025	INV	PD	OCT HEAT SHARE CONTRIBUTI
101760 SENTRY SYSTEMS INC									
806441 CHECK DATE: 12/02/2025		10/24/2025	120225	358817	192.38	12/05/2025	INV	PD	SVC CALL TC ALARM SYSTEM
104547 SITEONE LANDSCAPE SUPPLY HOLDING LLC									
160324350-001 CHECK DATE: 12/02/2025		11/05/2025	120225	358818	1,915.00	12/15/2025	INV	PD	HERBICIDE-ATHLETIC PARK
101816 SONUS INTERIORS INC									
23520-0021-4 CHECK DATE: 12/02/2025		09/30/2025	120225	358819	47,500.00	12/24/2025	INV	PD	Public Safety Facility-Ac
23520-0021-5 CHECK DATE: 12/02/2025		09/16/2025	120225	358819	38,000.00	12/24/2025	INV	PD	Public Safety Facility-Ac

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					85,500.00				
112103 STANDARD IRON AND WIRE WORKS LLC									
23520-0021-16 CHECK DATE: 12/02/2025		09/30/2025	120225	358820	26,433.75	12/24/2025	INV	PD	Public Safety Facility-St
23520-0021-17 CHECK DATE: 12/02/2025		09/16/2025	120225	358820	5,995.45	12/24/2025	INV	PD	Public Safety Facility-St
					32,429.20				
101850 STANTEC CONSULTING SERVICES INC									
2480326 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	9,370.25	12/12/2025	INV	PD	SW COMMUNITY PARK
2480327 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	2,445.00	12/12/2025	INV	PD	CREEK RD TRUNK SEWER PH 4
2480328 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	83.50	12/12/2025	INV	PD	NE COLLECTOR IN SW AREA-P
2480329 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	2,288.00	12/12/2025	INV	PD	STORMWATER REVIEW-HIGHPOI
2480330 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	1,675.00	12/12/2025	INV	PD	STORMWATER REVIEW-FULTONW
2480331 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	1,964.00	12/12/2025	INV	PD	STORMWATER REVIEW-EDCO
2480332 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	1,056.00	12/12/2025	INV	PD	STORMWATER REVIEW-CHEVALL
2480333 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	1,941.95	12/12/2025	INV	PD	WELL 8 REHAB
2480334 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	235.00	12/12/2025	INV	PD	WELL 7 WTP
2480336 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	9,895.25	12/12/2025	INV	PD	WTP SANITARY SEWER EXTENS
2480337 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	7,362.10	12/12/2025	INV	PD	MCKNIGHT WETLAND-VEGETATI
2480338 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	35,416.51	12/12/2025	INV	PD	WELLS 11 & 12
2480339 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	877.80	12/12/2025	INV	PD	LOOP NATIVE VEGETATION IM
2480340 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	7,599.25	12/12/2025	INV	PD	C2 RAVINE STABILIZATION

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2480341 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	4,564.75	12/12/2025	INV	PD	COUNTY RD 61 UTILITY IMPR
2480342 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	826.25	12/12/2025	INV	PD	SAVANNA WAY S UTILITY IMP
2480343 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	1,287.00	12/12/2025	INV	PD	OUTLET D IMPROVEMENTS
2480344 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	27,742.75	12/12/2025	INV	PD	GENERAL ENGINEERING
2480345 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	8,740.25	12/12/2025	INV	PD	CITY HALL PLAZA PROJECT
2480346 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	7,412.00	12/12/2025	INV	PD	HYDROCAD MODEL UPDATE
2480347 CHECK DATE: 12/02/2025		11/10/2025	120225	358821	3,051.75	12/12/2025	INV	PD	CREEK RD INDUSTRIAL ST &
					135,834.36				
110200 STERICYCLE INC									
8012586744 CHECK DATE: 12/02/2025		11/18/2025	120225	358822	121.38	12/18/2025	INV	PD	November Shredding
101888 STREICHER'S INC									
I1793894 CHECK DATE: 12/02/2025		11/12/2025	120225	358823	95.00	12/12/2025	INV	PD	TenEyck Uniform - Initial
I1794504 CHECK DATE: 12/02/2025		11/14/2025	120225	358823	29.98	12/14/2025	INV	PD	TenEyck Uniform - Initial
I1795238 CHECK DATE: 12/02/2025		11/19/2025	120225	358823	23.98	12/11/2025	INV	PD	TenEyck Uniform - Initial
					148.96				
103677 SUN LIFE ASSURANCE COMPANY OF CANADA									
237741/NOV2025 CHECK DATE: 11/19/2025		11/01/2025	111925	358704	6,425.61	11/30/2025	INV	PD	NOV EMP LIFE INS PREM
101911 SWANSON & YOUNGDALE INC									
23520-0021-10 CHECK DATE: 12/02/2025		09/23/2025	120225	358824	9,500.00	12/24/2025	INV	PD	Public Safety Facility-Ai

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
110819 TAHO SPORTSWEAR INC									
25TS05278		11/10/2025	120225	358825	288.53	12/10/2025	INV	PD	staff t-shirts P&R
CHECK DATE: 12/02/2025									
101931 TAYLOR ELECTRIC COMPANY LLC									
2527		11/10/2025	120225	358826	2,945.76	12/10/2025	INV	PD	WELL #9 WELLHEAD TO PANEL
CHECK DATE: 12/02/2025									
113177 TENNANT SALES AND SERVICE COMPANY									
921668611		10/30/2025	120225	358827	38,508.98	11/30/2025	INV	PD	#430 SCRUBBER-PS CAMPUS
CHECK DATE: 12/02/2025									
112419 TEST RIGHT LLC									
1419		11/11/2025	120225	358828	522.00	12/12/2025	INV	PD	RUBBER GLOVE & SLEEVE TES
CHECK DATE: 12/02/2025									
112162 THE SOPRIS GROUP LLC									
23520-0021-3		09/23/2025	120225	358829	9,391.70	12/24/2025	INV	PD	Public Safety Facility-Wa
CHECK DATE: 12/02/2025									
101954 THEIS CONSTRUCTION COMPANY INC									
404-25		11/10/2025	120225	358830	123,215.00	12/10/2025	INV	PD	CITY SQ RAILING/RAMP SYS
CHECK DATE: 12/02/2025									
101966 TK ELEVATOR CORPORATION									
3008978817		11/01/2025	120225	358831	1,708.50	12/01/2025	INV	PD	CITY HALL & WTP 11/1/25-1
CHECK DATE: 12/02/2025									
112486 TOKACH, KORA									
148160		11/13/2025	120225	358832	24.22	12/21/2025	INV	PD	MILEAGE-NORTHSTAR CHAPTER
CHECK DATE: 12/02/2025									
101989 TOWN & COUNTRY GLASS INC									
25821		11/05/2025	120225	358833	4,230.00	12/05/2025	INV	PD	GLASS REPAIR AT EVENT CTR
CHECK DATE: 12/02/2025									
103085 TWIN CITY SEED CO									

