



AGENDA
CHASKA CITY COUNCIL
ONE CITY HALL PLAZA, CHASKA CITY HALL
Monday, April 15, 2019
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt Agenda
5. Visitor Presentation
 - 5.A. Presentation of Proclamation in Recognition of Apex International Day
 - 5.B. Minnesota Heart Safe Community Recognition - Beckman Coulter
6. Approve Previous Meeting Minutes
 - 6.A. Approve City Council Meeting Minutes of 04/01/2019
7. Consent Items
 - 7.A. Adopt Resolution 2019-32, Approve Appointment of Election Judges for the Special Election
 - 7.B. Approval of On-Sale Intoxicating Liquor License for D'Amico Holding Company
 - 7.C. Approve Transient Accommodation Business License Renewals
 - 7.D. Adopt Resolution 2019-34, Approving the Final Plat for Sagewood 2nd Addition/DR Horton/PC #2019-08
 - 7.E. Adopt Resolution 2019-35, Lease Agreement for Fitness Equipment at Fire Station

7.F. Adopt Resolution 2019-36, Award Bid for the 2019 Downtown Street Reconstruction Project

8. Action Items

8.A. Adopt Resolution 2019-33 and Ordinance 963, Approving the Preliminary Site & Building Plan and Preliminary Plat and Approving the Rezoning to PID-9 for Structures, Inc./Daniel Andersen/PC #2019-07

8.B. Adopt Ordinance 964, Approving the Zoning Ordinance Amendment to Section 9.15.25 for Small Cell Wireless Aesthetics/City of Chaska/PC #2019-06

8.C. Public Hearing: Adopt Resolution 2019-39 Establishing a Redevelopment Tax Increment District (TIF 22 - Ernst House Redevelopment) and Approving a Tax Increment Financing Plan

8.D. Adopt Resolution 2019-37 and Resolution 2019-38 Limited Use Permit for Off-Road, Single-Track Multi-Use Trail

9. Bills

9.A. ACCOUNTS PAYABLE COUNCIL ROSTER 4-15-19

10. Other Business

10.A. City Administrator's Report

10.B. Bi-Weekly Report 4/15/19

10.C. Receive the Minutes of the Park & Rec Board of 3-11-2019

11. Adjourn

Chaska Economic Development Authority Meeting
Immediately following City Council



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



PROCLAMATION

In Recognition of Apex International Day

- WHEREAS:** Apex International is celebrating their 20th year of doing business in the City of Chaska; and
- WHEREAS:** Apex International employs over 300 people with many of them living in the City of Chaska; and
- WHEREAS:** The City of Chaska is grateful to local businesses that give back to the community; and
- WHEREAS:** The City of Chaska would like to recognize the hard-working employees of Apex International as well as the management staff that have been committed to their business; and
- WHEREAS:** Apex International has been in business since 1999 with their current ownership group which shows a commitment to longevity and consistency; and
- WHEREAS:** The City of Chaska hopes to see Apex International have continued success and be in the community for at least another 20 years; and
- NOW, THEREFORE,** Be it Resolved, that I, Mark Windschitl, Mayor of the City of Chaska, on behalf of the City Council and the Citizens of Chaska, do hereby declare April 27th Apex International Day in the City of Chaska.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Chaska this 15th day of April in the year of our Lord Two Thousand and Nineteen.

Mark Windschitl, Mayor, City of Chaska



Beckman Coulter: A Heart Safe Company



Move healthcare forward.

Proprietary & Confidential

Welcome to Beckman Coulter - Chaska

- Officially 1000 Lake Hazeltine Drive in Chaska
- This campus has 6 buildings and approx. 940 employees



What We Do At Beckman Coulter Chaska

- At Beckman Coulter we develop, manufacture, and market products that simplify and automate complex biomedical testing.
- In the medical field our diagnostic systems in hospitals and other critical care settings around the world, produce information used to diagnose a variety of conditions such as pregnancy, cancers, cardiac events, thyroid dysfunction, sepsis, and many more.
- Scientists use our life science research instruments to study complex biological problems including causes of disease and potential new therapies or drugs. More than 275,000 Beckman Coulter systems operate in both diagnostics and life sciences laboratories on all seven continents.
- Some of the most recent breakthroughs include a high sensitivity Troponin assay that allows faster, more accurate treatment of heart attacks and a high sensitivity Procalcitonin assay that provides more accurate tracking and progression of Sepsis.



What is the Heart Safe Program?



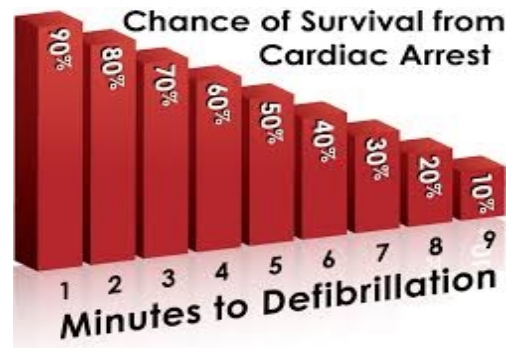
- The Heart Safe program is sponsored by the MN Department of Health and the American Heart Association - MN
- The purpose is to create businesses and communities that are prepared for a sudden cardiac arrest (SCA) through education and emergency preparedness plans
- Beckman Coulter is certified as a Heart Safe Business, this means our workforce is trained in the “Chain of Survival” which includes: early access to emergency care, early CPR, early defibrillation, early advanced care, and post-cardiac advanced care

How Did Beckman Become a Heart Safe Business

- Developed an Emergency Response Plan
- Placed registered AEDs throughout the Chaska campus
- Identified location of all AEDs on all entrances to the buildings/map of campus
- Educated associates on heart health and emergency cardiac care
- Created and maintain an onsite Emergency Response Team (MERT)
- Trained 30% of associates with Hands Only CPR with the aid of an AED
- Registered all CPR training via approved registry
- Beckman Coulter is one of five companies in the state of Minnesota to achieve this certification!

What Does This Mean for Chaska as a Community?

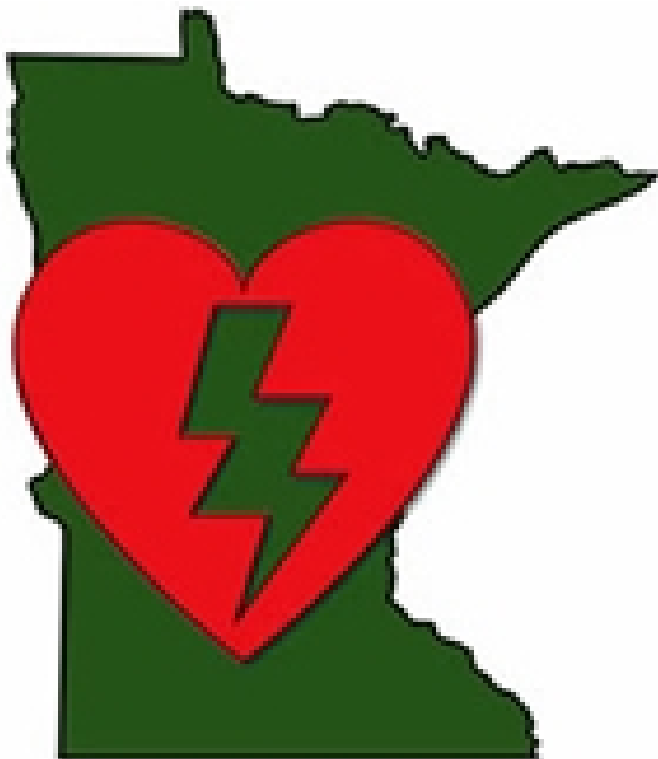
- 1 in 4 people will witness or have a sudden cardiac event occur in their lifetime
- If no early care is provided prior to EMT arrival the chances of survival decrease by 10% per minute



- With over 310 Beckman employees being trained in hands only CPR with use of an AED the survival rate for a person in the community experiencing a sudden cardiac event is greatly increased

Thank You!

- Questions?



DRAFT

**- MINUTES -
CHASKA CITY COUNCIL
APRIL 1, 2019**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Bostrom, Huang, Grau, and Mayor Windschitl. Absent: None.

Also Present: Kevin Ringwald, Community Development Director; Liz Hanson, City Planner; Luke Melchert, City Attorney; Nate Kabat, Assistant Administrator; Matt Clark, City Engineer; and Matt Podhradsky, City Administrator.

4. Adopt the Agenda

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

Motion carried.

5. Visitor

5.A. Carver County Library Report

Heidi Hoks, Carver County Library Director, and Janet Karius, Branch Manager, presented the Chaska State of the Library 2018 Annual Report.

Mayor Windschitl recognized Ms. Karius and thanked her for her years of service through the Chaska Library.

Councilmember Bostrom inquired if an appointment is necessary to use the services of the help desk.

Ms. Hoks stated an appointment is not necessary but at times may be optimal.

The Council and Staff shared their appreciation for the services the library provides to Chaska residents.

5.B. Inclusive Communities Coalition Carver County – ICONIC

Cecelia Laube provided information and details regarding Inclusive Communities Coalition Carver County (ICONIC).

City Administrator Podhradsky noted that an adaptive coordinator position was created and filled recently at the Community Center and that this will be a great resource to help parents navigate through options.

The Council thanked Ms. Laube for her insights and proactive approach.

6. Minutes

Motion by Councilmember Huang, second by Councilmember Grau to approve the minutes of the March 18, 2019 City Council meeting.

Motion carried.

7. Consent Agenda

Aaron Schram, Schram Haus Brewery, provided a brief update on the Brewery progress.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the Consent Agenda Items A through G:

- A. Approve Temporary On-Sale 3.2 Malt Liquor License for Chaska Lions
Motion to approve Temporary On-Sale 3.2% Malt Liquor License T32.19-02 for Taste of Chaska,
May 8, 2019 (May 15th rain date) on behalf of the Chaska Lion's Club.
- B. Adopt Resolution 2019-30, Approve Transient Permit for Kurt Anderson of Pretty Great Cheesecake
Motion to adopt Resolution No. 2019-30 approving Transient Permit TRA.19-4 in the name of Pretty Great Cheesecake of 867 Woodridge Dr. South, Chaska, Minnesota, 55318, valid April 1, 2019 through August 31, 2019.
- C. Adopt Resolution 2019-27, Approving Solicitor Permit for Suburban Waste Services
Motion to adopt Resolution No. 2019-27 approving Solicitor Permit Nos. SOL.19-09, for the above representative of Suburban Waste Services, located at 12400 Princeton Ave S Suite F, Savage, Minnesota, 55378, for the period of April 1, 2019 through December 31, 2019.
- D. Approval of Liquor Licenses for Schram Haus Brewery, LLC.
Motion to approve an On-Sale Brewer's Taproom and Sunday Sale Liquor License, and the OffSale Intoxicating Liquor License for Aaron Schram of Schram Haus Brewery, LLC located at 3700 Chaska Blvd, Chaska.
- E. Wetland Replacement Plan for TH 212 Interchange and CSAH 44 Improvement Project
Motion to approve the wetland replacement plan for the TH 212 and CSAH 44 Improvement Project.
- F. Adopt Resolution 2019-28, Approve Construction Plans and Specifications for TH 212 Interchange and CSAH 44 Improvement Project
Motion to adopt Resolution No. 2019-28 ordering the improvements, approve the construction documents for the TH 212 Interchange and CSAH 44 Improvement Project, and authorize the solicitation of public bids.
- G. Adopt Resolution 2019-29, Calling for a Public Hearing for Establishment of TIF district No. 22/Ernst House Redevelopment
Motion to adopt Resolution No. 2019-29 calling for a public hearing by the City Council on Monday, April 15, 2019, at approximately 7:00 P.M., on the modification of the Redevelopment Plan for Redevelopment Project No. 4, the establishment of Tax Increment Financing (Redevelopment) District No. 22 (Ernst House Redevelopment), and the adoptions of a Tax Increment Financing Plan therefor.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2019-31, Approving Joint Powers Agreement with Carver County for Arboretum Area Transportation Study

City Administrator Podhradsky presented the item to the Council.

Mayor Windschitl inquired what the area is zoned.

City Administrator Podhradsky explained that it is zoned rural residential and there is potential to develop it as a clustered area.

Mayor Windschitl asked if there is a possibility of the Arboretum moving their main entrance.

City Administrator Podhradsky stated that this is something that will be determined in this study.

Councilmember Huang looked to clarify that lack of available utilities has prevented development.

City Administrator Podhradsky confirmed that this was so and provided further detail regarding development options in this area.

Staff and Council discussed Chaska's potential fair-share for this project and potential traffic flow issues.

Assistant Administrator Kabat provided further insight into the depth of the study and inclusion of environmental impact assessment.

Councilmember Huang noted that this phase of the study looks at identifying the requirements and ballpark cost for agencies to look at funding.

City Administrator Podhradsky agreed and likened it to the concept study in planning.

Mayor Windschitl asked if there is the possibility that the County will front the money.

City Administrator Podhradsky stated that it depends on the cost, and commented that timing of the project is important as nothing can be done to Highway 5 unless 82nd Street is done first.

Council and Staff further discussed the project and development in that area.

Motion by Councilmember Bostrom, second by Councilmember Huang to approve Resolution No. 2019-31 adopting the Carver County Arboretum Area Transportation Study Joint Powers Agreement. Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 4-1-19

Councilmember Huang requested clarification on several items in the bills.

City Administrator Podhradsky provided further detail into the bills and their layout.

Councilmember Bostrom inquired about the bill for a control panel and locker room expansion.

City Administrator Podhradsky gave more information regarding those bills.

Mayor Windschitl looked to confirm the bill for the farmer's market was for sponsorship.

City Administrator Podhradsky stated that it was.

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

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-1-2019

10.B. Other Meeting Minutes

10.B.i. Receive the Draft Minutes of the January 24, 2019 Human Rights Commission Meeting.

10.C.ii. Receive the Draft Minutes of the March,13th 2019 Planning Commission Meeting.

Councilmember Huang:

- Commented that the League of Women Voters presentation on March 19, 2019 was very informative and well attended. He also noted there is a League of Women Voters candidate forum on April 4, 2019 at City Council Chambers at 7pm.
- Noted District 112 is still having their equity discussions and to check their website for more information. City Administrator Podhradsky provided further insight regarding these discussions.
- Reported there is a Jonathan-Carver Parkway Corridor Study public information meeting on April 11, 2019 and the County website will have more details for anyone who is interested. City Administrator Podhradsky have more information regarding this potential project.

Councilmember Bostrom:

- Commented there was a special article in the Herald honoring a Chaska resident who recently passed.
- Noted the section of the Human Rights Commission minutes regarding 'Chaska for everyone' dovetails well with what Cecelia Laube presented today.

- Inquired about the census count referred to in the Human Rights Commission minutes. Assistant Administrator Kabat and City Administrator Podhradsky provided further detail regarding the census count program.

Councilmember Hatfield:

- Noted that absentee voting is now open for Wards 2 and 4 and all information regarding this is on the City website. Assistant Administrator Kabat differentiated absentee voting and in-person voting and the schedule for each.

Mayor Windschitl:

- Noted the Hwy 212 Coalition meeting is Friday, April 5th at 7:30 am at City Hall.
- Commented that Guardian Angels has another fish fry Friday, April 5th from 4:30pm-7:30pm.
- Reported the next Council Meeting is April 15, 2019.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hatfield to adjourn the meeting at 8:40 pm.

Motion carried.

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/15/2019**

Subject: Appointment of Election Judges for 2019 Special Election

Prepared By: Denise Wetzel, Senior Clerk

The Special Election for the City of Chaska will be held on Tuesday, May 14, 2019. At least 25 days prior to the election, Council must appoint Judges of Election to administer the election in each polling place.

As per Minnesota Statute, party balance per polling site must only be maintained in that there may not be more than one half of the judges affiliated with one party. This condition will be met at both polling locations. Judges are working either a full day or a morning/afternoon shift of the Special Election. All judges working the Special Election were trained and worked the General Election in November 2018 for the City.

All election work and polling day work assignments are paid by the City through its Election budget. There will be a total of 16 judges working at two Wards. Judges are offered the following pay schedule:

Head and Tabulator Judges - \$10.65 per hour
Regular Judges - \$9.65 per hour

Staff recommends the appointment of Judges of Election for the Special Election as those persons listed on Exhibit A, and any additional individuals needed to work at the polling sites.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution appointing those persons listed on Exhibit A as Judges of Election for the Special Election, Tuesday, May 14, 2019.

Exhibit A

Lucy Jones
William Garry
Steven Gingras
Randal Brunet
Mary Riley
Mary Myss
Melissa Schoenberg
Theresa Hill
Janet Brose Sharon Siegle Peggy Longhenry Susan Oprosko Kathleen Rothe Tom Dahl Sarah Brammer Cheryl Schneider

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/15/2019 **RESOLUTION NO.** 2019-32

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

Resolution Appointing Judges of Election for the Special Election May 14, 2019

WHEREAS, the Special Election will be Tuesday, May 14, 2019; and

WHEREAS, the City Council must appoint Judges of Election to administer the polling places at least twenty-five (25) days prior to the election;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the persons listed on "Exhibit A", heretofore made a part of this document, are appointed to serve as Judges of Election for the City of Chaska at the Special Election, Tuesday, May 14, 2019;

FURTHER, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the Election Administrator be empowered to appoint additional Election Judges as warranted.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April 2019.

Mark Windschitl, Mayor

Mark Windschitl, Mayor

Attest: _____
Chaska Senior Clerk

EXHIBIT A
Special Election Judges
May 14, 2019
Lucy Jones
William Garry
Steven Gingras
Randal Brunet
Mary Riley
Mary Myss
Melissa Schoenberg
Theresa Hill
Janet Brose
Sharon Siegle
Peggy Longhenry
Susan Oprosko
Kathleen Rothe
Tom Dahl
Sarah Brammer
Cheryl Schneider

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/15/2019

Subject: Approval of On-Sale Intoxicating Liquor License for D'Amico Holding Company

Prepared By: Denise Wetzels, Senior Clerk

Background

Richard and Larry D'Amico and Paul Smith, owners of D'Amico Holding Company and DBA D'Amico Catering LLC at Bavaria Downs, a facility located at 3919 Bavaria Rd have made application for an On-Sale Intoxicating Liquor License. All required paperwork for approval of an On-Sale Intoxicating Liquor License has been submitted to the City Clerk. The background investigation was completed by the Chaska Police Department on 4-1-19 and no reason was found to deny the licenses.

Analysis

All liquor license in the City are up for renewal on July 1, 2019. Therefore, it is requested that the license be granted from April 15, 2019 through June 30, 2020. Fees were prorated from April 15th to June 30th at a cost of \$988. The prorated fees, along with the renewal fee for the 2019/2020 period of \$4745.00 and investigation fee of \$260.00 have all been paid.

Recommendation

The City of Chaska is excited to have such an establishment located within its City. Staff recommends approval of the liquor licenses by the City and the State.

CITY COUNCIL ACTION REQUESTED

Motion to approve an On-Sale Intoxicating Liquor License for Richard and Larry D'Amico and Paul Smith, owners of D'Amico Holding Company DBA D'Amico Catering LLC at Bavaria Downs, a facility located at 3919 Bavaria Rd of Chaska from April 15, 2019 to June 30, 2020.

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/15/2019

Subject: Approve Transient Accommodation Business License Renewals

Prepared By: Denise Wetzel, Senior Clerk

Background

The City Council, at their April 2, 2018 meeting, passed the Transient Accommodation ordinance. The ordinance required all existing and new transient accommodations to obtain a license from the City to lawfully operate.

The license established three tiers under which a hotel may operate, and all transient accommodations began as a Level I establishment. The tiers were based on the annual calls for service that a facility generated proportionate to the total units within the facility.

If the level of calls for service result in a transient accommodation moving to a higher tier, specific additional requirements defined in the ordinance would be imposed on that operation. Plans to implement additional requirements would be developed by the operator with the Police Department monitoring progress. If an operator progresses to a tier 3 license, and fails to implement the corrective actions, it would risk suspension of its license to operate. License suspension would occur after a written notice, recommendation to Council, and approval by Council. A license holder would be entitled to a hearing prior to a recommendation of suspension going to Council. A suspended license could be reinstated after 90 days provided conditions determined at the point of suspension are met.

Update

A year has passed since the ordinance was enacted and licenses will expire on April 30, 2019. Annual calls per establishment were reviewed by Chaska Police Department and City Staff. All transient accommodations will remain as a Level I establishment.

Business Applications:

The following is a list of businesses requesting renewals for the 2019/2010 year. All transient accommodation application renewals have been received and appropriate fees have been paid.

Super 8
Norwood Inn
Oak Ridge Conference Center

CITY COUNCIL ACTION REQUESTED

Motion to approve the 2019-2020 transient accommodations business licenses effective May 1, 2019 through April 30, 2020.

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/15/2019

Subject: Sagewood 2nd Addition – Final Plat

Applicant: DR Horton

Location: North of Engler Boulevard/Co Rd 10, west of Clover Preserve Lane

Case No.: 2019-08

Synopsis: Applicant seeks to obtain approval of a final plat for 41 lots in the Sagewood development

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Resolution Approving the Request

BACKGROUND

At its May 21st, 2018 City Council meeting the Sagewood Concept Plan was approved. At its August 20th, 2018 City Council meeting the Sagewood Preliminary Plat was approved. At its October 15, 2018 City Council meet the Sagewood Final Plat was approved for the southern lots off of Clover Field Circle.

CURRENT PROPOSAL

The 41-lot final plat proposal in Sagewood is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Lane (known as the north portion of the development). This new addition will essentially be an extension of the existing Clover Preserve Lane street stub to provide access to two cul de sacs. A street stub will be provided at the western end of Clover Preserve Lane.

Layout

Due to its natural topography and drainage patterns, Sagewood is divided into two sections: North and South. The North portion (being proposed tonight) will be accessed through an extension of Clover Preserve Lane and contain 41 home sites; this section will provide access to two cul de sacs. Sidewalks will be an extension of the existing conditions to both streets.

The current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, which is 54 feet.

Utilities

Sewer and water utilities are available. Minor extensions will need to be provided to service the proposed neighborhood.

Stormwater

Stormwater ponding exists today between Clover Preserve Lane and Clover Field Circle. More ponding is proposed as a part of this proposal on the south side of Clover Preserve Lane and on the west side of Clover Field Circle. It will be required that the developer provides adequate

maintenance access into these areas. Stormwater ponding will have to meet all Carver County WMO and City standards.

Setbacks

The setbacks will be generally consistent with the adjacent neighborhoods. Namely, the front yard setback should be no less than 26 feet. The rear yard setback should be 20 feet. The side yard setback should be 5 feet. Corner lots should have a side yard setback of 26 feet.

Architecture

DR Horton will be the sole builder in this development. The proposed homes will be 2-story single family designs, which complement the existing surrounding neighborhood. They anticipate offering approximately 8 floor plans ranging in size from 2,200 to 3,400 square feet. Each floor plan will have multiple elevation options, which will create variety.

City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question. This ordinance has been very successful in the recent past with the result of neighborhoods with varied housing design and architecture.

Trails & Sidewalks

The site in question does not provide any proposed trails however they will be required to pay for trail fees as a part of their development agreement.

The final plan is proposing to include sidewalks. The developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy. The sidewalks will connect to the internal pedestrian walkways in the existing development.

Screening, Landscaping & Tree Preservation

Because this development abuts the rear and sides of an existing neighborhood it was noted during the concept and preliminary plan that screening will be important. Luckily the site currently has a mature grove of trees to provide screening to the north, however, there is one area on the north side that is open. The applicant has provided in their landscape plan (approved in the South portion's final plat) a grove of coniferous and deciduous trees to encompass this area. The applicant has also added landscape buffers to the north (in the open area) and east edges of the development to create adequate natural buffers between the existing and the new neighborhoods.

Trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy. It should be noted that the boulevard is the area between the sidewalk and the street. It will be required that boulevard trees are extended throughout all boulevards to meet the policy.

Tree Preservation is an important piece of this development, specifically in the north area where significant trees are present. The applicant conducted and submitted a tree survey and preservation plan as a part of the southern portion's final plat. They showed areas on the north edge to remain untouched in most areas. Staff also requested the applicant to further evaluate other trees proposed to be removed as a part of the final plat submittal for the southern portion. The applicant further evaluated trees 236, 248, 381 on the Tree Preservation Plan during the southern portion's final plat and have determined that these will be saved. Staff is

happy to see that the applicant made further efforts to save more trees. They have since recorded a conservation easement over the northern Outlot (Outlot D) for tree preservation. There are a couple trees within the private lots that will be required to save per the approved Tree Preservation Plan. These are as follows:

- Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
- Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
- Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
- Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
- Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
- Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
- Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

These trees/areas will be required to be added into the Conservation Easement document, or its own separate easement, prior to the City releasing the final plat.

Parkland

The Final Plan of the southern portion showed the incorporation of a new private park space in between the north and the south portions of the development. The development is planning to have their own Homeowners Association and thus were highly encouraged by the Jonathan Association to have their own park for the new development. The park is situated between the north and south portions of the development providing equal access to both sides. Playground equipment is planned for this park area.

The City is not planning to take ownership of any land within the development, with the exception of the stormwater ponding. Because of this, the developer will be responsible to pay parkland dedication fees.

Development Costs (Infrastructure Improvements)

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

- Storm Sewer
- Parks
- Trails

Prior to final plat recording, Staff will need to work with the applicant to determine which of these are applicable and what those fees will be. A development agreement will be required.

Final Plat

The final plat is for 41 single-family lots. The disposition of outlots are as follows:

- Outlot A: common open space to be owned by the developer
- Outlot B: area for a monument sign to be owned by the developer
- Outlot C: area for a monument sign to be owned by the developer

PLANNING COMMISSION ACTION TAKEN 04/10/2019:

Motion to recommend to City Council approval of the Sagewood 2nd Addition Final Plat for 41 lots, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Sagewood 2nd Addition Final Plat (pgs 1-2), prepared by James R. Hill, Inc., undated
 - b. Title Sheet (pg C1.0), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - c. Sanitary Sewer & Watermain Construction (pgs C2.0 & C2.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - d. Storm Sewer Construction (pgs C3.0, C3.1, C3.2 & C3.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - e. Street Construction (pgs C4.0 & C4.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - f. Construction Details (pgs C5.0, C5.1, C5.2, & C5.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - g. Tree Preservation Plan (pg C7.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - h. Final Landscape Plan (pgs L6.1), prepared by Calyx Design Group, dated July 2, 2018 and revised September 8, 2018
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision of sidewalks on both sides of all local streets per policy.
4. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
5. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
6. Payment of development fees prior to recording of the final plat.
7. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
8. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be approved by the Engineering Department.
11. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
12. Provision that cluster mailboxes are provided on site for the development.
13. Provision that homes do not exceed 35 feet in height.
14. Provision that park space and amenities are constructed at first phase of development construction.
15. Conservation Easement to be recorded prior to releasing the final plat over the following trees:
 - a. Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
 - b. Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
 - c. Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
 - d. Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
 - e. Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
 - f. Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
 - g. Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2019-34 approving the final plat for Sagewood 2nd Addition (PC #2019-08).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 4/15/2019 **RESOLUTION NO.** 2019-34

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

Resolution approving the Final Plat for Sagewood 2nd Addition/DR Horton/P.C. No. 2019-08

WHEREAS, the 41-lot final plat proposal in Sagewood is located north of Engler Boulevard/County Road 10 and west of Clover Preserve Lane (known as the north portion of the development); and

WHEREAS, the current plan appears to show road right-of-way widths that are consistent with the designs in the existing Clover Ridge development, which is 54 feet; and

WHEREAS, City ordinance dictates that housing may not be similar within two houses to each side, directly across the street or diagonal from the house in question; and

WHEREAS, the developer will be required to provide sidewalks on both sides of the streets up to the bulbs of cul de sacs per City policy; and

WHEREAS, trees will be required in the boulevard in order to meet the City's Boulevard Tree Policy; and

WHEREAS, the applicant further evaluated trees 236, 248, 381 on the Tree Preservation Plan during the southern portion's final plat and have determined that these will be saved; and

WHEREAS, they have since recorded a conservation easement over the northern Outlot (Outlot D) for tree preservation; and

WHEREAS, there are a couple trees within the private lots that will be required to save per the approved Tree Preservation Plan, and these are as follows:

- Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
- Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
- Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
- Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
- Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
- Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
- Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition; and

WHEREAS, these trees/areas will be required to be added into the Conservation Easement document, or its own separate easement, prior to the City releasing the final plat; and

WHEREAS, the disposition of outlots is as follows:

- Outlot A: common open space to be owned by the developer
- Outlot B: area for a monument sign to be owned by the developer
- Outlot C: area for a monument sign to be owned by the developer

WHEREAS, on April 10, 2019 the Planning Commission recommended approval to the City Council of the Sagewood 2nd Addition Final Plat for 41 lots (PC#2019-08); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Sagewood 2nd Addition Final Plat for 41 lots (PC#2019-08), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Sagewood 2nd Addition Final Plat (pgs 1-2), prepared by James R. Hill, Inc., undated
 - b. Title Sheet (pg C1.0), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - c. Sanitary Sewer & Watermain Construction (pgs C2.0 & C2.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - d. Storm Sewer Construction (pgs C3.0, C3.1, C3.2 & C3.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - e. Street Construction (pgs C4.0 & C4.1), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - f. Construction Details (pgs C5.0, C5.1, C5.2, & C5.3), prepared by James R. Hill, Inc. dated February 20, 2019 and revised March 12, 2019.
 - g. Tree Preservation Plan (pg C7.0), prepared by James R. Hill, Inc. dated August 22, 2018 and revised September 25, 2018
 - h. Final Landscape Plan (pgs L6.1), prepared by Calyx Design Group, dated July 2, 2018 and revised September 8, 2018
2. Adherence to the City's Boulevard Tree Policy and local street section design.
3. Provision of sidewalks on both sides of all local streets per policy.
4. Adherence to the following building setbacks:
 - a. Front (house): 26 feet
 - b. Rear: 20 feet
 - c. Side: 5 feet
 - d. Side (corner): 26 feet
5. Prior to final plat recording, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
6. Payment of development fees prior to recording of the final plat.
7. Compliance with the City's anti-monotony and design requirements zoning ordinance (Section 9.28).
8. Provision of developer responsibility to remove any hazardous trees or limbs on site as determined by the Public Works Director, prior to issuance of a building permit.
9. Provision of a storm water management plan meeting City and Carver County WMO standards.
10. Provision that adequate maintenance accesses are provided for the stormwater ponds, and to be approved by the Engineering Department.
11. Monument signs to receive separate sign permit approval prior to installation and adhere to Section 10 of the zoning ordinance.
12. Provision that cluster mailboxes are provided on site for the development.
13. Provision that homes do not exceed 35 feet in height.

14. Provision that park space and amenities are constructed at first phase of development construction.
15. Conservation Easement to be recorded prior to releasing the final plat over the following trees:
 - a. Maple 515 and Oak 516 on Lot 3, Block 1, Sagewood 2nd Addition
 - b. Maple 381 on Lot 9, Block 1, Sagewood 2nd Addition
 - c. Maples 236 and 248 on Lot 12, Block 1, Sagewood 2nd Addition
 - d. Maples 19 and 82 on Lot 2, Block 2, Sagewood 2nd Addition
 - e. Maples 22, 23, 28, 29, 30, 32 and Oak 27 on Lot 3, Block 2, Sagewood 2nd Addition
 - f. Maple 35 on Lot 4, Block 2, Sagewood 2nd Addition
 - g. Oaks 36 and 40 on Lot 5, Block 2, Sagewood 2nd Addition

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

SAGEWOOD 2ND ADDITION

PLAT FILE NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That D.R. Horton, Inc.-Minnesota, a Delaware corporation, owner of the following described property:

Outlot E, SAGEWOOD, according to the recorded plat thereof, Carver County, Minnesota.

Has caused the same to be surveyed and platted as SAGEWOOD 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said D.R. Horton, Inc.-Minnesota, a Delaware corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

D.R. Horton, Inc.-Minnesota

By: _____, its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20____, by _____ the _____, of D.R. Horton, Inc.-Minnesota, a Delaware corporation, on behalf of the corporation.

County, _____ Printed Name
My commission expires _____

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____

Marcus F. Hampton, Licensed Land Surveyor,
Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

CITY COUNCIL, CITY OF CHASKA, MINNESOTA

This plat of SAGEWOOD 2ND ADDITION was approved by the City Council of the City of Chaska, Minnesota at a regular meeting held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20____.

Brian E. Praske, County Surveyor

By: _____

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

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

David Frischmon, County Auditor/Treasurer

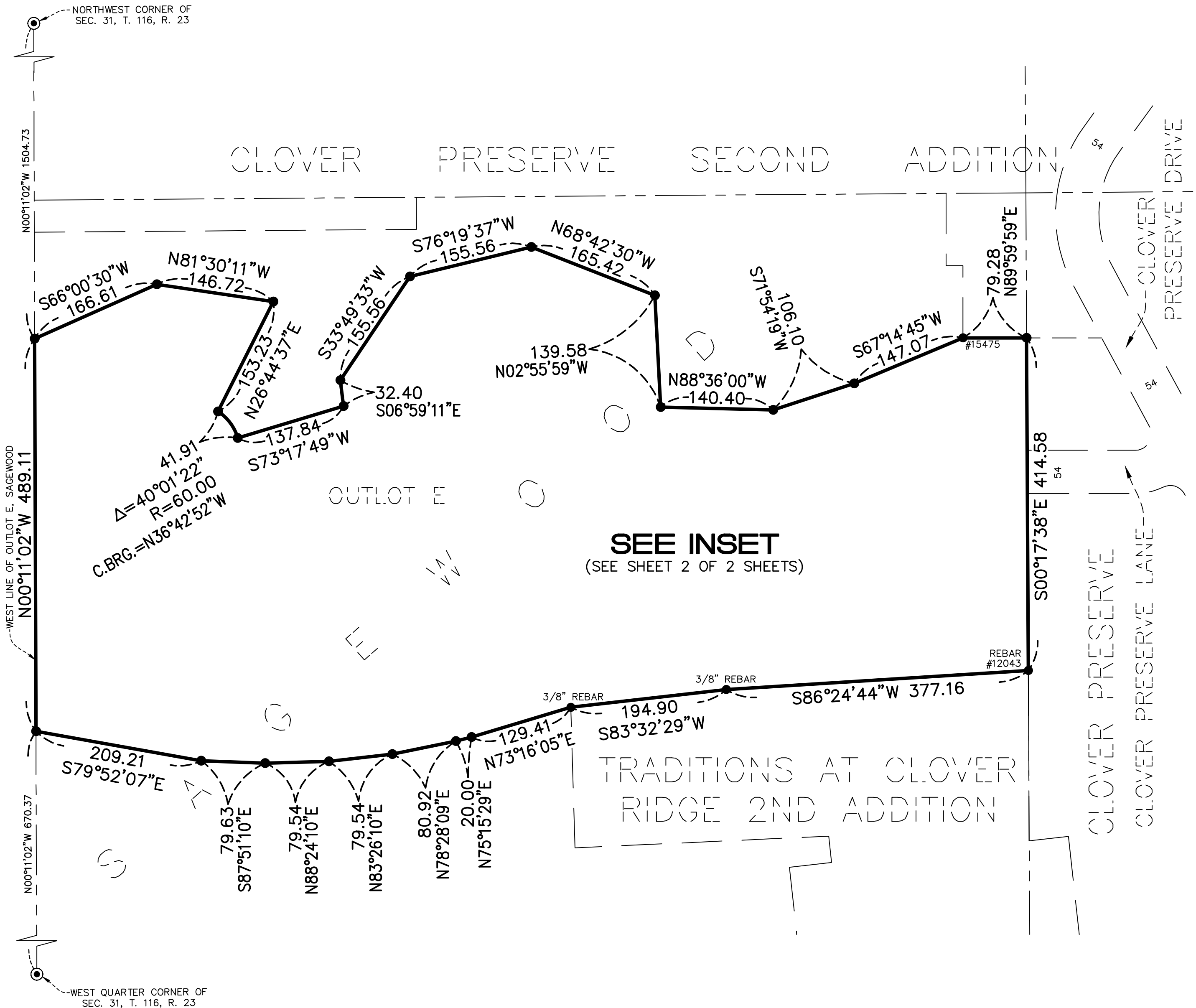
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

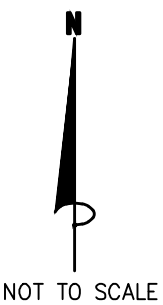
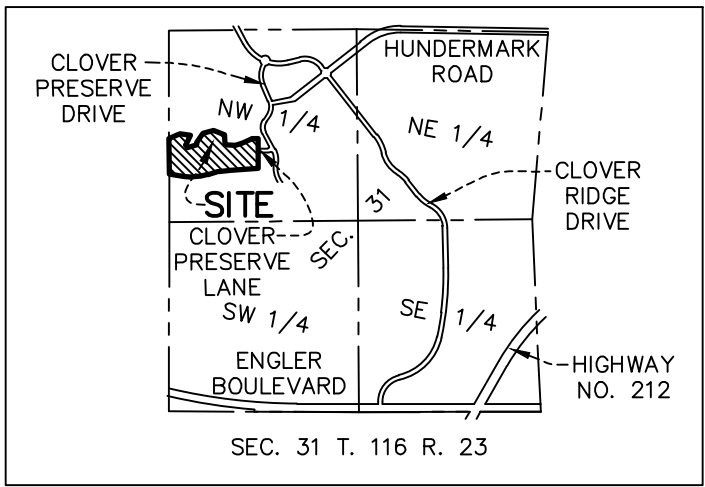
I hereby certify that this plat of SAGEWOOD 2ND ADDITION was filed this _____ day of _____, 20____, at _____ o'clock _____. M. as Document Number _____.

Kaaren Lewis, County Recorder

By: _____

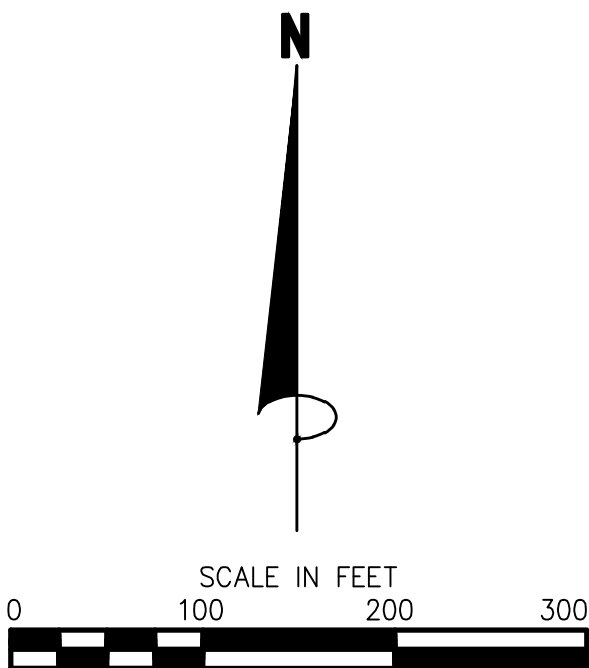


VICINITY MAP



- DENOTES FOUND 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481, UNLESS OTHERWISE LABELED
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481
- ⦿ DENOTES FOUND CARVER COUNTY CAST IRON MONUMENT

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.

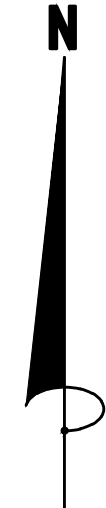
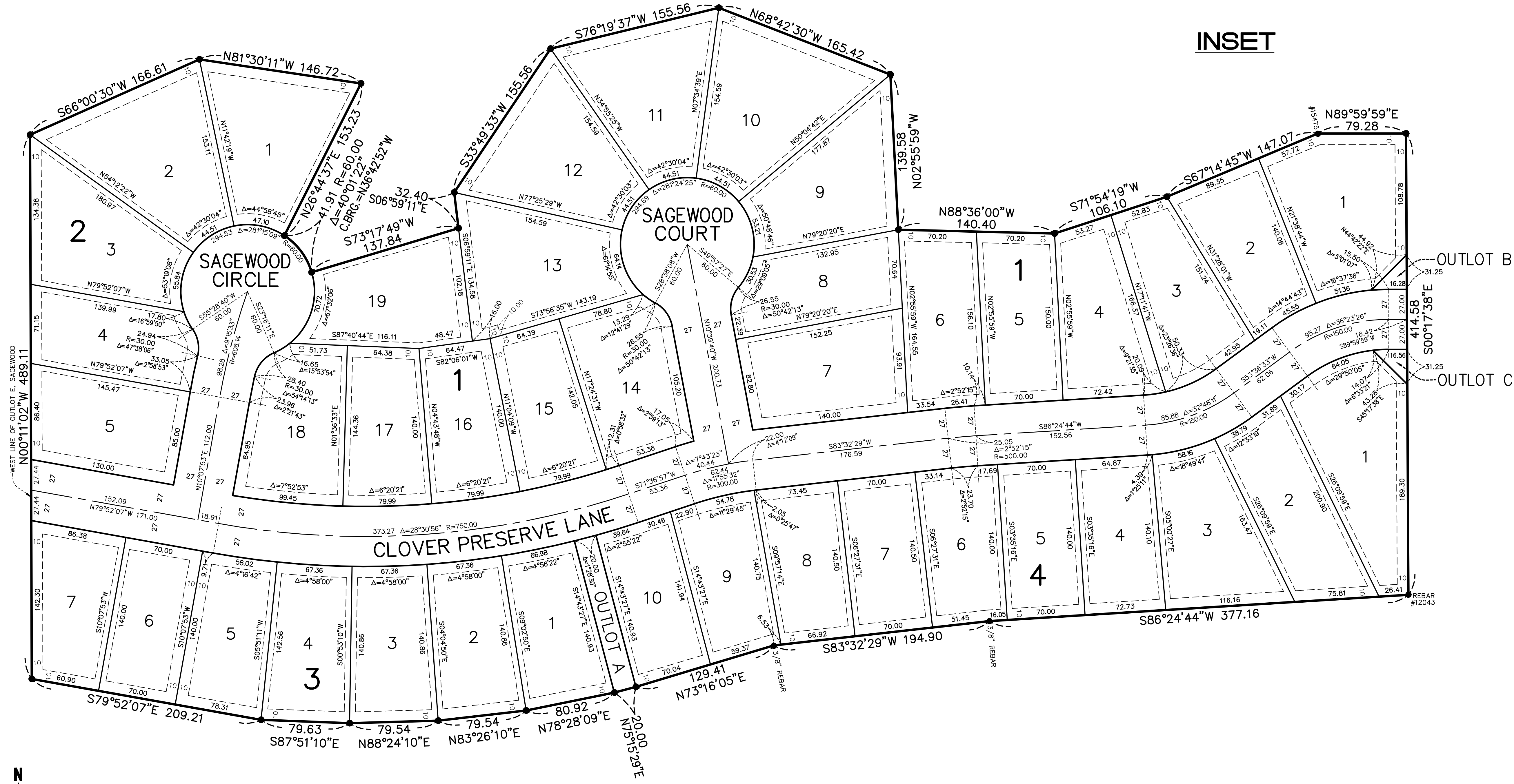


THE WEST LINE OF OUTLOT E, SAGEWOOD HAS A CARVER COUNTY BEARING OF N 00°11'02" W (NAD83,1986 ADJ)

JAMES R. HILL, INC.
SHEET 1 OF 2 SHEETS

SAGEWOOD 2ND ADDITION

PLAT FILE NO.
C.R. DOC. NO.