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
S-INV020716 CHECK DATE: 12/02/2025		11/20/2025	120225	358834	226.29	12/20/2025	INV	PD	GRASS SEED & EROSION MAT
102028 TWIN CITY WATER CLINIC INC									
23890 CHECK DATE: 12/02/2025		11/18/2025	120225	358835	26.00	12/18/2025	INV	PD	HYDRANT SAMPLES
23905 CHECK DATE: 12/02/2025		11/19/2025	120225	358835	26.00	12/19/2025	INV	PD	LK GRACE/E LK DR SAMPLES
					52.00				
110053 TX CHILD SUPPORT SDU									
PR111425-0012725283 CHECK DATE: 11/19/2025		11/14/2025	111925	358705	115.38	11/14/2025	INV	PD	111425 Payroll - Child Su
104522 US FOODS INC									
5992120 CHECK DATE: 12/02/2025		11/18/2025	120225	358836	214.82	12/18/2025	INV	PD	OCT DISH MACHINE RENTAL
107687 UNIVERSAL PROTECTION SERVICE LP									
17762813 CHECK DATE: 12/02/2025		11/06/2025	120225	358837	234.00	12/06/2025	INV	PD	Event Ctr Security 10/31-
102133 WAGNER PRESS & GRAPHICS									
38933 CHECK DATE: 12/02/2025		11/11/2025	120225	358838	290.70	12/11/2025	INV	PD	PROP DEV MAILINGS-FINAL P
38945 CHECK DATE: 12/02/2025		11/12/2025	120225	358838	117.00	12/12/2025	INV	PD	ELEC BUSINESS CARDS
					407.70				
102146 WATER SPECIALTY OF MINNESOTA INC									
13571 CHECK DATE: 12/02/2025		11/13/2025	120225	358839	276.11	12/13/2025	INV	PD	Pool Chemicals
112104 WEIDNER PLUMBING & HEATING CO									
23520-0021-15 CHECK DATE: 12/02/2025		09/30/2025	120225	358840	405,525.55	12/24/2025	INV	PD	Public Safety Facility-HV
23520-0021-16		09/19/2025	120225	358840	257,450.00	12/24/2025	INV	PD	Public Safety Facility-HV

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 12/02/2025									
					662,975.55				
102189 WM MUELLER & SONS									
318936		11/03/2025	120225	358841	290.22	12/03/2025	INV	PD	ATHLETIC PK TOP DRESS SAN
CHECK DATE: 12/02/2025									
318937		11/03/2025	120225	358841	654.61	12/03/2025	INV	PD	CROSBY PK ASPHALT VALLEY
CHECK DATE: 12/02/2025									
319008		11/04/2025	120225	358841	47.35	12/04/2025	INV	PD	BASE MATERIAL-PLAYGROUND
CHECK DATE: 12/02/2025									
319009		11/04/2025	120225	358841	178.50	12/04/2025	INV	PD	MANHOLE/VALVE/POTHOLE PAT
CHECK DATE: 12/02/2025									
319066		11/05/2025	120225	358841	109.20	12/05/2025	INV	PD	MANHOLE/VALVE POTHOLE PAT
CHECK DATE: 12/02/2025									
319142		11/06/2025	120225	358841	290.00	12/06/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 12/02/2025									
319381		11/12/2025	120225	358841	383.35	12/12/2025	INV	PD	COLUMBIA CT POTHOLE FILLI
CHECK DATE: 12/02/2025									
319452		11/13/2025	120225	358841	878.01	12/13/2025	INV	PD	PATCHING BAVARIA ROAD
CHECK DATE: 12/02/2025									
319591		11/17/2025	120225	358841	140.97	12/17/2025	INV	PD	MANHOLE/VALVE/POTHOLE PAT
CHECK DATE: 12/02/2025									
319655		11/18/2025	120225	358841	531.04	12/18/2025	INV	PD	CCC TRAIL PATCH
CHECK DATE: 12/02/2025									
319820		11/21/2025	120225	358841	400.00	12/21/2025	INV	PD	VACTOR DUMPING
CHECK DATE: 12/02/2025									
					3,903.25				
113181 YELICH, MICHELLE									
148135		11/20/2025	120225	358842	108.67	12/20/2025	INV	PD	Credit Balance Refund-Acc
CHECK DATE: 12/02/2025									
102226 ZARNOTH BRUSH WORKS INC									
0204102-IN		10/29/2025	120225	358843	1,340.00	12/10/2025	INV	PD	GUTTER BROOMS
CHECK DATE: 12/02/2025									
102231 ZIEGLER INC									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
IN002155552		11/07/2025	120225	358844	2,304.50	12/07/2025	INV	PD	IRRIGATION BLOW OUT COMPR
CHECK DATE: 12/02/2025									

	259 INVOICES	4,488,508.19

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

City of Chaska

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105243 ALERUS FINANCIAL									
C179305 CHECK DATE: 11/20/2025		11/05/2025	112025	4971	128.10	11/20/2025	DIR	PD	OCT PARTICIPANT FEES
100282 CARVER COUNTY ABSTRACT & TITLE CO INC									
OUTLOT H HIGHPOINT CHECK DATE: 11/21/2025		11/21/2025	112125	4981	477,448.50	11/21/2025	DIR	PD	LAND PURCHASE-OUTLOT H HI
110382 ENTERPRISE FM TRUST									
FBN5485241 CHECK DATE: 11/20/2025		11/05/2025	112025-2	4973	14,454.10	11/20/2025	DIR	PD	NOV FLEET LEASES
100927 INTERNAL REVENUE SERVICE									
147931 CHECK DATE: 11/14/2025		11/14/2025	111425	4961	185,220.55	11/14/2025	DIR	PD	111425 Payroll - SS, Medi
101346 MINNESOTA COMMISSIONER OF REVENUE									
2025/1031-CC CHECK DATE: 11/20/2025		10/31/2025	112025-4	4977	21,505.92	11/20/2025	DIR	PD	OCT-25 CARVER CTY TRANSIT
2025/1031-HOUSING CHECK DATE: 11/20/2025		10/31/2025	112025-4	4978	10,739.28	11/20/2025	DIR	PD	OCT-25 METRO HOUSING SALE
2025/1031-SLS/UB CHECK DATE: 11/20/2025		10/31/2025	112025-4	4975	295,281.97	11/20/2025	DIR	PD	OCT-25 GEN/UB SALES TAX
2025/1031-TRANSPORT CHECK DATE: 11/20/2025		10/31/2025	112025-4	4979	32,207.28	11/20/2025	DIR	PD	OCT-25 METRO TRANSPORTATI
2025/1031-USE CHECK DATE: 11/20/2025		10/31/2025	112025-4	4976	4,193.06	11/20/2025	DIR	PD	OCT-25 USE TAX
					363,927.51				
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
147932 CHECK DATE: 11/14/2025		11/14/2025	111425	4962	37,089.14	11/14/2025	DIR	PD	111425 Payroll - MN State
100889 INTERNATIONAL CITY MANAGEMENT ASSN RETIREMENT CORP									
147930 CHECK DATE: 11/14/2025		11/14/2025	111425	4963	5,950.74	11/14/2025	DIR	PD	111425 Payroll - 457b & R