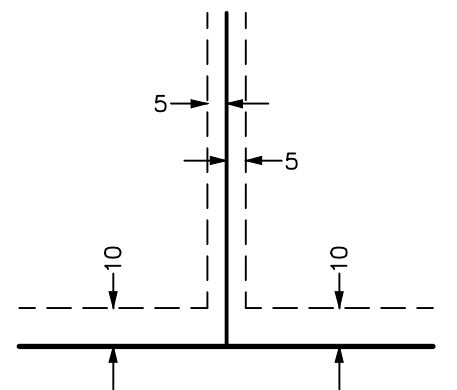


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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

SAGEWOOD 2ND ADDITION

CHASKA, MINNESOTA

FINAL SANITARY SEWER, WATERMAIN, STORM SEWER & STREET PLANS

FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044
PHONE: (952) 985-7864

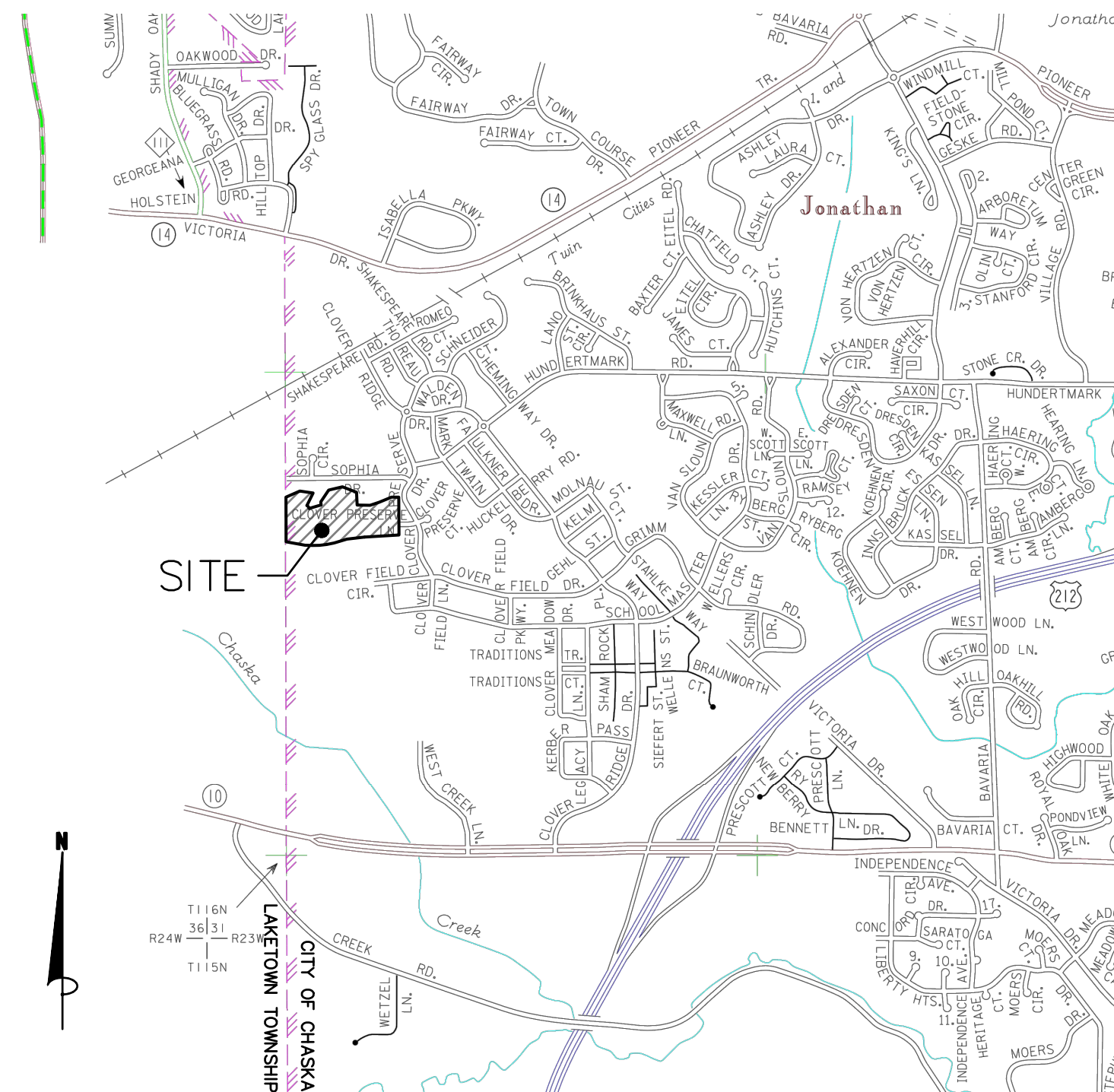
SINGLE FAMILY REQUIREMENT & DATA (RM-1)

MIN. LOT AREA	8,400 S.F.
MIN. LOT WIDTH AT SETBACK	70 FEET
MIN. LOT AREA FOR CORNER LOT	10,800 S.F.
MIN. LOT WIDTH AT SETBACK FOR CORNER LOT	85 FEET

MINIMUM SETBACKS (RM-1)

FRONT (HOUSE)	30 FEET
FRONT (GARAGE)	25 FEET
SIDE (HOUSE)	7 FEET
SIDE (STREET)	20 FEET
REAR	30 FEET

MAXIMUM BUILDING COVERAGE	40%
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LOCATION MAP

1" = 1600'

PROJECT COORDINATES

N 44° 48' 52"
W 93° 38' 24"

STORM SEWER STRUCTURE SCHEDULE				
STRUCTURE NO.	TYPE	BUILD HEIGHT (FEET)	INSIDE DIAMETER	NEENAH CASTING
STMH-101	STORM MANHOLE	4.42	60"ø	R-1642-5040
CBMH-102	CATCH BASIN MANHOLE	9.17	48"ø	R-3067-VB
CBMH-103	CATCH BASIN MANHOLE	5.27	48"ø	R-3067-V
CBMH-103A	CATCH BASIN MANHOLE	3.88	48"ø	R-3067-VB
CBMH-104	CATCH BASIN MANHOLE	6.81	48"ø	R-3067-V
CBMH-104A	CATCH BASIN MANHOLE	4.38	48"ø	R-3067-V
CBMH-105	CATCH BASIN MANHOLE	9.28	48"ø	R-3067-V
CBMH-105A	CATCH BASIN MANHOLE	4.14	48"ø	R-3067-V
CBMH-105B	CATCH BASIN MANHOLE	3.61	48"ø	R-3067-V
CBMH-106	CATCH BASIN MANHOLE	11.21	48"ø	R-3067-V
CB-106A	CATCH BASIN	3.00	2'x3'	R-3067-V
CBMH-106B	CATCH BASIN MANHOLE	4.08	48"ø	R-4342-A
CBMH-107	CATCH BASIN MANHOLE	9.27	48"ø	R-3067-V
CB-107B	CATCH BASIN	3.60	27"ø	R-4342-A
CBMH-107C	CATCH BASIN MANHOLE	3.76	48"ø	R-3067-VB
CBMH-108	CATCH BASIN MANHOLE	4.28	48"ø	R-3067-VB
CBMH-108C	CATCH BASIN MANHOLE	3.79	48"ø	R-3067-V
CBMH-109	CATCH BASIN MANHOLE	3.92	48"ø	R-3067-VB
CB-109C	CATCH BASIN	3.61	2'x3'	R-3067-V
CBMH-110	CATCH BASIN MANHOLE	4.40	48"ø	R-3067-V
CB-111	CATCH BASIN MANHOLE	3.89	27"ø	R-4342-A

BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
- #2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.



PROJECT CONTACTS

PROJECT ENGINEER:

JOEL COOPER, P.E. — JAMES R. HILL, INC.

(952)–890–6044 (O)
(612)–508–6480 (C)
(952)–985–7864 (O)

DEVELOPER:

DEB RIDGEWAY — D.R. HORTON, INC. — MINNESOTA

CITY ENGINEER:

MATT CLARK — CITY ENGINEER

(952)–227–7522 (O)
(651)–757–2446 (O)

NPDES OFFICER:

AMY DELBECQ — MPICA

GENERAL CONTRACTOR REPRESENTATIVE:

TO BE DETERMINED

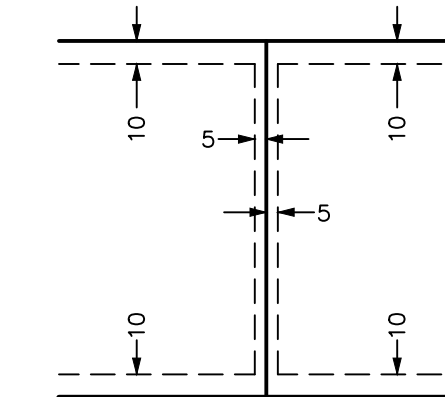
INDEX

TITLE SHEET	C1.0
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CLOVER PRESERVE LANE	C2.0
SAGEWOOD CIRCLE/SAGEWOOD COURT	C2.1
STORM SEWER CONSTRUCTION	C3.0–C3.3
STREET CONSTRUCTION	
CLOVER PRESERVE LANE	C4.0
SAGEWOOD CIRCLE/SAGEWOOD COURT	C4.1
CONSTRUCTION DETAILS	C5.0–C5.3

LEGEND

	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING OVERHEAD POWER LINE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TV PEDESTAL
	EXISTING CURB & GUTTER
	EXISTING FENCE
	EXISTING RETAINING WALL
	EXISTING RAILROAD
	EXISTING TREELINE/TREES
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED ASPHALT SURFACE
	PROPOSED SEDIMENT BASIN
	PROPOSED FILTRATION BASIN

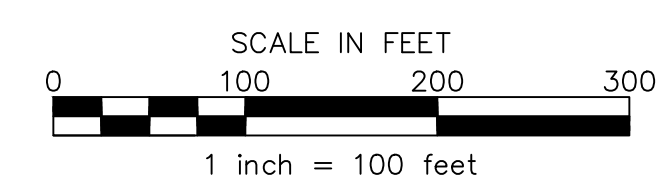
DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING
SIDE LOT LINES AND 10 FEET IN WIDTH
ADJOINING STREET LINES AND REAR LOT
LINES, UNLESS OTHERWISE INDICATED
ON THE PLAT.



Know what's below.
Call 811 before you dig.



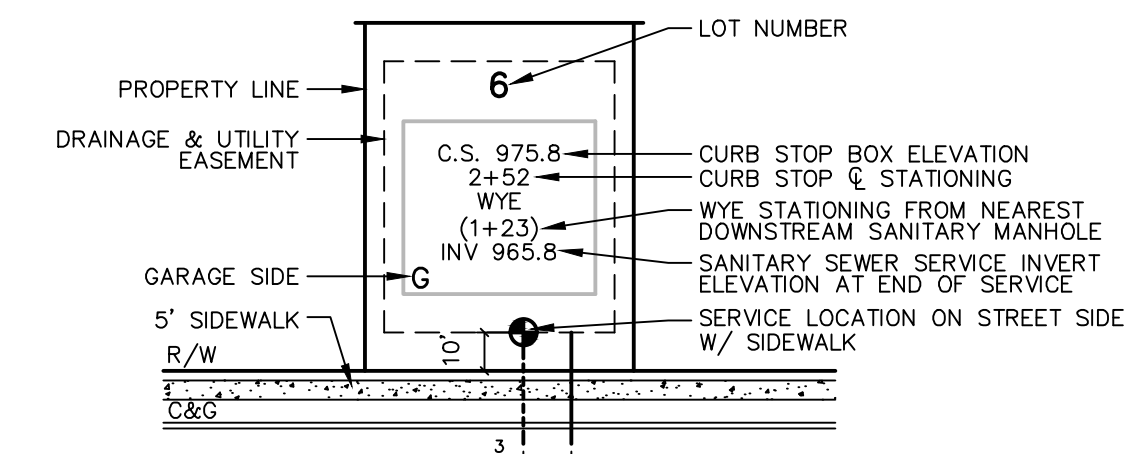
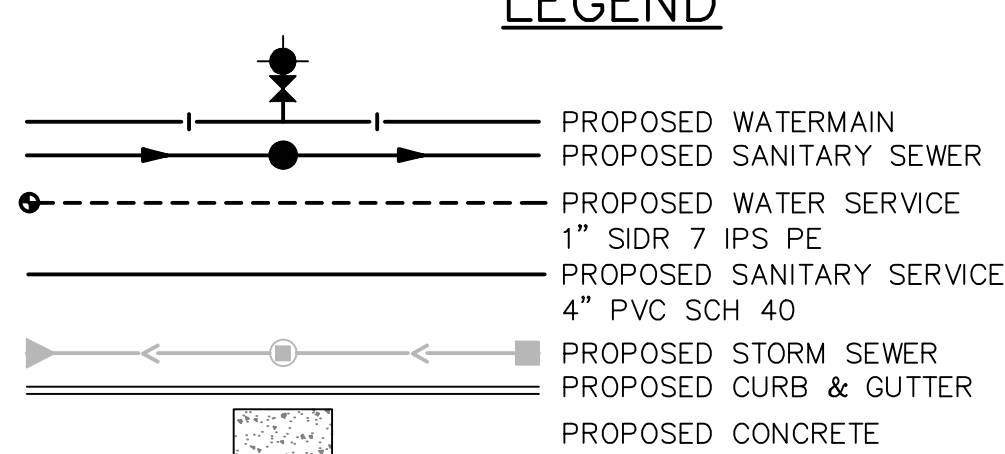
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JOEL COOPER
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
TITLE SHEET
FOR
D.R. HORTON, INC. — MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY JSO
DATE 02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE 23473TS
PROJECT NO. 23473
C1.0

LEGEND



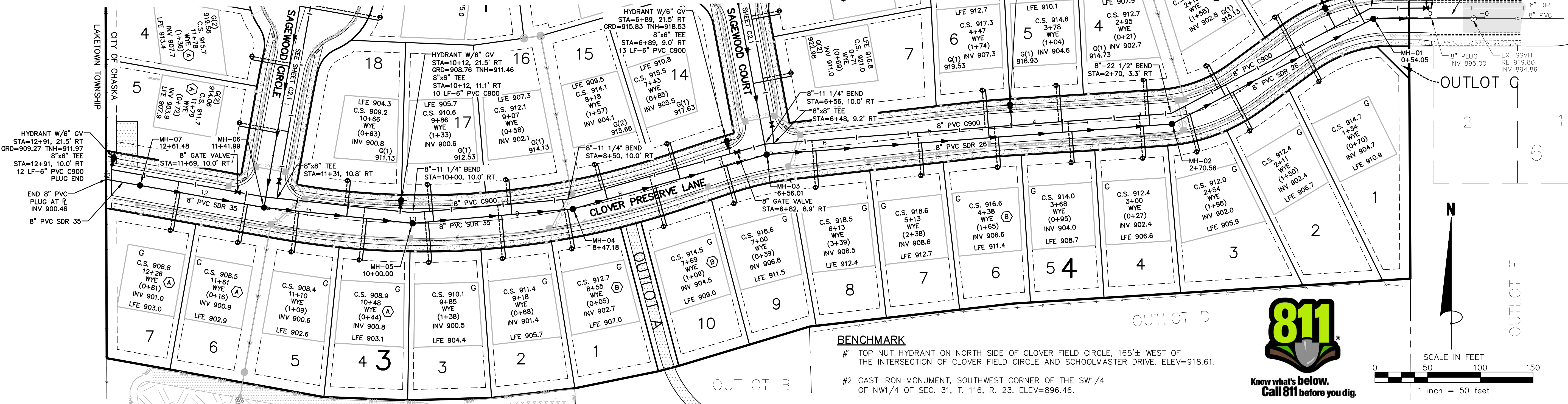
SERVICE LEGEND

NOTES

- SANITARY SEWER & WATERMAIN CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
- ALL WATERMAIN (PVC C900) SHALL BE INSTALLED WITH #12 AWG COPPER CLAD STAINLESS STEEL, HIGH STRENGTH TRACER WIRE (UNDERGROUND RATED) LAYED DIRECTLY UNDER THE PIPE AND GRANULAR BEDDING.
- ALL WATER SERVICES WILL REQUIRE STAINLESS STEEL SERVICE SADDLES SMITH-BLAIR 372 OR APPROVED EQUAL.
- SANITARY MANHOLES SHALL HAVE AN INTERNAL SEAL - INFILTRATION BARRIER 1/1 BARRIER BY STRIKE PRODUCTS. EXTERNAL SURFACES OF ALL PRE-CAST SECTIONS SHALL BE GIVEN COATS OF BITUMINOUS DAMP PROOFING AT A RATE OF 30 TO 60 SQUARE FEET PER GALLON.

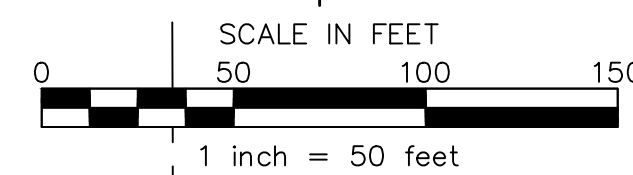
KEY NOTES

- VERTICALLY OFFSET WATER SERVICE TO MAINTAIN MIN. 18" CLEARANCE FROM SANITARY SEWER MAIN
- VERTICALLY OFFSET WATER SERVICE TO MAINTAIN MIN. 18" CLEARANCE FROM STORM SEWER MAIN

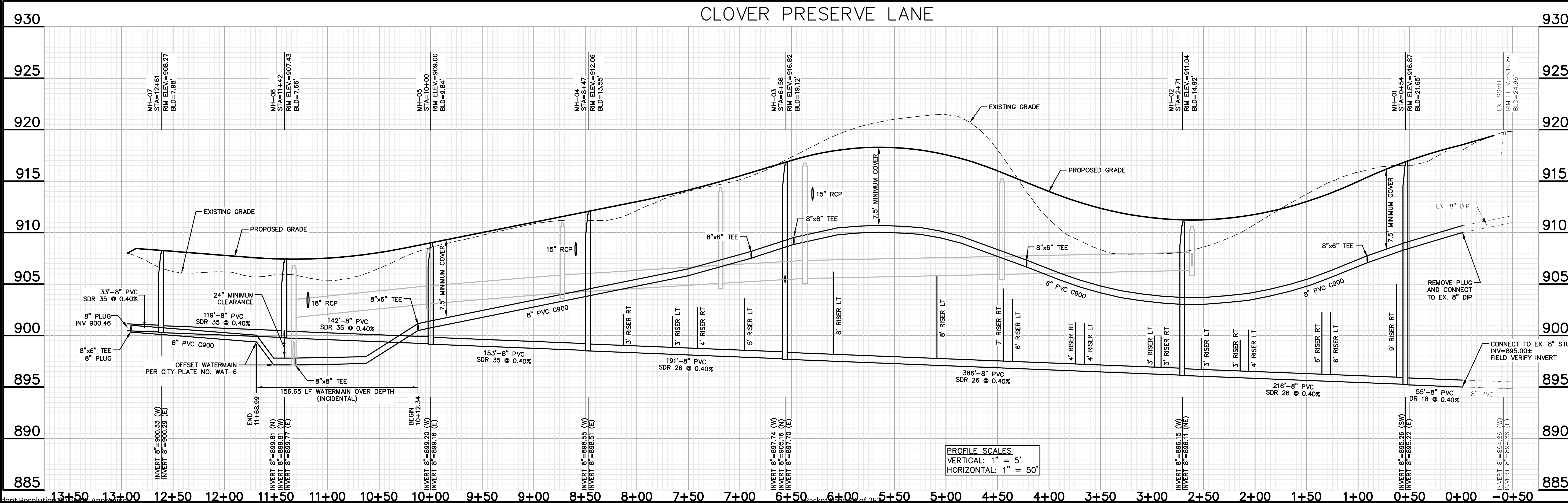


BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
- #2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.