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
148087 CHECK DATE: 11/20/2025		10/31/2025	112025-3	4974	13,950.74	11/20/2025	DIR	PD	PR 10/31/25 457B & ROTH C
					19,901.48				
101249 MINNESOTA MUNICIPAL POWER AGENCY									
4411 CHECK DATE: 11/20/2025		11/04/2025	112025	4972	3,031,368.73	11/20/2025	DIR	PD	OCT ELECTRIC DUE
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
147933 CHECK DATE: 11/14/2025		11/14/2025	111425	4964	15,616.69	11/14/2025	DIR	PD	111425 Payroll - 457 Cont
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
147936 CHECK DATE: 11/14/2025		11/14/2025	111425	4965	9,523.36	11/14/2025	DIR	PD	111425 - Roth Contributio
111003 NICOLET NATIONAL BANK									
2025/12/01 DS CHECK DATE: 11/26/2025		11/26/2025	112625	4986	194,895.40	11/26/2025	DIR	PD	12/1 DS Pmt-2021 Bonds-Ni
104668 OPTUM BANK INC									
147935 CHECK DATE: 11/18/2025		11/14/2025	111825-5	4969	30,698.96	11/14/2025	DIR	PD	111425 Payroll - HSA Cont
109689 PLANSOURCE BENEFITS ADMINISTRATION INC									
NOV-25 CHECK DATE: 11/14/2025		10/24/2025	111425	4960	5,616.89	11/14/2025	DIR	PD	NOV INS PREM-LTD/CI/ACC
101506 PUBLIC EMPLOYEES RETIREMENT ASSOCIATION									
147934 CHECK DATE: 11/14/2025		11/14/2025	111425	4966	137,444.14	11/14/2025	DIR	PD	111425 Payroll - PERA Con
102066 US BANK									
2025/12/01 DS CHECK DATE: 11/21/2025		11/21/2025	112125	4980	1,640,518.00	11/21/2025	DIR	PD	12/1 DS Pmt-2020D/A/B/E-U
3035263 CHECK DATE: 11/26/2025		11/26/2025	112625	4985	219,675.00	11/26/2025	DIR	PD	12/1 DS Pmt-2017A-US Bank

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
					1,860,193.00				
112849 VOYA INSTITUTIONAL TRUST COMPANY									
147937 CHECK DATE: 11/14/2025		11/14/2025	111425	4967	8,233.25	11/14/2025	DIR	PD	111425 Payroll - HCSP Con
112884 VOYA INSTITUTIONAL TRUST COMPANY									
147938 CHECK DATE: 11/14/2025		11/14/2025	111425	4968	5,158.53	11/14/2025	DIR	PD	111425 Payroll - MNDCP Co
110788 WEX HEALTH INC									
20251112-FSA-2 CHECK DATE: 11/14/2025		11/12/2025	111425	4959	302.75	11/14/2025	DIR	PD	11/14/25 FSA REIMB-HEALTH
20251118-FSA CHECK DATE: 11/19/2025		11/18/2025	111925-2	4970	1,250.04	11/19/2025	DIR	PD	11/19/25 FSA Reimb-Depend
20251120-FSA CHECK DATE: 11/24/2025		11/20/2025	112425	4982	15.00	11/24/2025	DIR	PD	11/24/25 FSA Reimb-Health
20251122-FSA CHECK DATE: 11/25/2025		11/22/2025	112525-2	4984	87.16	11/25/2025	DIR	PD	11/25/25 FSA Reimb-Health
20251123-FSA CHECK DATE: 11/25/2025		11/23/2025	112525-2	4983	26.35	11/25/2025	DIR	PD	11/25/25 FSA Reimb-Health
					1,681.30				
		28 INVOICES			6,398,599.63				

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Biweekly Report

December 1, 2025

By:

Matt Podhradsky

COUNCIL MEETING/WORK SESSION SCHEDULE

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

December 1st:

We will be having a Work Session prior to the meeting on Monday night starting at 5:30 pm. The purpose of this Work Session will be to review the concept plans Hoisington Koegler has created for City Hall Plaza based on the initial feedback they heard from Council, Staff and business owners on the plaza and throughout downtown. The hope for this Work Session will be to provide some general guidance to the design team so that they can work on putting together a final plan for the plaza that we hope to see in January. We are trying to keep this process moving so that we can move forward with reconstruction of the Plaza this upcoming summer.

At the Council Meeting itself, we will be holding our annual Truth in Taxation Public Hearing as part of our Council meeting. Residents received their Proposed Property Tax Statements from the County the end of the week of November 17th, and it not only provides them with information about what impact all local jurisdictions will have on their proposed 2026 property taxes, but it also provides them with information about when each taxing jurisdiction will be holding their Truth in Taxation meeting where they can ask questions or give comment on what is being proposed at each particular level of local government. 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. Our final decision on the budget and tax levy will take place at the December 15th Council meeting.

December 15th:

This will be our last meeting of the year. Currently, we do not plan on having any Work Session. I will let you know if that changes. As for the meeting itself, we will be considering items coming from the Planning Commission, including the final site and building plans for the Municipal Services Building. We will also be making final decisions on the 2026 Tax Levy and Budget for each one of the Funds we have been reviewing from late summer until now. Other than that, there will be some end of the year “housekeeping” items we will have on the agenda.