CLOVER PRESERVE LANE



PROFILE SCALES
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

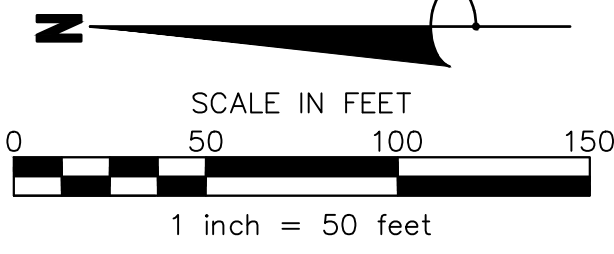
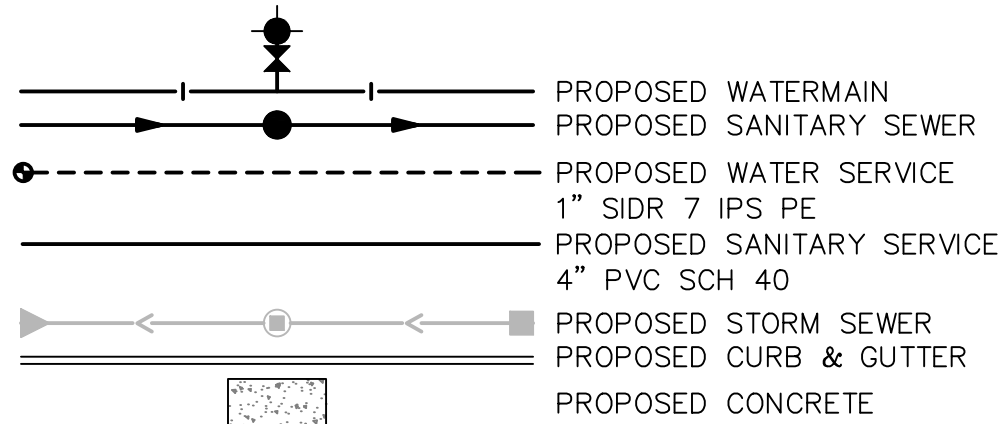
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
J. R. Hill
Date: 09/04/2018 Reg. No. 18725

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
SANITARY SEWER & WATERMAIN CONSTRUCTION
CLOVER PRESERVE LANE
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019	BID PACKAGE
CAD FILE	23473SS
PROJECT NO.	23473
	C2.0

LEGEND



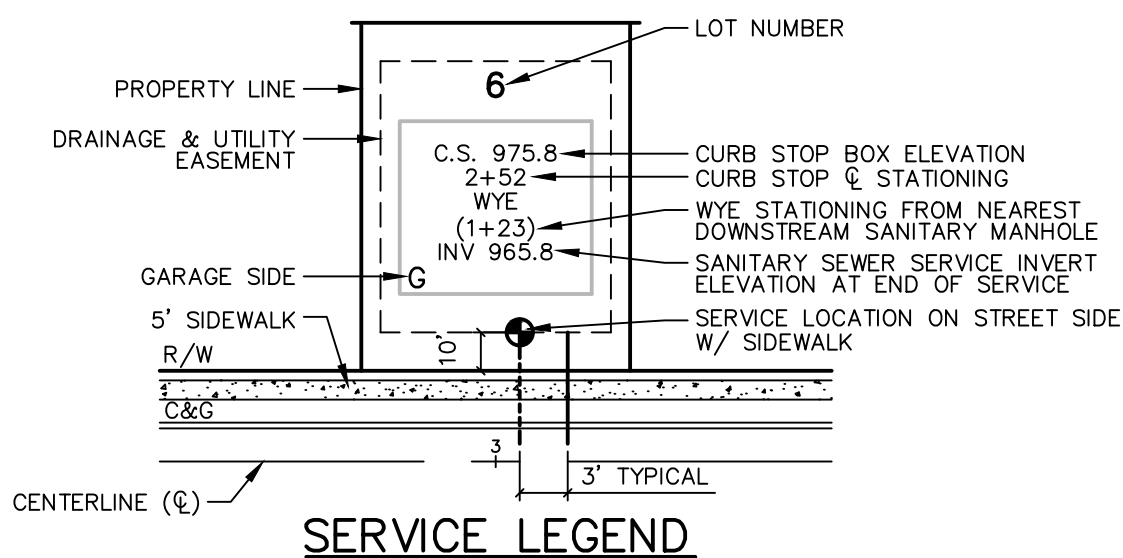
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NOTES

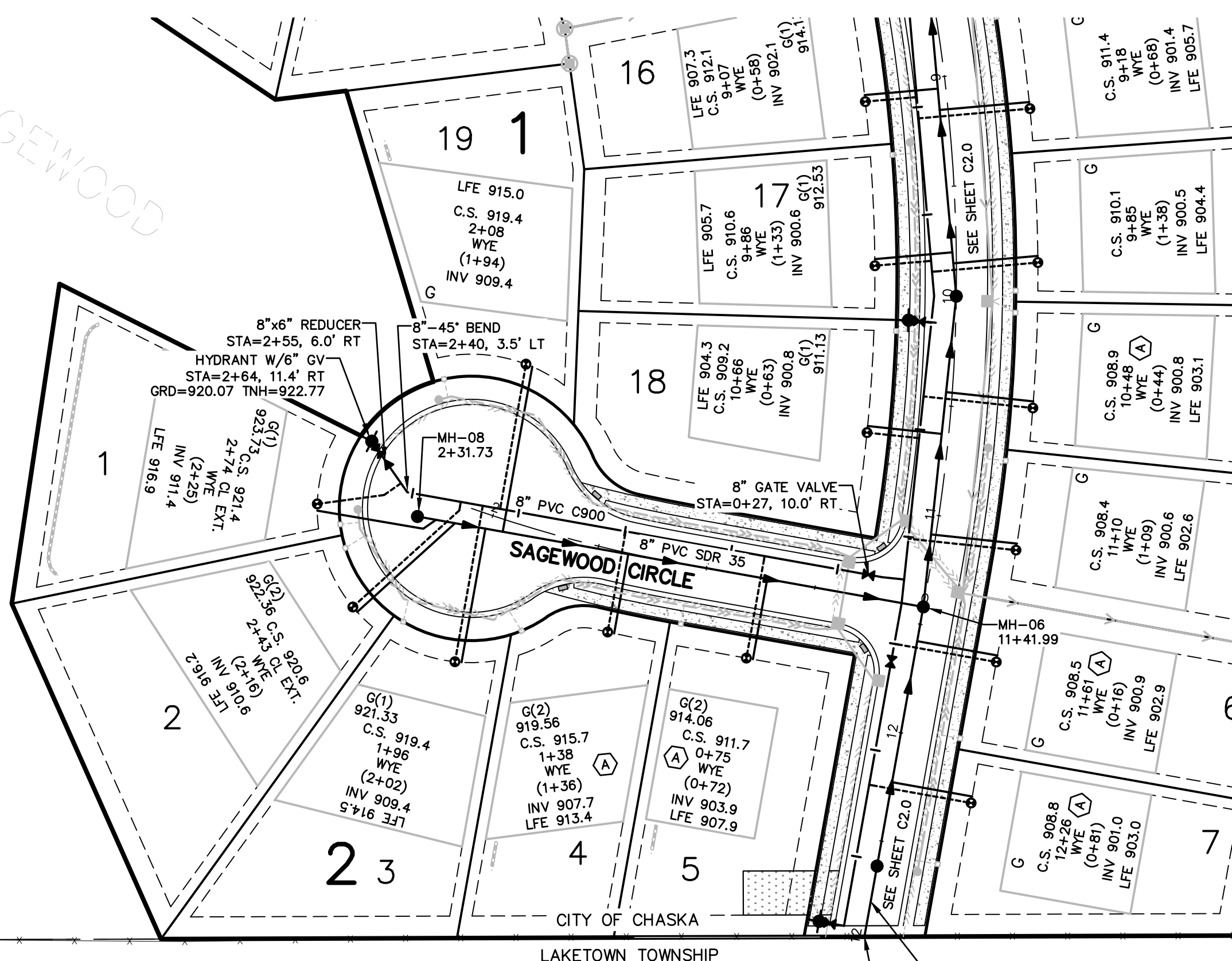
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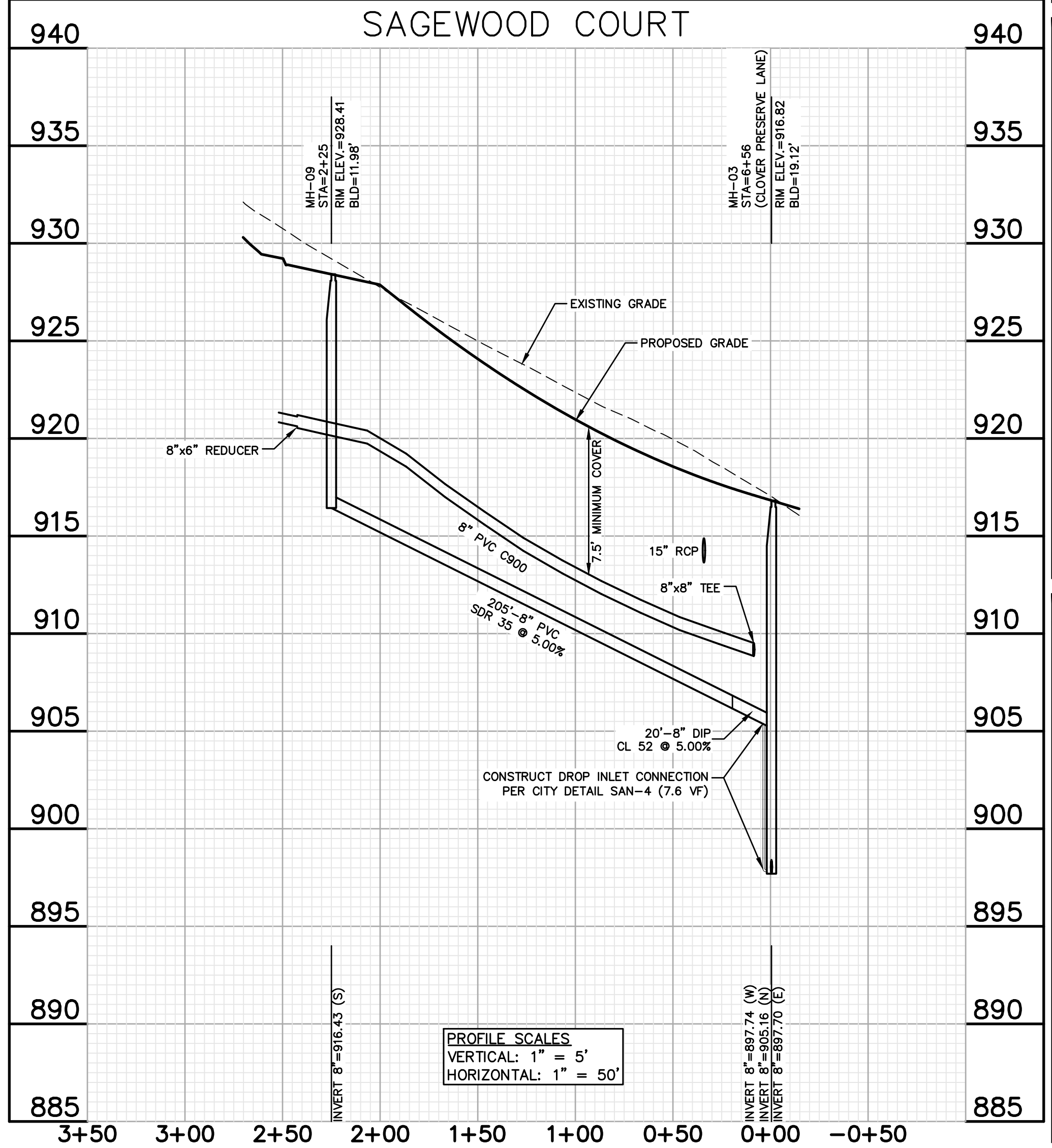
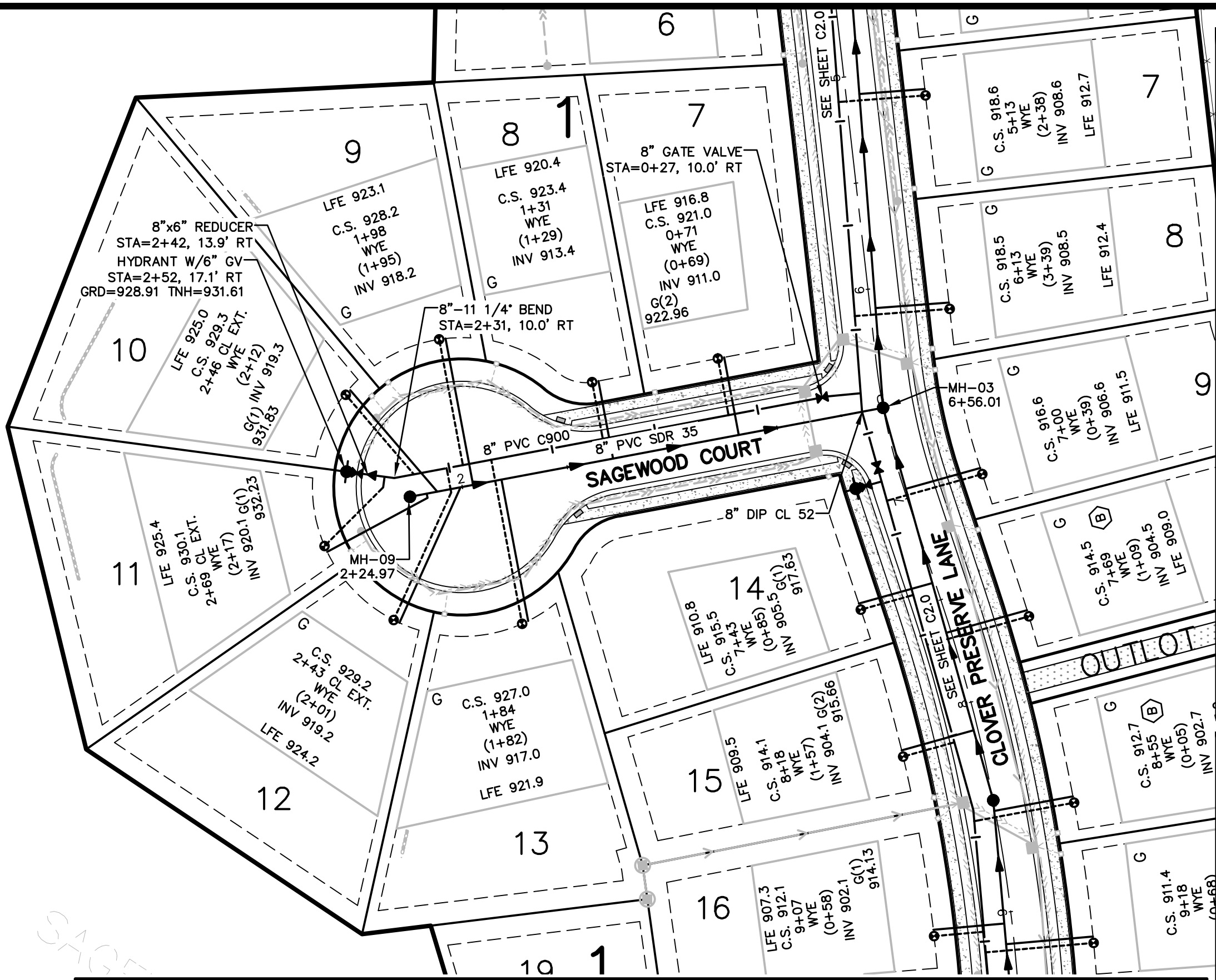
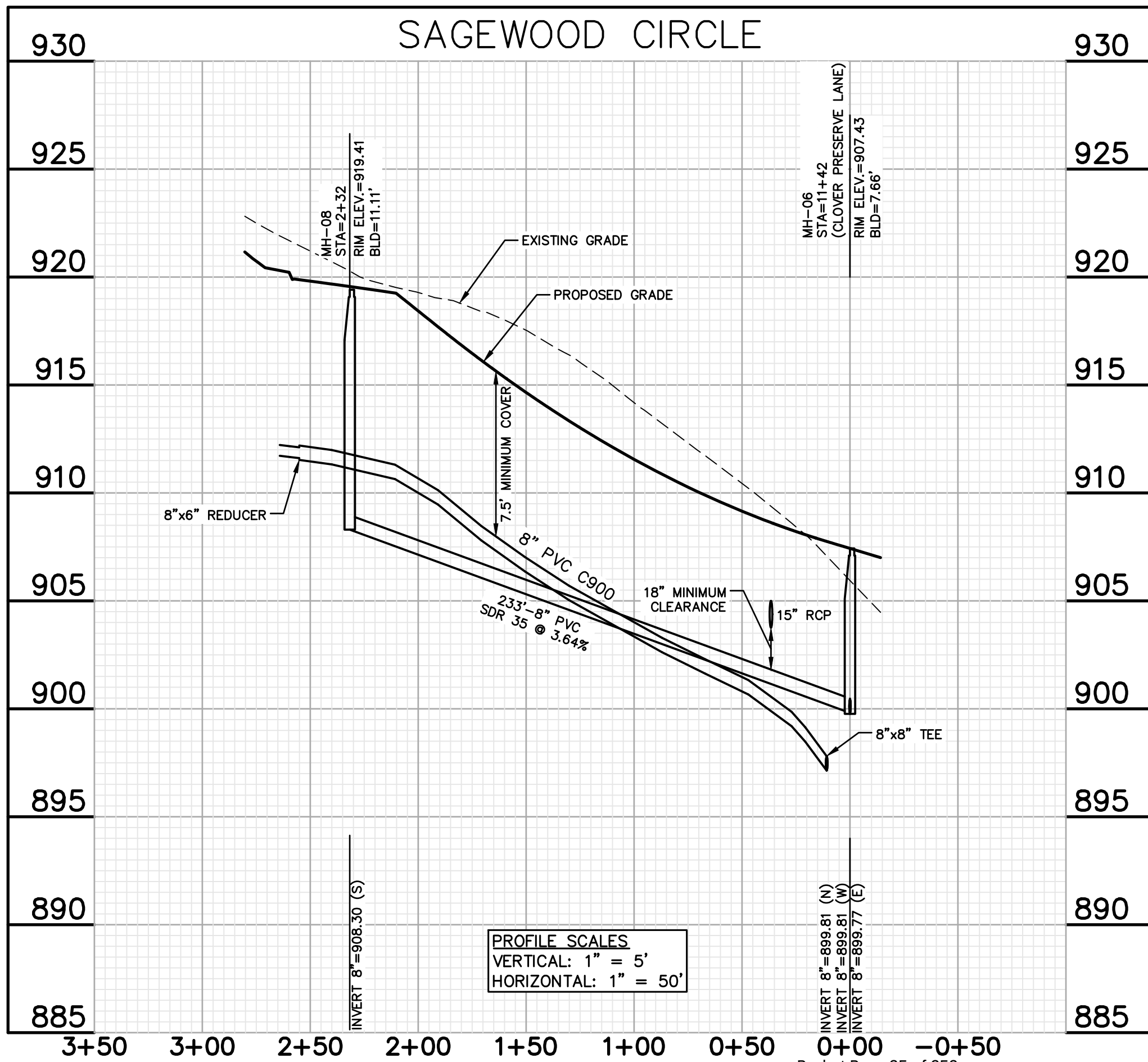
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OUTLOT D
SAGEWOOD



* VERTICALLY OFFSET WATER SERVICE TO MAINTAIN MINIMUM 18" CLEARANCE FROM SANITARY SEWER MAIN
FND R" PVC



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
J. R. HILL, P.E.
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
SANTARY SEWER & WATERMAIN CONSTRUCTION
SAGEWOOD CIRCLE/SAGEWOOD COURT
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
JSO