January 5th:

This will be our first Council meeting of the new year. Prior to the meeting starting, we will be holding interviews for our open and renewing Commission member slots. We will be doing interviews at both the January 5th and January 26th meetings, with the intent of appointing/reappointing residents to each of the open spots in all our Commissions. At the Council meeting itself, it will mainly be housekeeping items to take care of including appointing our Mayor Pro Tem for the year and establishing things like our official newspaper and attorney for 2026.

Please note that the second meetings in both January and February will be moved to the 4th Monday of the month (January 26th and February 23rd) because we need to adjust for MLK Day in January and Presidents Day in February-both of which fall on the 3rd Mondays of the month. As always, if you are unable to attend meetings, please just let me know.

BUILDING PROJECT UPDATE

At our last Project meeting for the Public Safety Center last week, our Construction Manager (RJM) is still indicating that they feel the project will be substantially complete by the end of December, and they we should be able to obtain a temporary Certificate of Occupancy from our Building Inspection Department by then. While the building will be inhabitable by this point, it is likely that we will not see our Fire and Police Departments moving into the new building until the end of January because of when we expect workstations, lockers, and other FF and E being installed. We would expect that by the middle of February we are primarily functioning out of this building and next Spring would be able to get the full Certificate of Occupancy once we complete all landscaping around the project and complete all punch list items to be repaired.

As for the work on the MSB building, I have already mentioned that in December we will be completing our work through the Planning process considering our final site and building plans. With the Preliminary now completed, our architects are working to complete the final construction specifications for the site and building which will then allow for us to go out to bid. Just like with the Public Safety Building, we hope to go out to bid sometime during the month in January with proposals due back to the City around the end of February. This will hopefully put us in a position to award a bid in early March and prepare for construction to start in late May. This would keep us on the timeline we originally set for this project.

If you have any questions on these projects, please let me know.

BIG WOODS PROPERTY ACQUIRED

As we have been discussing through our process on the Southwest Chaska Community Park, one large component of that plan is to both preserve a large portion of the Big Woods south of the park both so we can protect it from future development and so we can provide access to our residents to be able to get into these woods and utilize them. As part of this process, Staff was able to secure two grants to purchase multiple portions of the Big Woods area. Each one of these grants received was for an amount just over $400,000 and allows us to purchase the property that would not normally be protected by our Wooded Steep Slopes or Wetlands ordinance.

I am happy to share that as of Monday, November 24th, we were able to move forward with closing on the first portion of this Big Woods Property, which was an outlot that was identified in the Highpoint Vistas plat. This is property that is closest to our future park and will be able to be immediately incorporated into the park plans. As for the second grant and future acquisitions, we are still working out the details for a transaction and will likely be back sometime later in 2026 to complete acquisition. If you have any questions about this, please let me know.

DEPUTY CHIEF TO BE SWORN IN

As I believe I have shared with you previously, we have been going through the process over the past couple of months of finding a new Deputy Police Chief with the retirement of Ben Anderson. We completed this process a few weeks ago, and since that time Chief Seibert has been working on completing all background investigations necessary to clear our top candidate to officially take this position with us. I am very excited to announce that Mike TenEyck is the person that was chosen for the position. Mike comes to us from the City of New Hope, where he is a Seargeant and is involved in several different specialty areas of his department. He will bring a lot of previous knowledge to the position but at the same time seems very eager to learn how we work within the Chaska Police Department. To officially start his time with the City, there will be a Swearing In Ceremony held in the Council Chamber on Friday, December 5th at 2 pm. We will be having his family there as part of the ceremony, as well as many people from our Department and Chaplains Core to welcome him to our City and Department. If you are free on that afternoon, we would love for you to attend. Just let me know so we can keep track of whether we need to post this meeting for Open Meeting Law purposes. Hope to see you there!

PFMLA LEAVE TO START IN JANUARY

Just so Council members are aware, based on a State law change that happened in the 2023 Legislative Session, one new change to employment law/benefits will be the addition of Paid Family Medical Leave. This benefit goes beyond just the 12 weeks of job protection employees now have through the Federal FMLA law and instead provides for income replacement for an individual should they need to take care of themselves or any one of several defined family members in the law. The law provides for 12 weeks of leave to take care of personal medical issues, with another 12 weeks of leave to take care of a defined family member. The total amount of leave per year is capped at 20 weeks, with there being able to be a combination between personal leave and leave to take care of a family member. To pay for missed time, employers are required to purchase an insurance policy for their employees to cover their lost time, with the employees paying for .44 of the insurance premium cost and the employer covering the other half. Employers have the choice between going with a policy run by the State of Minnesota or purchasing into a private policy. We have decided to purchase into a private policy by The Hartford, both because they have had experience with these types of claims in the past, and also because we are not convinced that the State will be ready in time to role this out on January 1st and not have some issues to address. In the future, we can change over to the State if we would like. It should be noted that employees have a certain percentage of their pay covered during this time, with the ability to supplement this with other leave benefits we already have in place.

While this is a new law change that will affect every employer in the State of Minnesota, I thought it would be good for you to know we are preparing for this and will be ready to implement it on January 1st. If you have any questions, do not hesitate to let me know.

LIBRARY TOURS STARTED

As we are now quickly moving to the construction stage of our Municipal Services Building, the next building on the list in our Building Improvement Program is the new Chaska Library. With this being such a public building, and us wanting to make sure that we design it in a way that meets the needs of our residents and helps bring people into Downtown, we want to make sure we start this design process early enough to get good public input into the process. To start the overall process, City Staff, as well as County Library Staff, the Mayor and one County Board member, did spend time this past Friday, November 17th touring libraries across the Twin Cities that have either built new or done complete remodels of their space. The idea of these tours was to get us thinking about some of the new trends that are occurring in Library space, and to give us ideas about what has worked and not worked for libraries as they have made major changs to their spaces. We took similar tours for both our Public Safety and MSB facilities before going through the design process.

As we start to get further into the process of choosing an architect and starting the design process, we will be developing a plan for how we get the public's voice in the design process from the very beginning, so we make sure this facility is serving our community in a way our residents want to see it serving them. We would anticipate that this formal process would likely start sometime next Spring with a calendar put together to make sure we meet our goal of starting construction on the facility by the Spring of 2028.

If you have any questions about this, please do not hesitate to let me know.

CHASKA HOLIDAY PARTY

Each year, our Employee Sunshine Committee puts together a Holiday Party to celebrate the season and recognize another successful year. This year's party will be held on Friday, December 12th at 4:30 PM at the Chaska Town Course Clubhouse**.** Just like last year, the committee will provide food, and a cash bar will be available with several beverage options. This is an "all City" event—open to all full-time employees and their spouses, the Fire Department's duty crew, and our elected leaders. The Holiday Party is always a great chance to connect with co-workers, get to know each other better, and bring all departments together—something that can be hard to do during the busy year. If you plan to attend, please email myself, Elise, or Denise so we can get you on the RSVP list. If you have any questions, feel free to reach out. Thank you to our Employee Sunshine Committee for continuing to make this event such a wonderful tradition!

SANTA PARADE:

As we have been doing every year since COVID, we will once again be having our Santa Parade on Wednesday, December 14th. As in the past, this parade will go around the entire community with Police and Fire vehicles leading the way, and a cast of characters including Santa and Mrs. Claus, Buddy the Elf and the Grinch. As in past years, we will start at 4:30 pm and plan on being done around 9 pm. We will have a "Santa Tracker" on our web site to show people where we are at in the route, so they know when to be out, so they don't have to stand out in the cold for too long. We make it to most neighborhoods across the City and have been rotating which neighborhoods we go to first each year so that we are as equitable as possible for when we come around to different neighborhoods. We also take special requests each year regarding places to consider going that we have not in the past, so if there is anything you think we may have missed in the past, please just let myself of Kevin Wright know so we can consider it. Otherwise, we hope you enjoy the parade!

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

- Santa Visits the CCC: Friday, December 5
- Hometown Holiday: Saturday, December 6th
- Chaska Holiday Party: Friday, December 12th
- Santa Parade Around Town: Wednesday December 17th from 4:30-9:00 pm

METROPOLITAN MOSQUITO CONTROL DISTRICT

Metro Counties Government Center
2099 University Avenue West
Saint Paul, MN 55104-3431

(651) 645-9149 ~ www.mmcd.org

November 20th, 2025

Chaska City Administrator
Matt Podhradsky
1 City Hall Plaza
Chaska, MN 55318

Dear Matt,

Enclosed is a summary of work completed by the Metropolitan Mosquito Control District (MMCD) in the Chaska area during the 2025 mosquito control season.

Throughout the year MMCD provides a variety of services to residents of the District including:

- Comprehensive mosquito surveillance and control, primarily in areas of standing water where mosquito larvae develop
- Monitoring for mosquito-borne diseases like West Nile virus and alerts to local communities
- Black fly (biting gnat) surveillance and larval control in rivers and streams
- Tick population monitoring and tick-borne disease education
- Educational outreach including city events, parades, school presentations, and display booths at fairs
- Weekly mosquito updates on the MMCD website
- Interactive public maps outlining mosquito habitats and displaying control activity
- Quality checks to ensure efforts are effective and products are safe for people, pets, pollinators, and wildlife

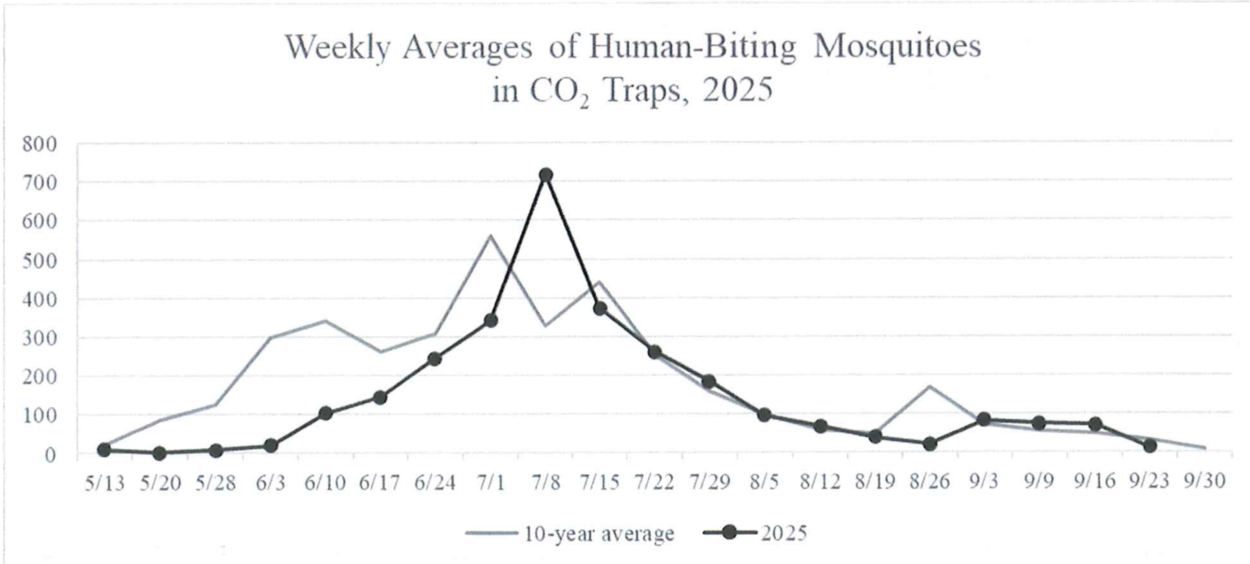
On the back of this page, you will find an overview of the mosquito season for 2025 and some of the important highlights that were accomplished this year by MMCD staff. Enclosed with this letter you will find a summary of activity for your community along with a write-up of some of the big stories of 2025.

We would love the opportunity to discuss the services that MMCD provides to your area. If there are any council meetings, advisory boards, or other groups that would be interested in an update from the world of mosquito control, please let us know!

Sincerely,

Daniel Huff, Executive Director
Metropolitan Mosquito Control District

Rena Moran, Ramsey County Commissioner
Chair of MMCD Commission



Graph created by Dr. Scott Larson, MMCD Entomologist

District-Wide Numbers from 2025:

70,283 Larval mosquito inspections	**269,006** Acres of larval mosquito treatments	**22,225** Tires recycled
319,067 Catch basin treatments	**1,425** Acres of adult mosquito treatments	**1,226** Resident calls

City and Community Presentations Available

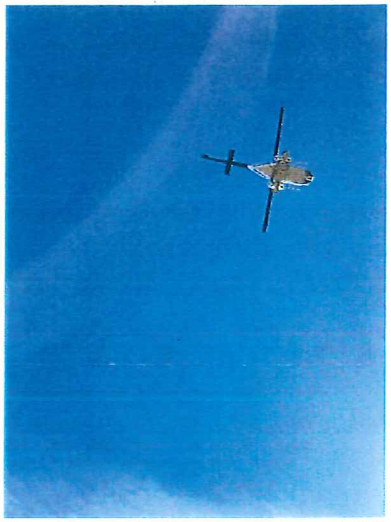
MMCD staff are available to provide an update on mosquito activity, give city specific information, or share resources about mosquito, tick, and black fly reduction measures. Presentations or live questions and answers are great for **City Council Meetings**, **Township Board Meetings**, **Sustainability Commissions**, or events for residents. If you would like to schedule a presentation, please contact Alex Carlson:

Alex Carlson, Public Affairs Manager
acarlson@mmcd.org
Direct: (651) 643-8342



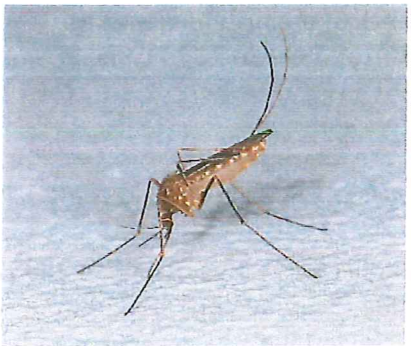
2025 Activity Summary for Chaska and Carver

MOSQUITO CONTROL



Most efforts by MMCD are to control mosquito larvae that develop in standing water and are most common after rain. Treatments use dry granules that are specific to mosquito larvae and are not harmful to people, pets, or wildlife. Materials are applied via helicopter, backpack, drone, or by hand. Adult mosquito control is done sparingly, usually in areas of elevated disease risk.

Larval Control in Chaska and Carver in 2025:
Sites Inspected: 124 | Acres Treated: 400.47
Adult Mosquito Control in 2025:
Sites Inspected: 57 | Acres Treated: 1.18



DISEASE PREVENTION

Controlling the mosquito species that are most likely to spread disease is a top priority for MMCD. Removing containers that could hold stagnant water is critical to reducing the spread.

Disease Prevention Activity in Chaska and Carver in 2025:
Tires Removed*: 8819 | Catch Basins Treated: 908
Disease Prevention Property Inspections: 0

PUBLIC INTERACTIONS

Outreach to the public is an important part of our program and we connect with residents when they call us to request service, or through public events and presentations.

Customer Calls from Chaska and Carver in 2025: 21
Events or Presentations in 2025: Carver County Fair
Carver City Council

*NOTE: In 2025 we switched from individual tire pickups to large tire drop-off events. This number reflects the total number of tires collected in all of Carver and Scott Counties.

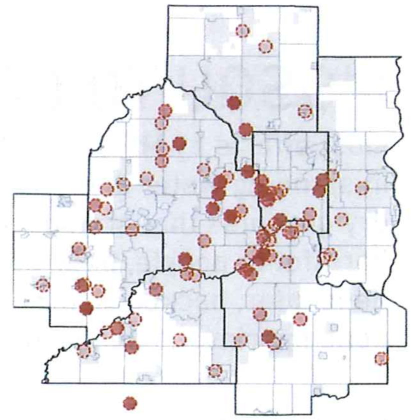
For questions about your city's data, please contact Alex Carlson – acarlson@mmcd.org

mmcd
METROPOLITAN MOSQUITO CONTROL DISTRICT

The Big Stories from 2025

RECORD YEAR FOR WEST NILE VIRUS

Minnesota reported the third highest number of human infections of West Nile virus in the nation in 2025. In the Twin Cities, we experienced our highest number of human cases on record with 42 reported, greatly surpassing the previous high of 28. Several factors contributed to this increase including a high number of *Culex tarsalis* mosquitoes, which are the primary species responsible for WNV transmission, and high infection rates among mosquito pools appearing earlier than normal. MMCD took several steps to respond to this increase in disease activity including additional surveillance locations, targeted control measures in areas with elevated infection rates, and expanded media appearances and public outreach.



Locations with positive West Nile Virus samples in 2025

CATTAIL MOSQUITO SURGE IN JULY

After 4 years of below average mosquitoes in July, the mid-summer surge was back in 2025 with the highest reported total of one particular species in the Twin Cities since 2020. Cattail mosquitoes (*Coquillettidia perturbans*) are a unique species that overwinters as larvae below the ice attached to vegetation (often cattail plants) before emerging the following summer around the beginning of July. Due to excessive rain in 2024 our entomology lab model predicted a high number (about 88/trap) in 2025. While the actual number was much higher than the previous 3 years, which each saw about 15/trap, the number in 2025 came in lower than the prediction at about 41/trap, thanks in part to targeted treatments by MMCD field staff.

BLACK FLY TOTALS WERE LOW IN 2025

The number of biting black flies collected in sweep nets in 2025 (0.45/sweep) was lower than 2024 (1.13/sweep) and 2023 (0.9/sweep), due in part to lower river levels in the spring and a record number of small stream treatments done by MMCD in 2025.

DEER TICKS ABUNDANT IN EAST AND NORTH METRO

Blacklegged ticks or "deer ticks" are collected by MMCD staff by trapping small mammal hosts, by dragging cloths across the forest floor, and by removing ticks found on themselves after being outdoors. In 2025, the highest number of blacklegged ticks were found in northern Anoka County and throughout Washington County. American dog ticks or "wood ticks" were most abundant in Dakota County.

Get more of the year's big stories at MMCD.org and the Annual Report coming in January!

CITY OF CHASKA
MEMORANDUM

TO: **Mayor and City Council Members**
Matt Podhradsky, City Administrator

FROM: **Noel Graczyk, Administrative Service Director**

DATE: **Monday December 1, 2025**

RE: **Investment Report for Third Quarter 2025**

This investment report covers the three-month period ending September 30, 2025, and provides an overview of all City investment activity. This report is based on preliminary financial records that have not yet been reviewed by the City's independent auditor.

City investments are managed with an emphasis on the safety and security of the invested principal. These two objectives are intended to reduce the risk of loss of principal. Additional investment objectives include liquidity for overall City cash-flow needs, marketability of securities held by the City, and return on investment.

Investments are placed both externally and through interfund loans made between City funds. Interfund loans provide funding resources for City activities that have been previously committed or completed by the City. The total of all City investments as of the end of the reporting period is $88.7 million and consists of the following internal and external positions.