DATE
02/20/19

REVISIONS

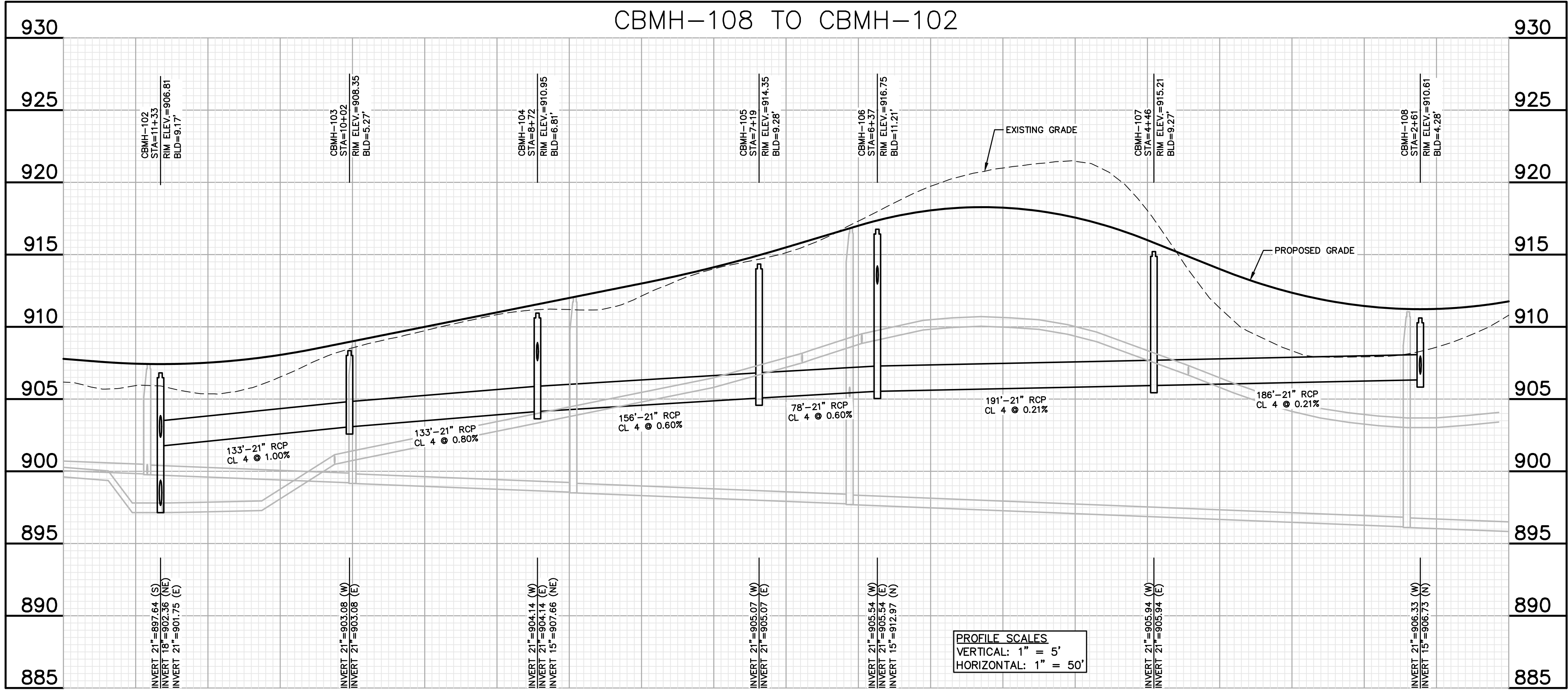
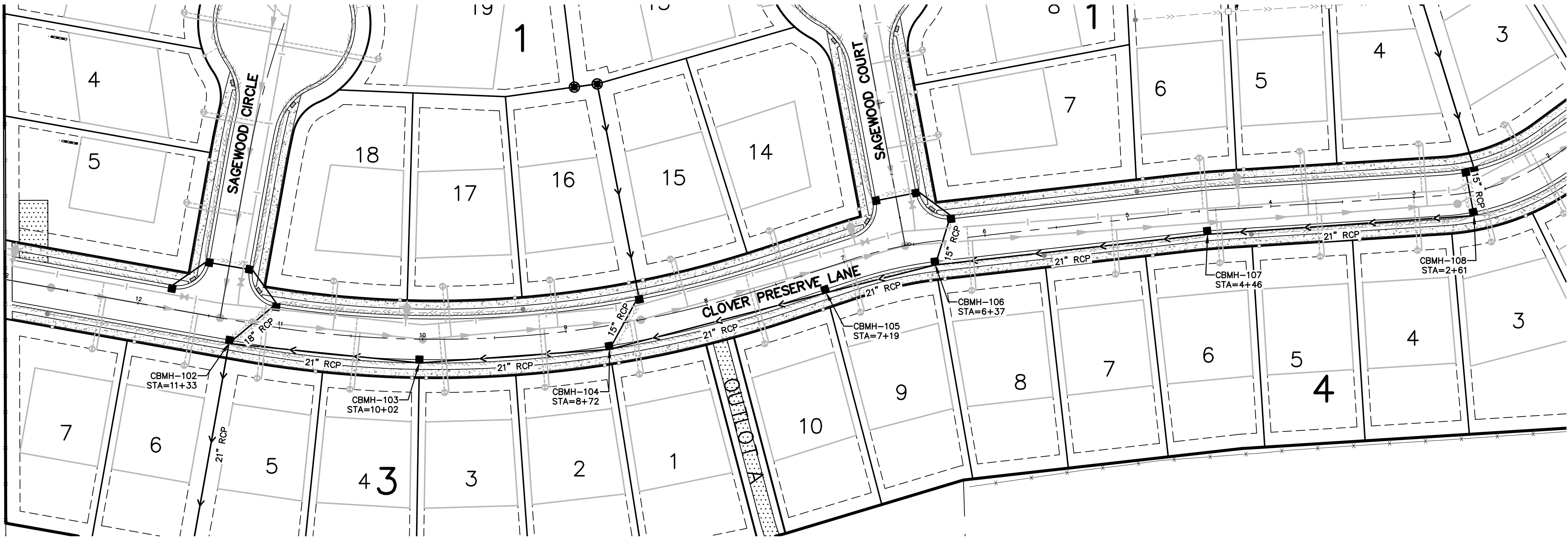
03/12/2019 BID PACKAGE

CAD FILE
23473SS

PROJECT NO.
23473
C2.1

BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
- #2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.

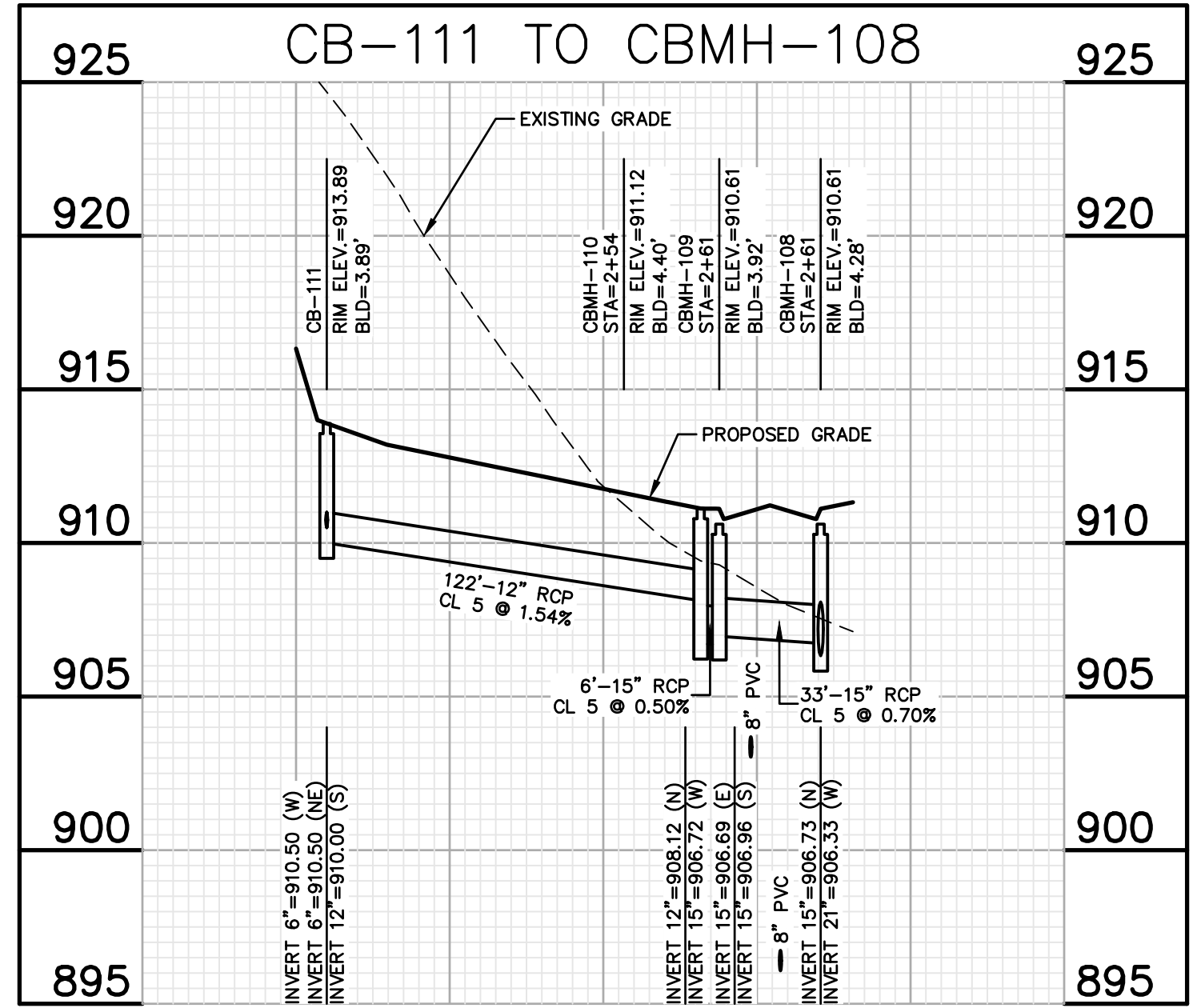
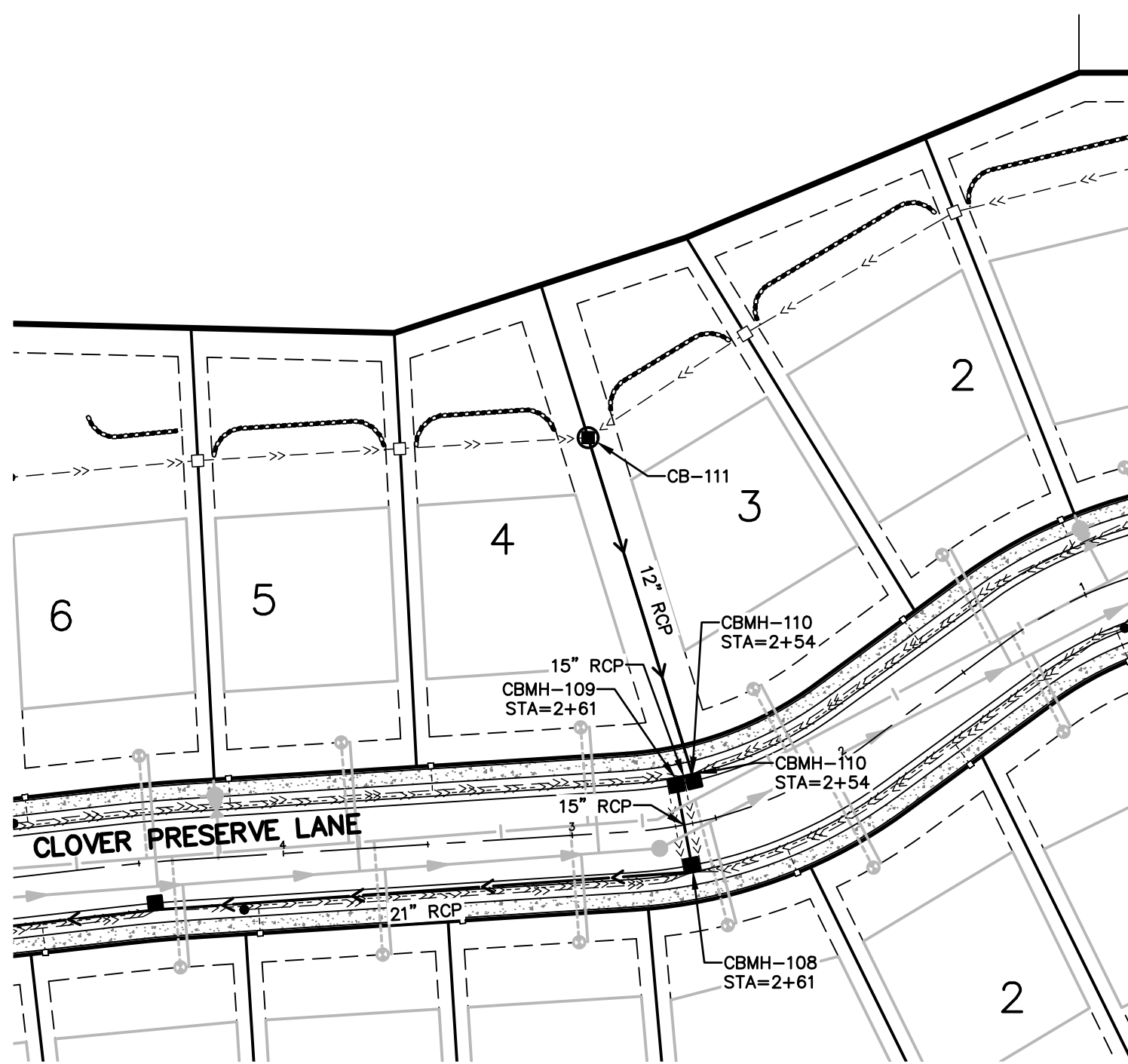
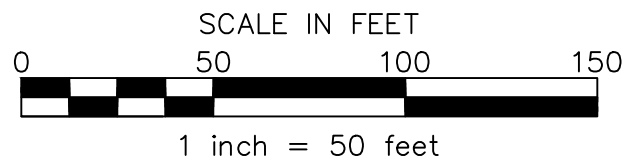


NOTES

- STORM SEWER CONSTRUCTION SHALL CONFORM WITH SPECIFICATIONS AND STANDARDS IN THE CURRENT DRAFT OF THE CITY OF CHASKA ENGINEERING GUIDELINES.
- DRAINTILE SHALL BE INSTALLED BEHIND THE CURB PER CITY PLATE NO. STO-12 AND CONNECTIONS TO DOWNSTREAM CATCH BASIN MANHOLES PER STO-14. WHEN THE DRAINTILE IS NOT LOCATED DIRECTLY BEHIND THE CURB, THE SUBGRADE SHALL BE GRADED TO DRAIN TO THE DRAINTILE.
- SUMP LINES, SUMP LINE CATCH BASINS AND SUMP SERVICES (SHOWN ON PLAN) SHALL BE INSTALLED PER CITY PLATE NO. STO-15, EXCEPT WHERE THERE IS SIDEWALK THEN THE SUMP LINES SHALL BE INSTALLED DIRECTY BEHIND THE SIDEWALK. CONNECTION TO DOWNSTREAM CATCH BASIN MANHOLES MUST BE SEPARATE FROM 4" DRAINTILE CONNECTION. SUMP LINE CATCH BASINS SHALL BE 12" SQUARE CATCH BASIN BY NDS OR APPROVED EQUAL (SEE DETAIL ON SHEET C5.0).
- ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE PIPE WITH TRASH GUARDS IN ACCORDANCE WITH STANDARD DETAIL STO-10 AND GROUTED RIPRAP PER PLATE NO. STO 11-B.
- INLET PROTECT (WMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- 1" SDR 7 IPS PE
- PROPOSED SANITARY SERVICE
- 4" PVC SCH 40
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE BEHIND CURB
- 4" PVC SDR 26 PERFORATED PIPE
- PROPOSED SUMP LINE
- 6" PVC SCH 40 PIPE
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE



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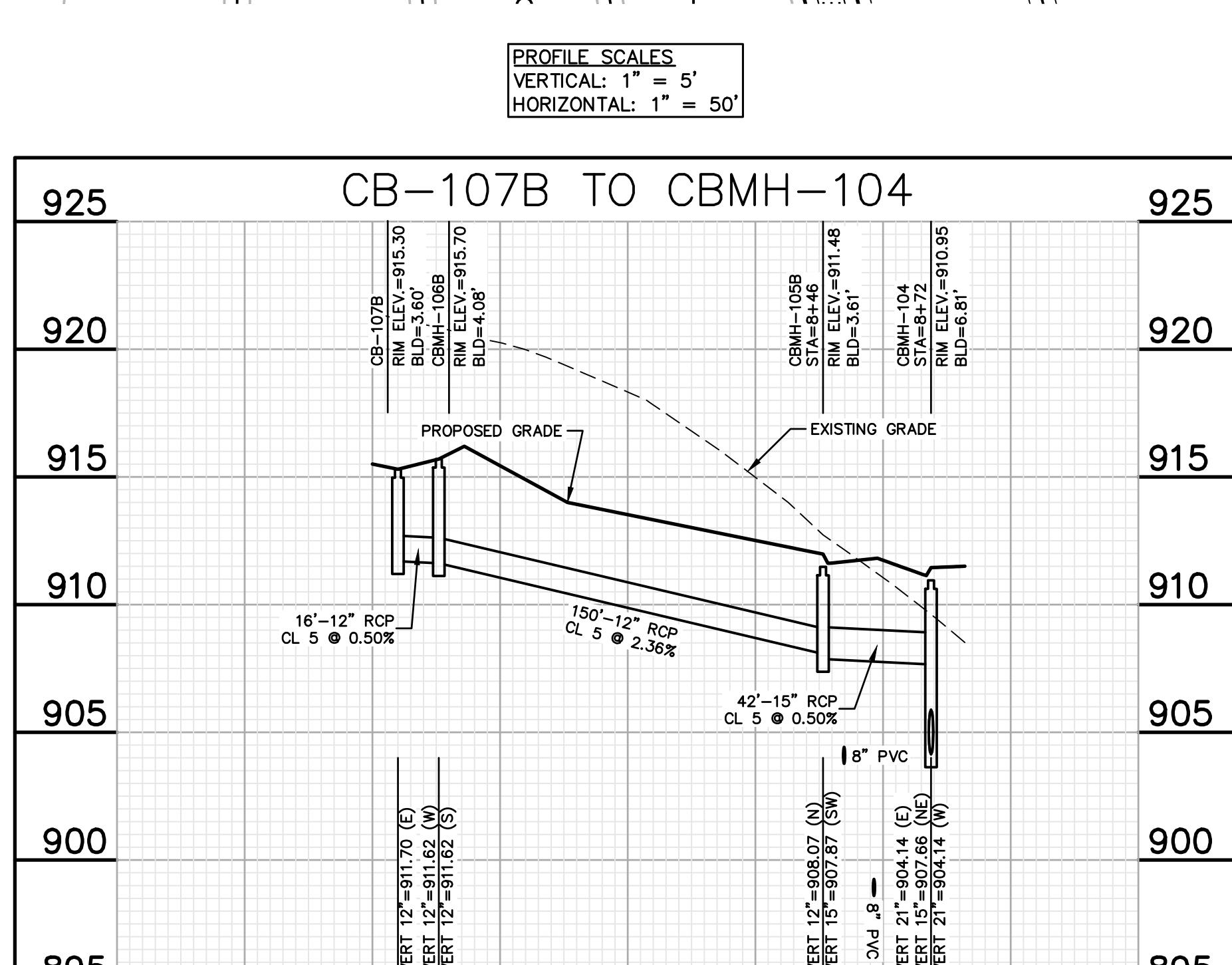
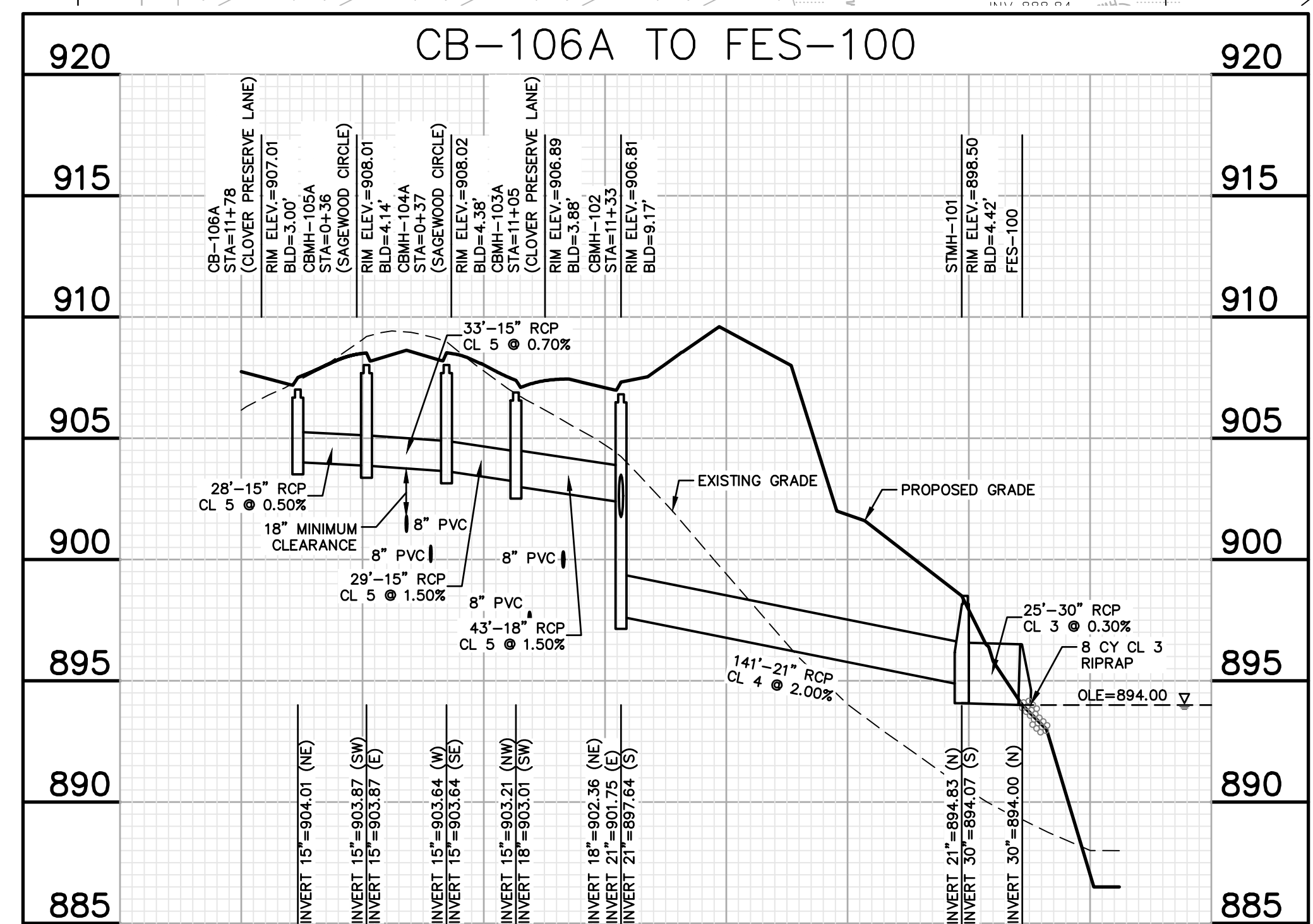
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J. R. Hill, P.E.
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019 BID PACKAGE	
CAD FILE	23473ST
PROJECT NO.	23473
C3.0	

#1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.