City of Chaska
Cash & Invesments
3Q/2025

External Deposits and Investments	$	78,386,993.15
Internal Funding - Interfund Loans		10,351,112.47
Total All City Investments:	**$**	**88,738,105.62**

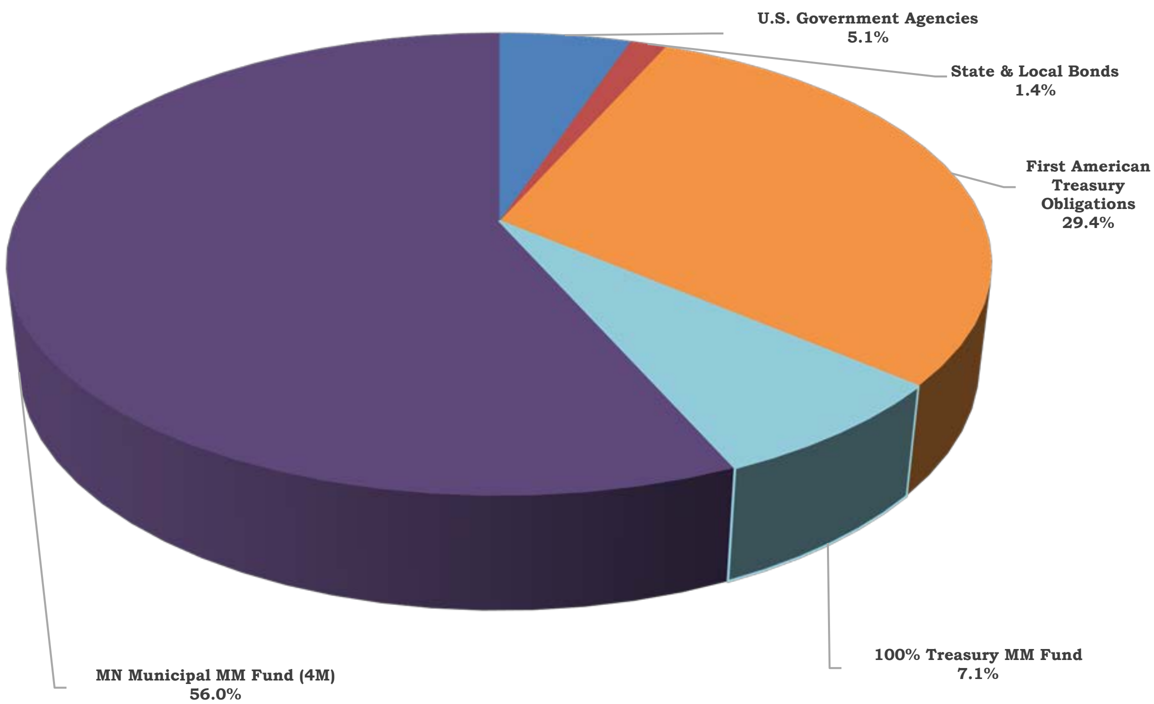
The $78.4 million in external deposits and investments have been placed using various securities. To reduce credit risk (the risk of principal not being returned) investment positions are placed in securities with high quality credit ratings. Most securities also have active secondary markets, providing liquidity.

To reduce interest rate risk (the loss of value due to changes in interest rates) investments are placed using money market type funds or are invested in securities with a final maturity of less than five (5) years. Many securities with a final maturity greater than two (2) years out include a call provision.

The following table and chart summarize the type of investments in which the City holds a position and the associated risk levels.

City of Chaska
Cash & Investments
September 30, 2025

	Credit Risk		Interest Risk - Maturity Duration in Years			
			Less Than 1 (<9/30/26)	1 to 5 (10/01/26 -09/30/31)	More than 5 (>9/30/31)	
	Rating	Agency				Total
U.S. Treasury Securities	N.R.	N.R.	$ 699,783.00	$ -	$ -	$ 699,783.00
U.S. Government Agencies	Aaa	Moody's	$ 3,605,453.80	$ -	$ -	$ 3,605,453.80
State & Local Bonds	AA+	S&P	-	1,000,410.00	-	1,000,410.00
Investments in Mutual Funds & Money Markets						
First American Treasury Obligations	AAAm	S&P	N/A	N/A	N/A	20,725,225.85
100% Treasury MM Fund	AAAmm	S&P	N/A	N/A	N/A	4,994,145.20
MN Municipal MM Fund (4M & 4M Plus)	N.R.	N.R.	N/A	N/A	N/A	39,549,273.83
Total Investments:			**$ 4,305,236.80**	**$ 1,000,410.00**	**$ -**	**$ 70,574,291.68**
			Unclassified Demand Deposits:			6,177,699.35
			Total Deposits and Investments at Book Value:			**$ 76,751,991.03**
			Net Adjustment for Checks and (Deposits) in Transit:			1,635,002.12
			Deposits and Investments:			**$ 78,386,993.15**



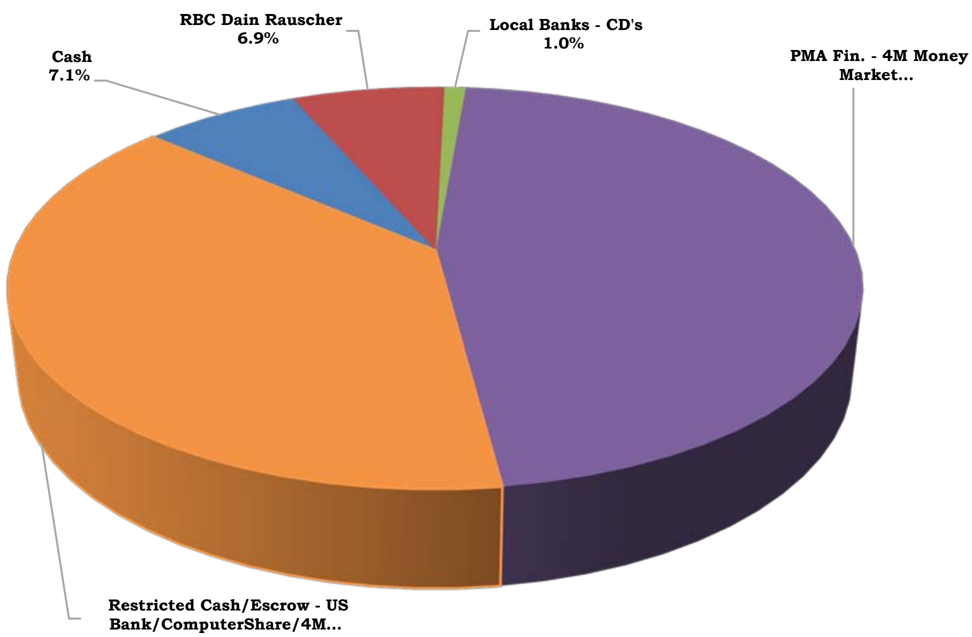
Deposits and investments are placed using local banks, escrow agents and investment brokers. The City practice is to deposit up to $250,000 in certificates of deposits (CDs) with banks that maintain a local branch office within the City. These deposits are fully insured by the FDIC. Deposits with a local bank more than the FDIC limit of $250,000 are fully collateralized by the bank pledging to a third party, on behalf of the City, securities that ensure the safety of City deposits.