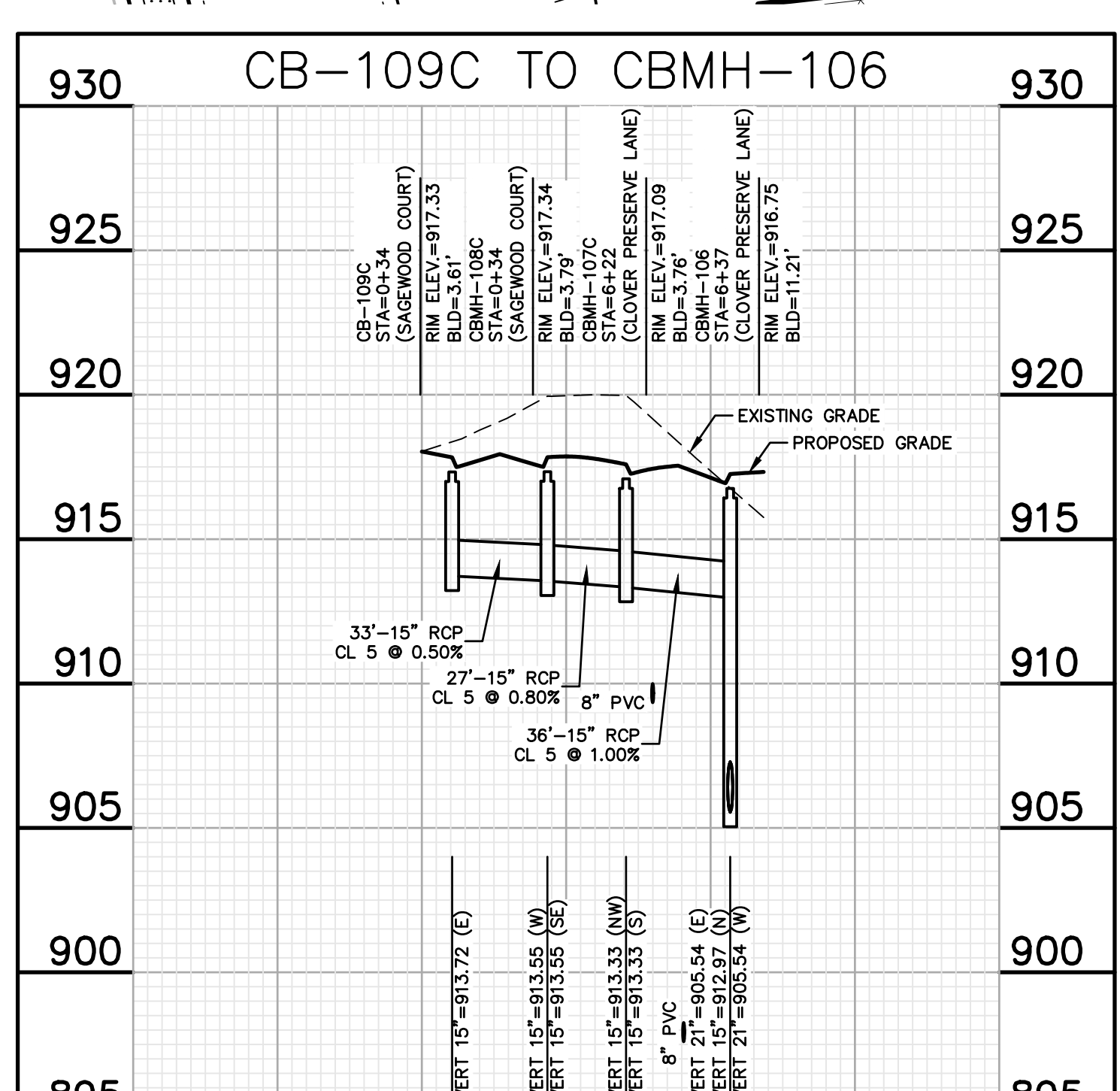
#2 CAST IRON MONUMENT, SOUTHWEST CORNER OF THE SW1/4 OF NW1/4 OF SEC. 31, T. 116, R. 23. ELEV=896.46.



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5. INLET PROTECT (WIMCO) MUST BE INSTALLED IN ALL STREET CATCH BASINS UPON COMPLETION OF STREET CONSTRUCTION.

The diagram illustrates the proposed utility layout for a building addition, showing various underground services and their connections. The layout includes:

- PROPOSED WATERMAIN**: A solid line with a vertical pipe and valve symbol.
- PROPOSED SANITARY SEWER**: A solid line with a vertical pipe and valve symbol.
- PROPOSED WATER SERVICE**: A dashed line with a vertical pipe and valve symbol.
- 1" SDR 7 IPS PE**: A solid line with a vertical pipe and valve symbol.
- PROPOSED SANITARY SERVICE**: A solid line with a vertical pipe and valve symbol.
- 4" PVC SCH 40**: A solid line with a vertical pipe and valve symbol.
- PROPOSED STORM SEWER**: A solid line with a vertical pipe and valve symbol.
- PROPOSED DRAINILE BEHIND CURB**: A dashed line with a vertical pipe and valve symbol.
- 4" PVC SDR 26 PERFORATED PIPE**: A dashed line with a vertical pipe and valve symbol.
- PROPOSED SUMP LINE**: A dashed line with a vertical pipe and valve symbol.
- 6" PVC SCH 40 PIPE**: A solid line with a vertical pipe and valve symbol.
- PROPOSED CURB & GUTTER**: A solid line with a vertical pipe and valve symbol.
- PROPOSED CONCRETE**: A solid line with a vertical pipe and valve symbol.



DRAWN BY JSO
DATE 02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE 23473ST
PROJECT NO. 23473
C3.1

BENCHMARK

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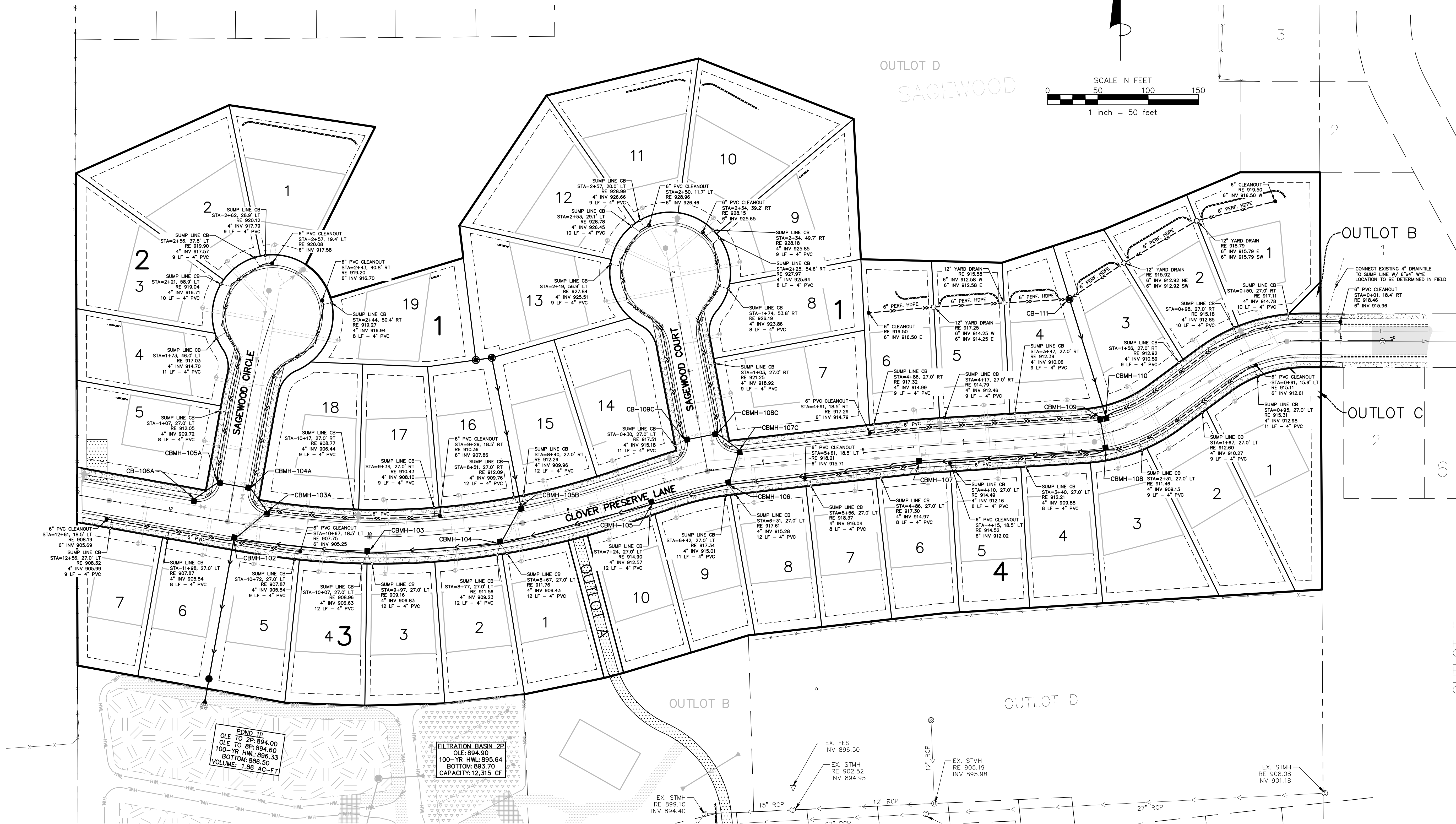
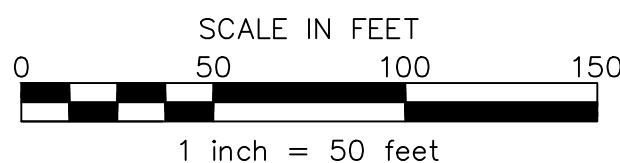
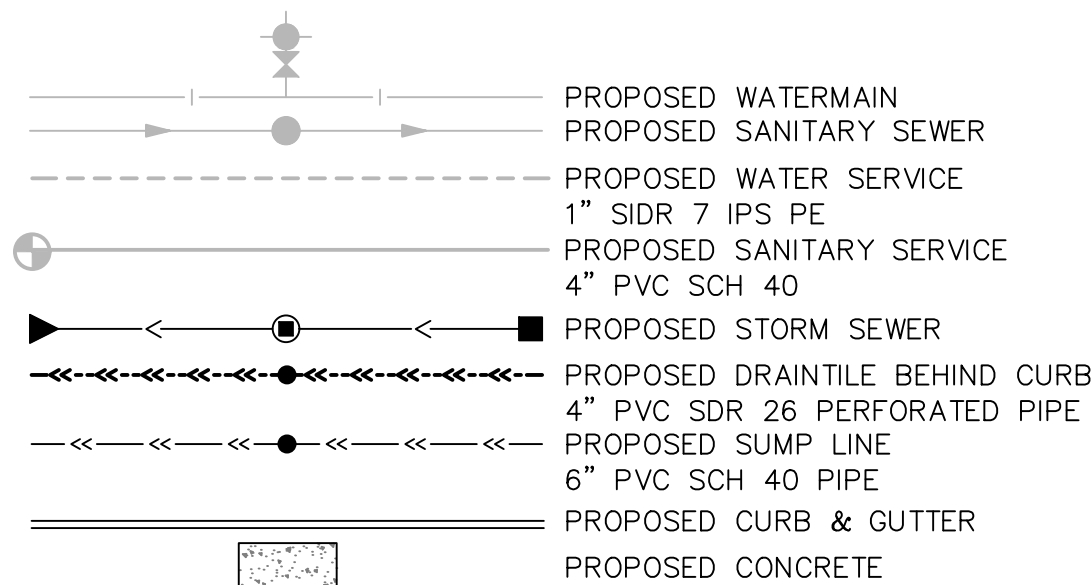


Know what's below.
Call 811 before you dig.

NOTES

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LEGEND



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J.R. Hill
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
FOR
SUMP LINES
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019	BID PACKAGE
CAD FILE	23473ST
PROJECT NO.	23473
C3.2	

BENCHMARK

- #1 TOP NUT HYDRANT ON NORTH SIDE OF CLOVER FIELD CIRCLE, 165'± WEST OF THE INTERSECTION OF CLOVER FIELD CIRCLE AND SCHOOLMASTER DRIVE. ELEV=918.61.
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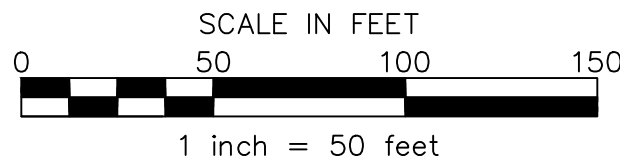
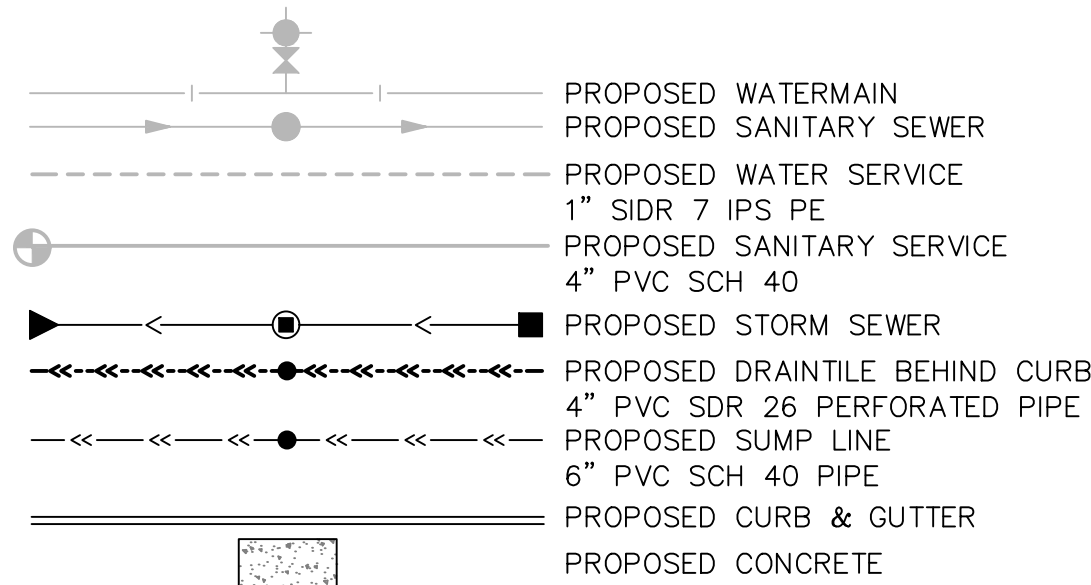


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NOTES

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Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STORM SEWER CONSTRUCTION
DRAIN TILE BEHIND CURB
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

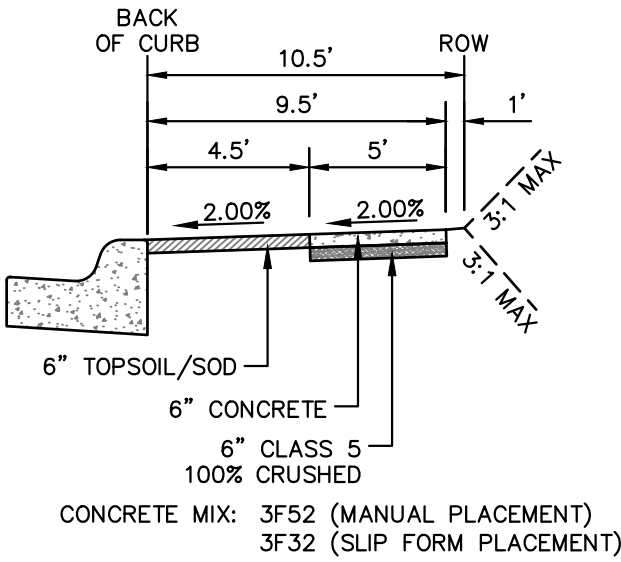
DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019	BID PACKAGE
CAD FILE	23473ST
PROJECT NO.	23473
C3.3	

BENCHMARK

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KEY NOTE

- A CONSTRUCT PEDESTRIAN CURB RAMP PER CITY PLATE NO. STR-11



CONCRETE MIX: 3F52 (MANUAL PLACEMENT)
3F32 (SLIP FORM PLACEMENT)

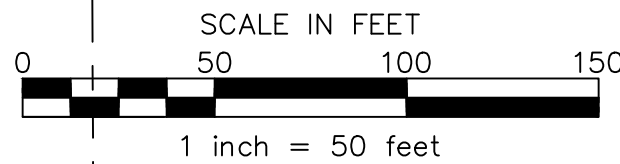
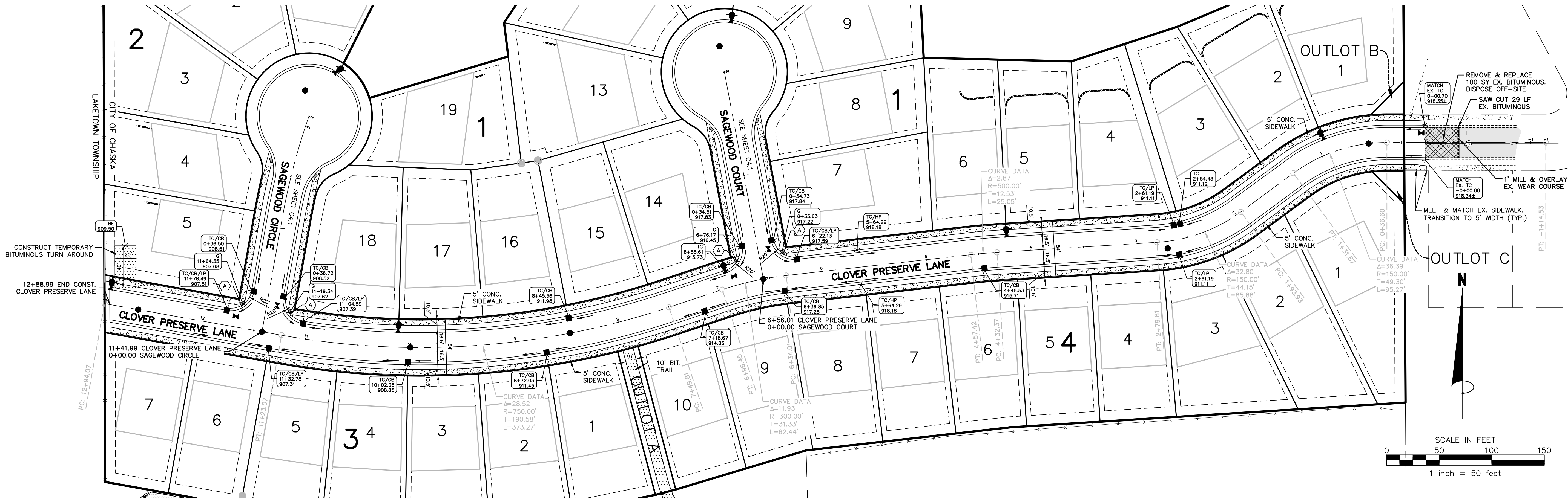
CONCRETE SIDEWALK DETAIL

NOTES

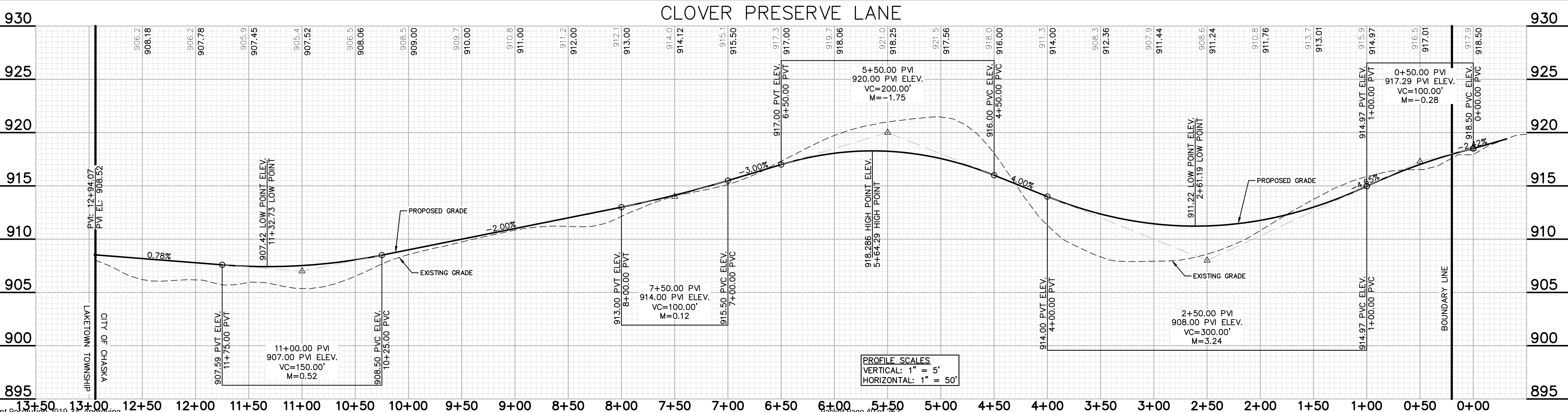
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- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL TOP OF CURB (TC) ELEVATIONS ARE TO TOP OF SURMOUNTABLE CURB.
- SOD MUST BE INSTALLED BEHIND ALL CONCRETE CURB & GUTTER AND 2 ROLLS BEHIND SIDEWALK, AND ALL AREA DISTURBED BY UTILITY & STREET CONSTRUCTION MUST BE SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION OF PRIVATE UTILITY (GTE) CONSTRUCTION.
- INLET PROTECTION MUST BE INSTALLED BEFORE AND AFTER CURB CONSTRUCTION IN ALL STREET CATCH BASINS. (SEE CITY PLATE NO. ERO-4A & ERO-4B).