Investments placed through an escrow agent invest bond proceeds held for future project activity or that have been pledged for future bond refunding payments. Bond proceeds held by escrow agents are invested in money market mutual funds, guaranteed investment contracts (GIC), commercial paper, or U.S. government agencies. All four (4) types of securities provide a high level of liquidity to meet payment demands.

Third party investment dealers are used to gain access to money market type funds or direct placement of securities. The following table and chart summarize the third parties used by the City to place investments.

City of Chaska
Cash & Investments by Source
3Q/2025

Cash - Reconciled	$	5,441,671.86
Investments		
RBC Dain Rauscher	$	5,305,646.80
Security Bank-CD		225,000.00
Nicolet Bank-CD		236,027.49
Old National Bank-CD		45,000.00
Bank Vista-CD		230,000.00
PMA Fin. - 4M Money Market		35,758,368.84
Restricted Cash / Escrow		
US Bank	$	20,725,225.85
ComputerShare		4,994,145.20
PMA Fin. - 4M Money Market		3,790,904.99
Total Cash & Investments by Source:	**$**	**76,751,991.03**



The managed investment portfolio is the portion of the deposits and investments that City staff invest, as needed, on an ongoing basis. The managed investments portfolio is what remains after deducting deposits and investments that have been restricted.

The managed investment portfolio at $41.8 million is determined as follows.

External Deposits and Investments	$	78,386,993.15
Less Invested Bond Proceeds		(3,790,904.99)
Less Required Cash in Escrow		(25,719,371.05)
Total Managed Cash & Investments:	**$**	**48,876,717.11**
Less Cash in Deposit Accounts	**$**	**(7,076,673.98)**
Total Managed Investments:	**$**	**41,800,043.13**

The investment portfolio generated earnings for the period of $478,153.03, which is $104,562.59 more than the prior quarter. The portfolio also saw an increase in fair value of $39,111.82, which is $8,377.63 less than the prior quarter. The overall earnings and changes in fair value are summarized in the following table.

City of Chaska
General Investments
9/30/2025

	7/1/2024 9/30/2024	9/30/2024 12/31/2024	1/1/2025 3/31/2025	4/1/2025 6/30/2025	7/1/2025 9/30/2025
Beginning Fair Value	$ 35,865,866.87	$ 36,527,492.69	$ 40,203,774.48	$ 35,685,284.14	$ 38,291,039.13
Beginning Weighted Avg Mat.	6.3 Months	5.3 Months	4.5 Months	4.3 Months	3.5 Months
Ending Fair Value	$ 36,527,492.69	$ 40,203,774.48	$ 35,685,284.14	$ 38,291,039.13	$ 41,800,043.13
Earnings for Period	500,271.90	426,270.13	404,623.64	373,590.44	478,153.03
Change in Fair Value for Period	200,496.45	17,994.45	60,353.35	47,489.45	39,111.82
Year to Date Earnings	1,285,957.60	1,712,227.73	404,623.64	778,214.08	1,256,367.11
Year to Date Change Fair Value	298,589.65	316,584.10	60,353.35	107,842.80	146,954.62
Ending Weighted Avg Mat.	5.3 Months	4.5 Months	4.3 Months	3.5 Months	3.0 Months

The current holdings in the portfolios produced the following yield results.

Current Holdings	9/30/24	12/31/24	3/31/25	6/30/25	9/30/25
Average Yield	2.39%	2.32%	2.09%	2.84%	2.83%
Current Yield	3.99%	3.91%	3.70%	3.84%	3.84%
Yield to Maturity	3.09%	3.28%	3.20%	3.52%	3.74%

The average yield is the estimated average yield of all investments in the portfolio. The current yield is an estimated weighted average based on the principal size of each investment in the portfolio. The yield to maturity is an estimate of the overall portfolio yield if all items in the portfolio are held to final maturity.

The following table is a detailed listing of all deposits and investments held by the City.

City of Chaska
Cash & Investments by Source
3Q/2025

Bank/Dealer	Investment		Fair Market 3Q/2025	Estimated Yield
Restricted Cash and Investments				
Invested Bond Proceeds				
PMA Financial	Money Market Account (4M)	$	3,790,904.99	4.167%
Total Invested Bond Proceeds:		**$**	**3,790,904.99**	
Required Escrow Accounts				
US Bank	First American Treasury Obligations		902,625.04	
US Bank	First American Treasury Obligations		2.83	
US Bank	First American Treasury Obligations		317,746.55	
US Bank	First American Treasury Obligations		109,203.97	
US Bank	First American Treasury Obligations		14,021.64	
US Bank	First American Treasury Obligations		18.45	
US Bank	First American Treasury Obligations		77.11	
US Bank	First American Treasury Obligations		21.28	
US Bank	First American Treasury Obligations		238,592.64	
US Bank	First American Treasury Obligations		19,142,916.34	
US Bank	First American Treasury Obligations		-	
ComputerShare	Escrow invested in Money Market		4,994,145.20	
Total Required Escrow Accounts:		**$**	**25,719,371.05**	
Total Restricted Cash and Investments:		**$**	**29,510,276.04**	
General Cash and Investments				
Investments				
PMA Financial	Money Market Account (4M)	$	26,638,767.30	4.167%
PMA Financial	Money Market Account (4MPlus)		9,119,601.54	4.193%
RBC	State & Local Bonds		1,000,410.00	4.330%
RBC	U.S. Government Agencies		3,605,453.80	4.05% - 4.207%
RBC	Negotiable CD's		-	0.000%
RBC	U.S. Treasury		699,783.00	4.050%
Local Banks	CDs		736,027.49	0.40% - 4.11%
Total General Investments:		**$**	**41,800,043.13**	
Deposits				
OldNationalBank	Demand Deposit	**$**	**7,076,673.98**	4.01%
Total General Cash and Investments:		**$**	**48,876,717.11**	
TOTAL CASH AND INVESTMENTS:		**$**	**78,386,993.15**	

This report has been prepared with the assistance of Lisa Nelson, Controller, and Drew Carlson, Accountant, who work with me on an ongoing basis to manage overall City deposits and investments.

Please contact me if I may be of any assistance in your review of this report.