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT SURFACE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE



CLOVER PRESERVE LANE



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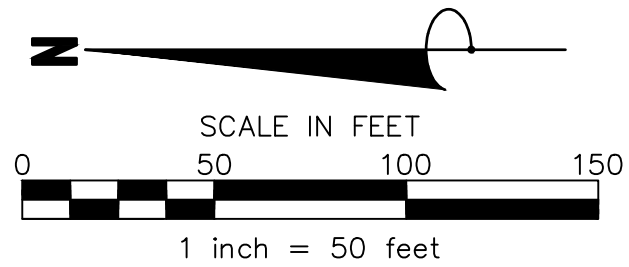
John R. Hill
Date: 09/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STREET CONSTRUCTION
CLOVER PRESERVE LANE
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019 BID PACKAGE	
CAD FILE	23473STR
PROJECT NO.	23473
C4.0	

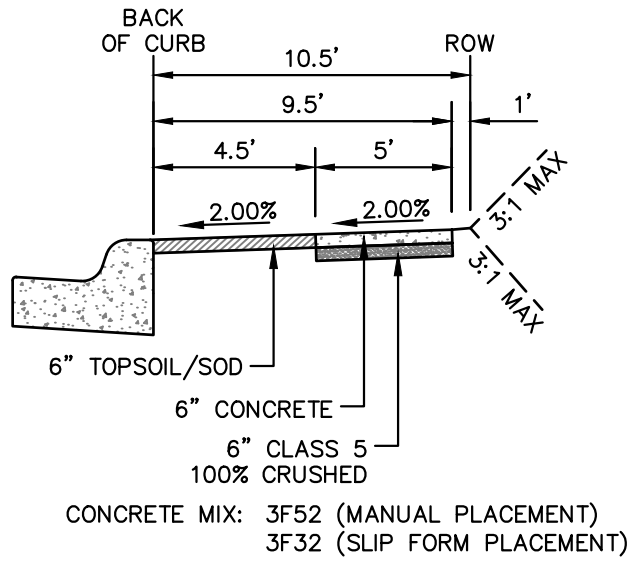
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KEY NOTE

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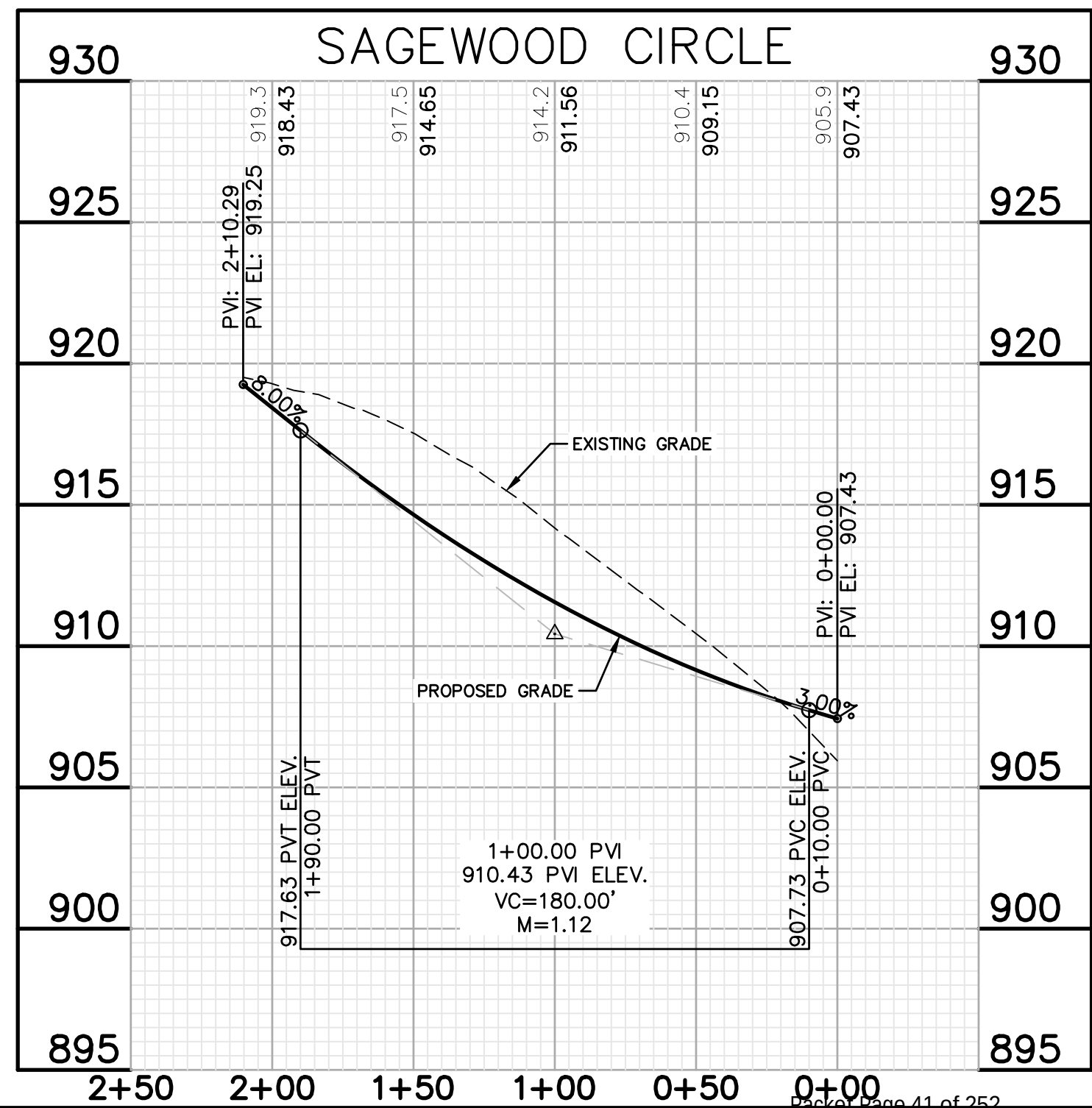
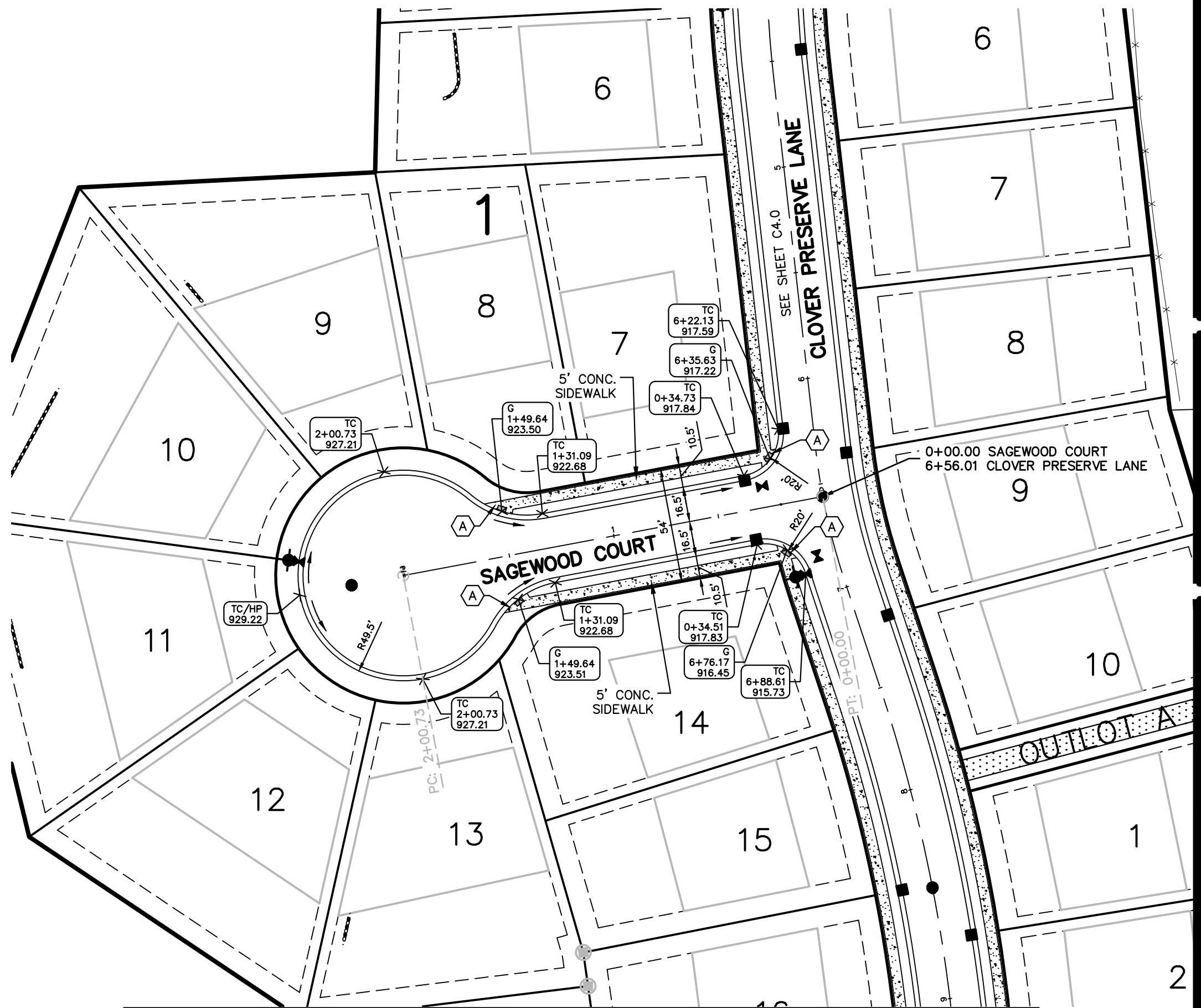
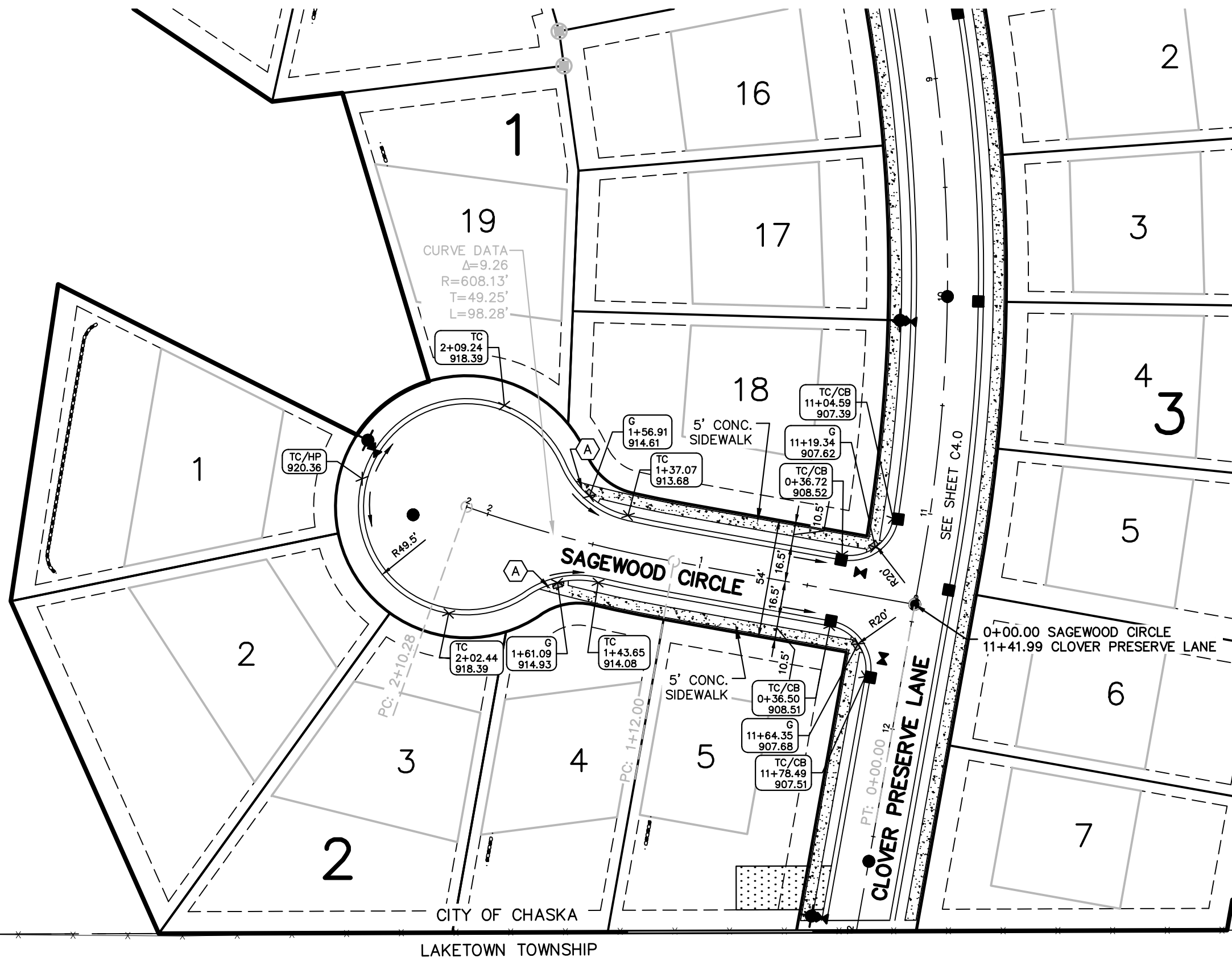
CONCRETE SIDEWALK DETAIL

NOTES

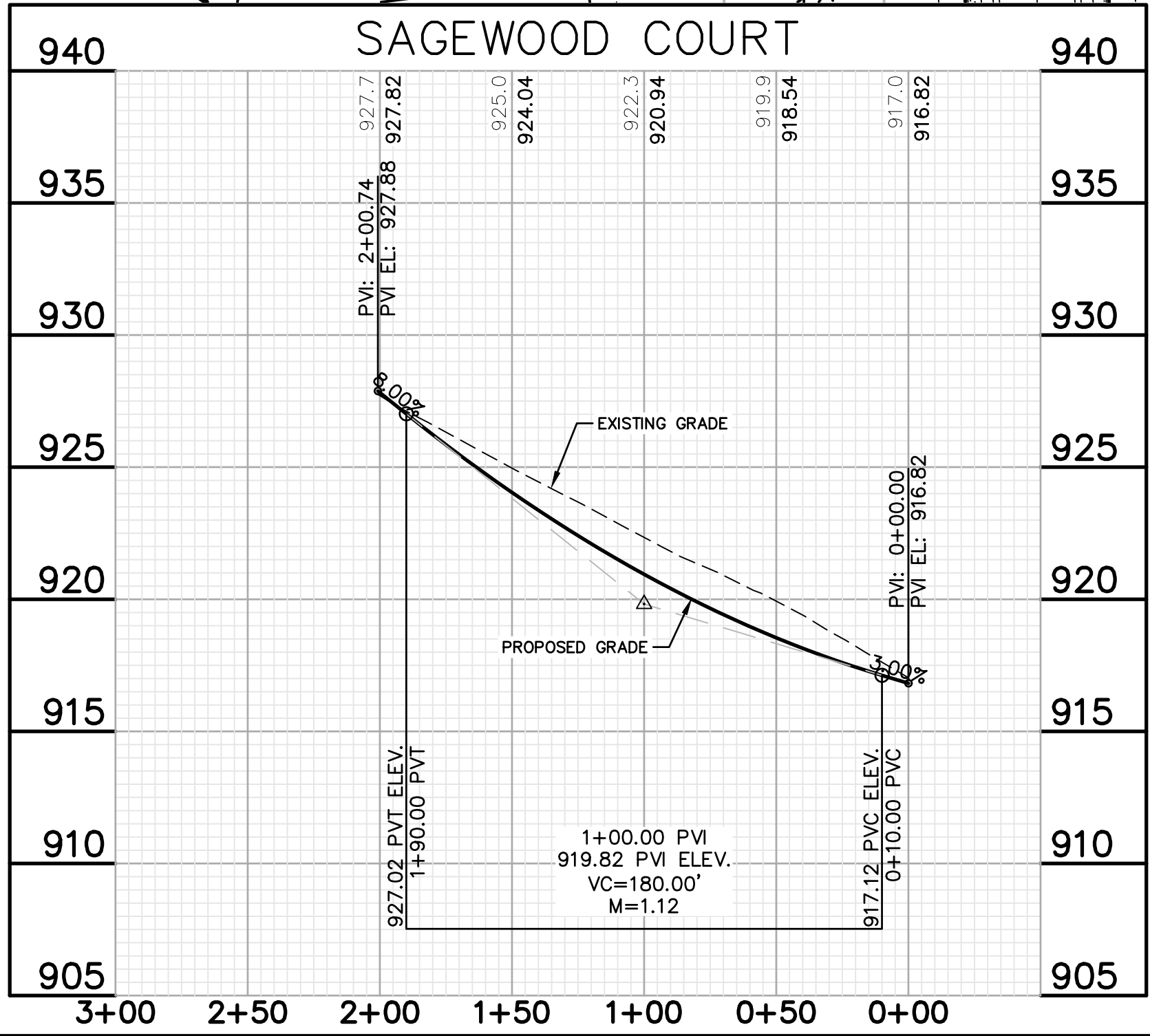
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- PROPOSED ASPHALT SURFACE
- PROPOSED WATERMAIN STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE



PROFILE SCALES
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

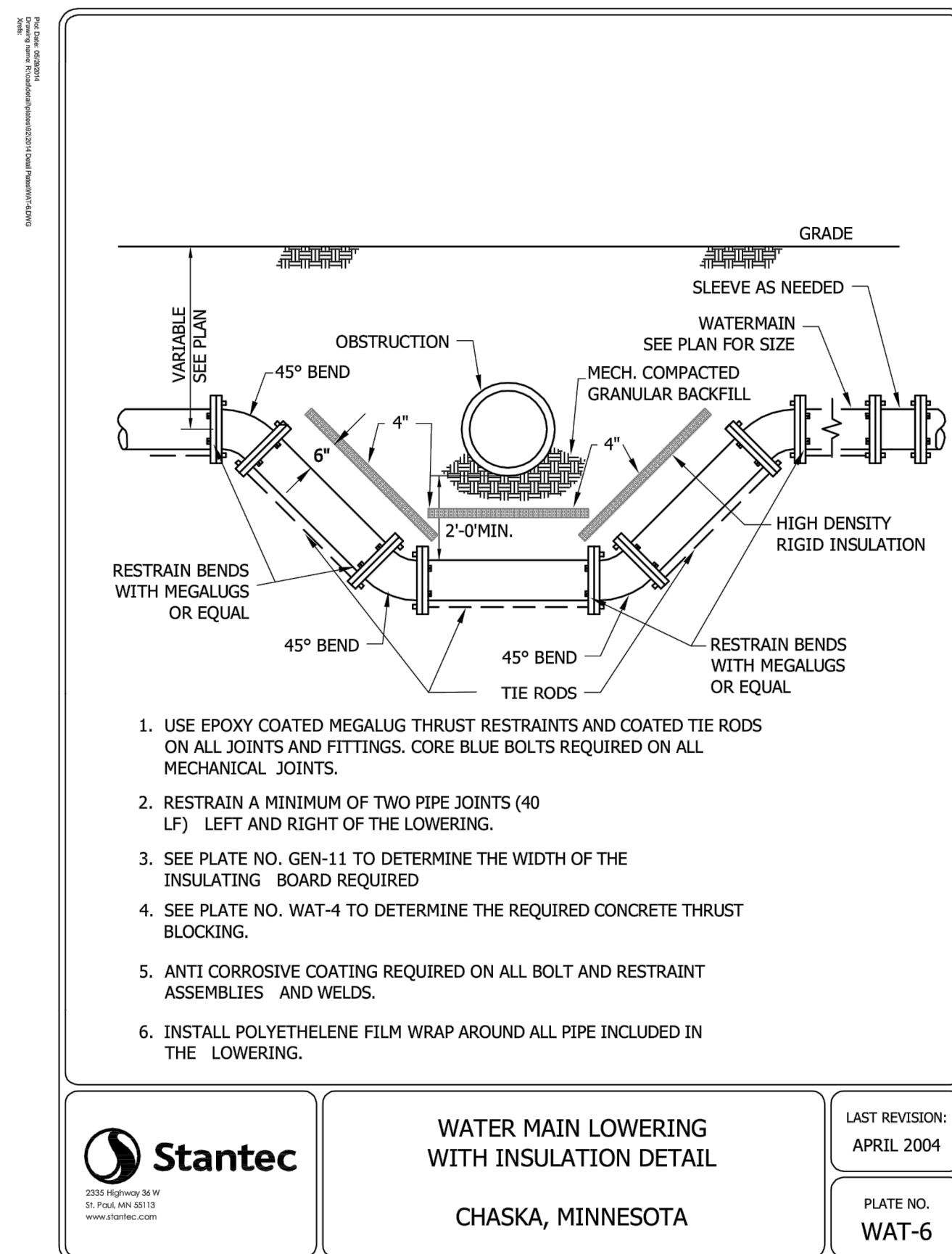
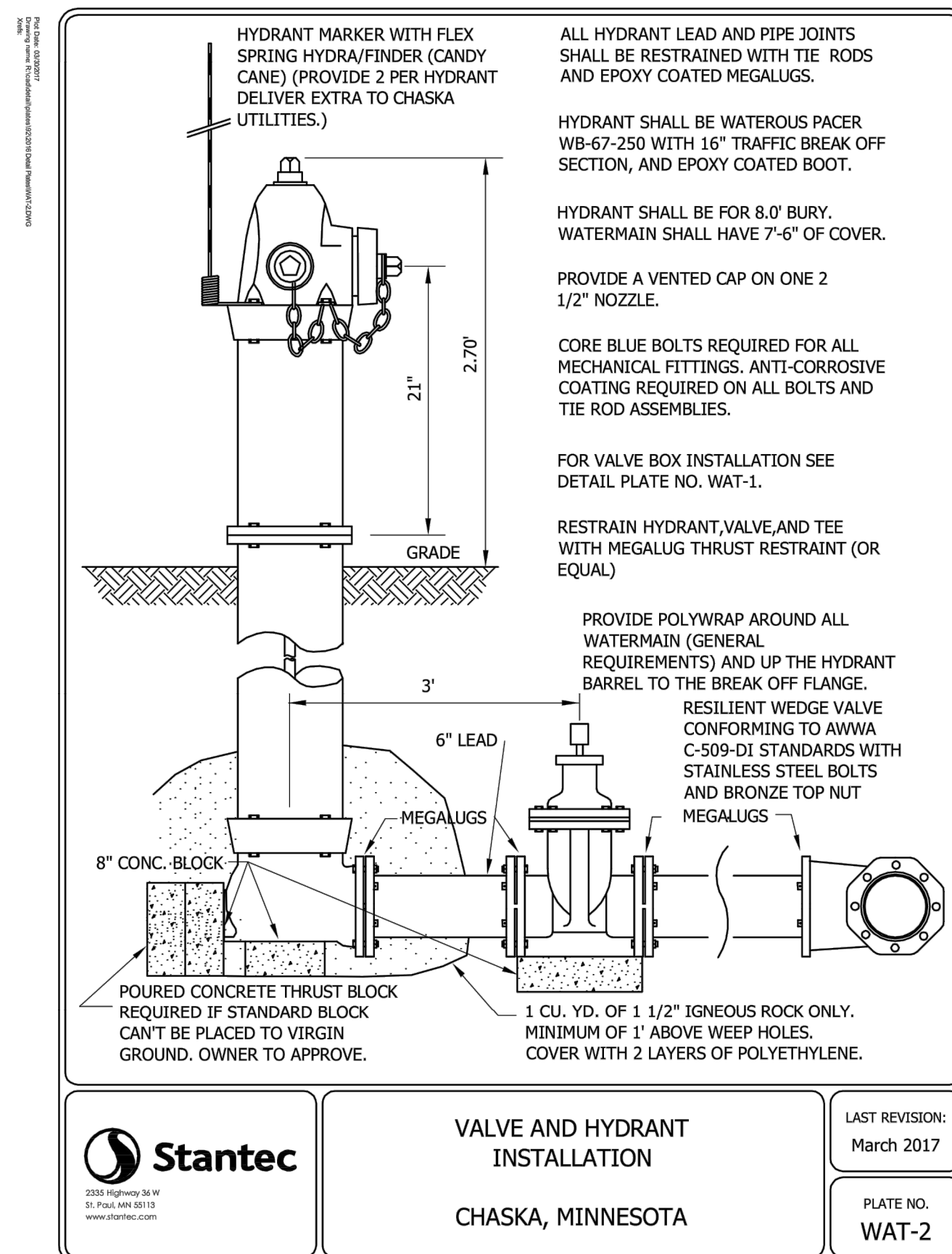
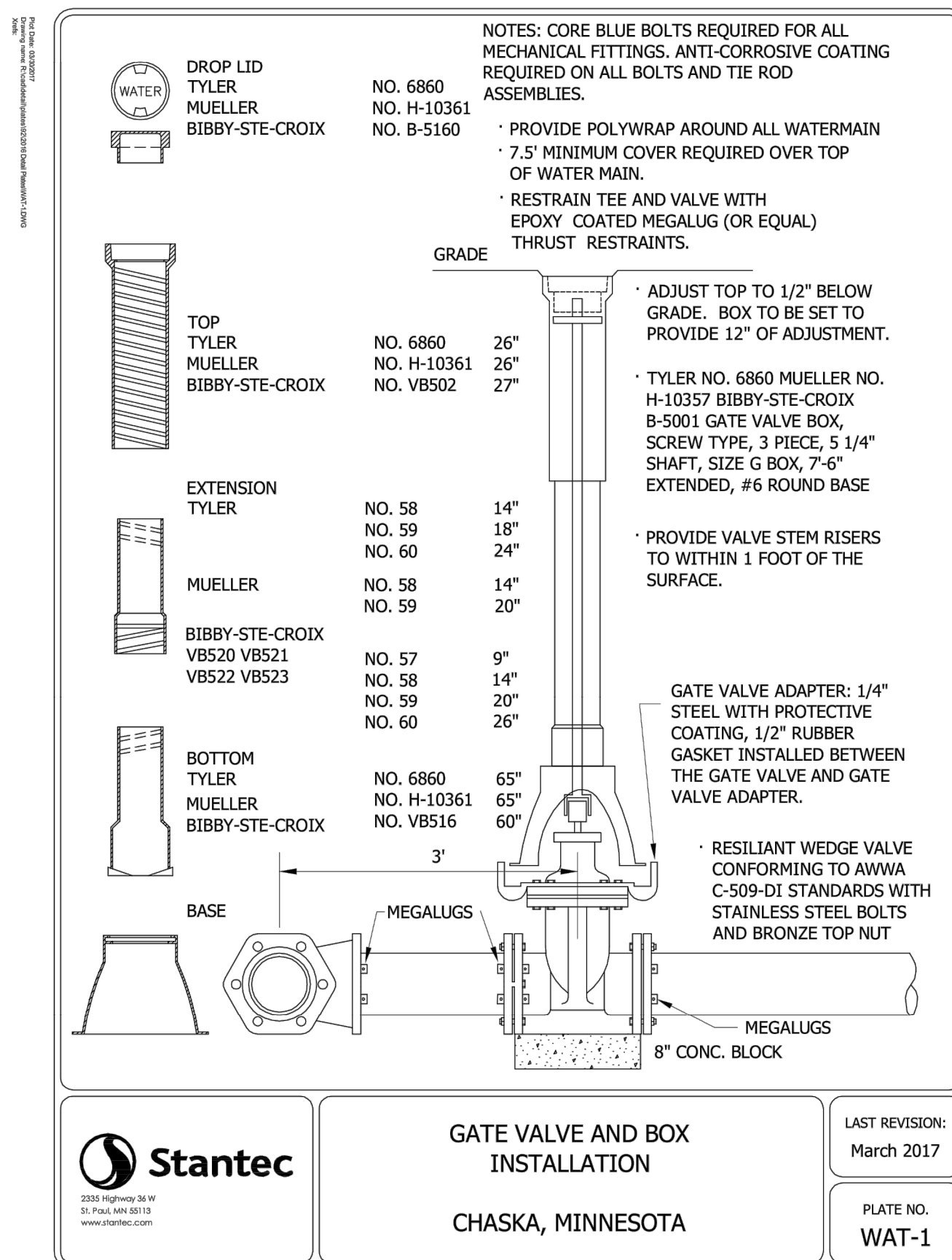
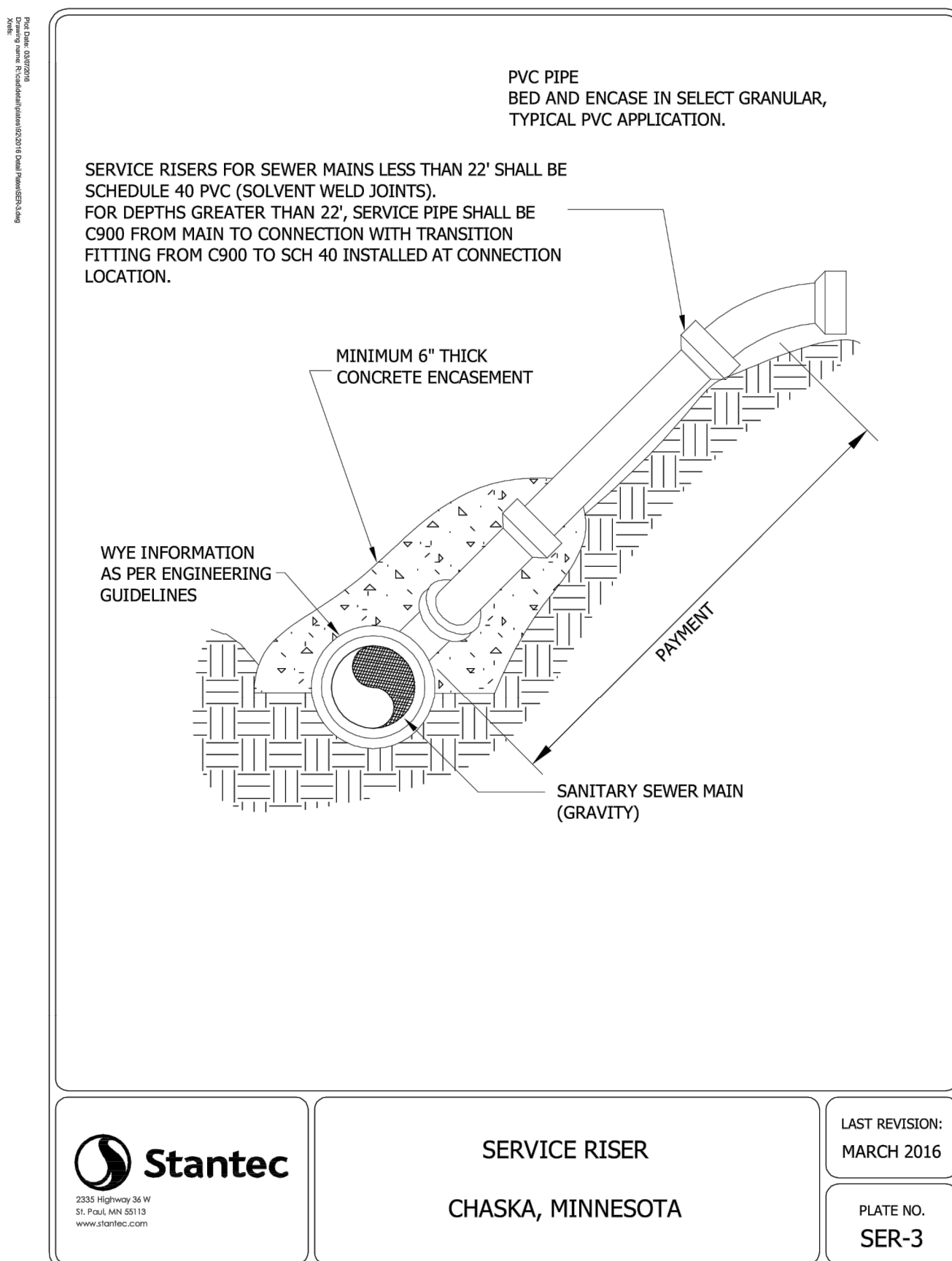
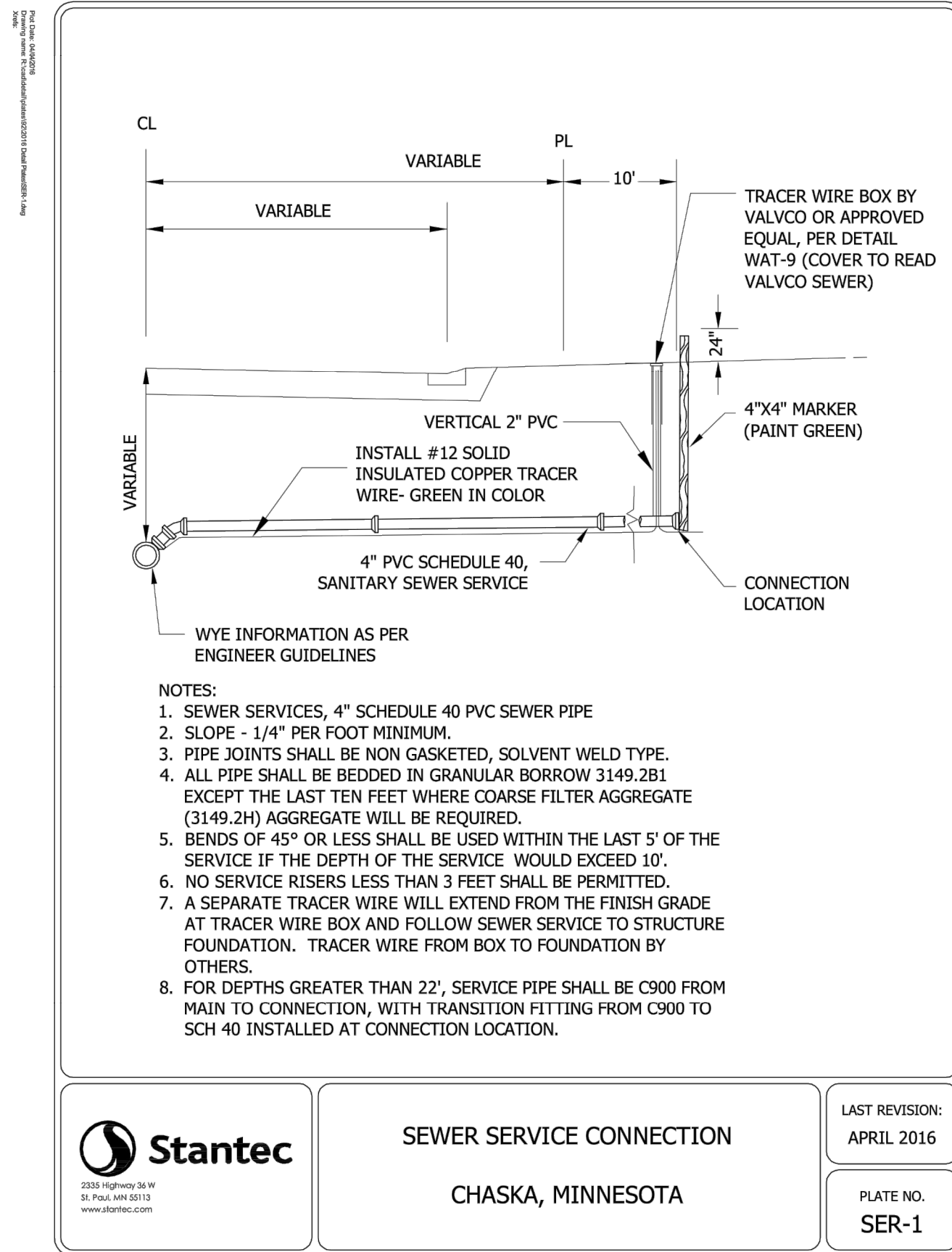
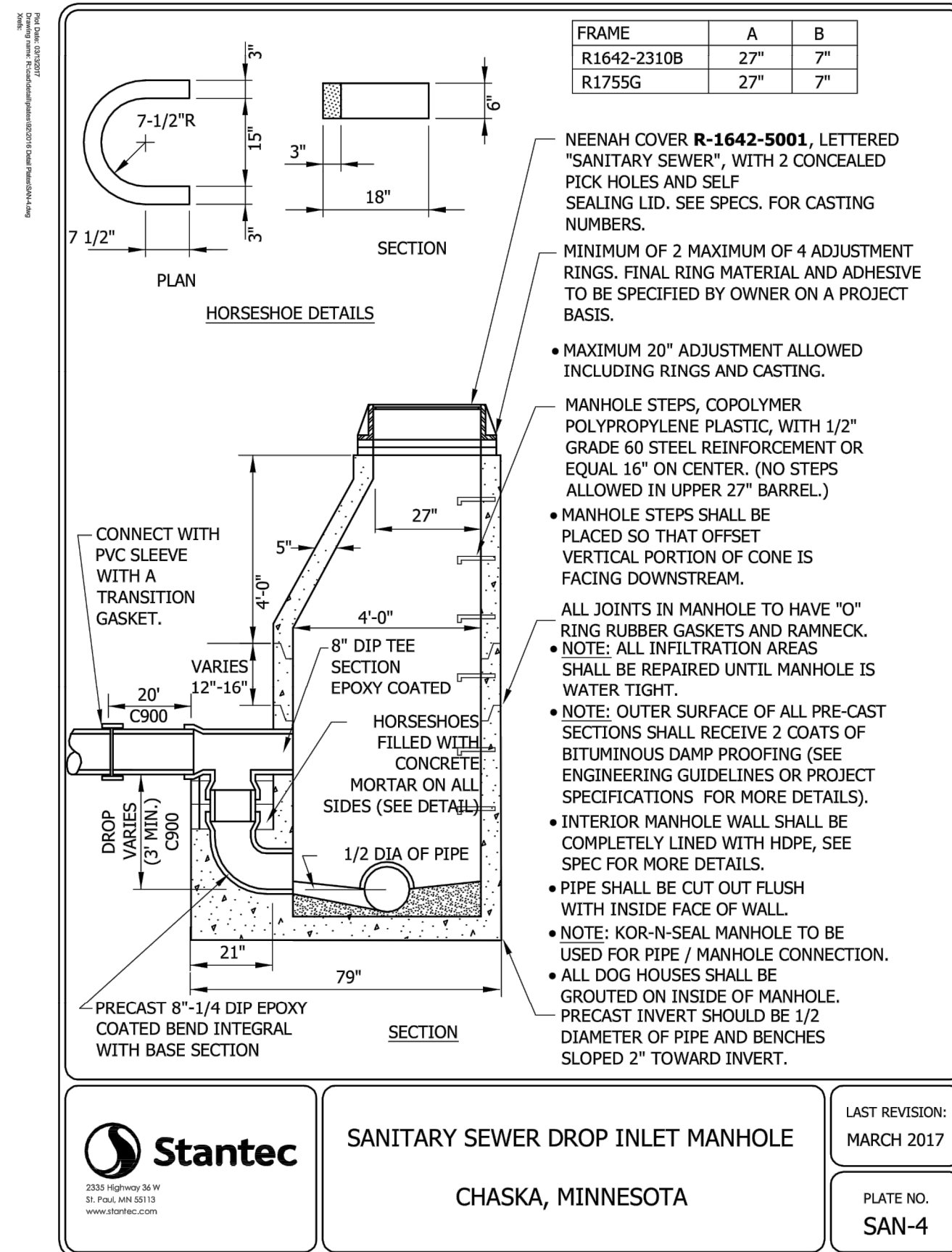
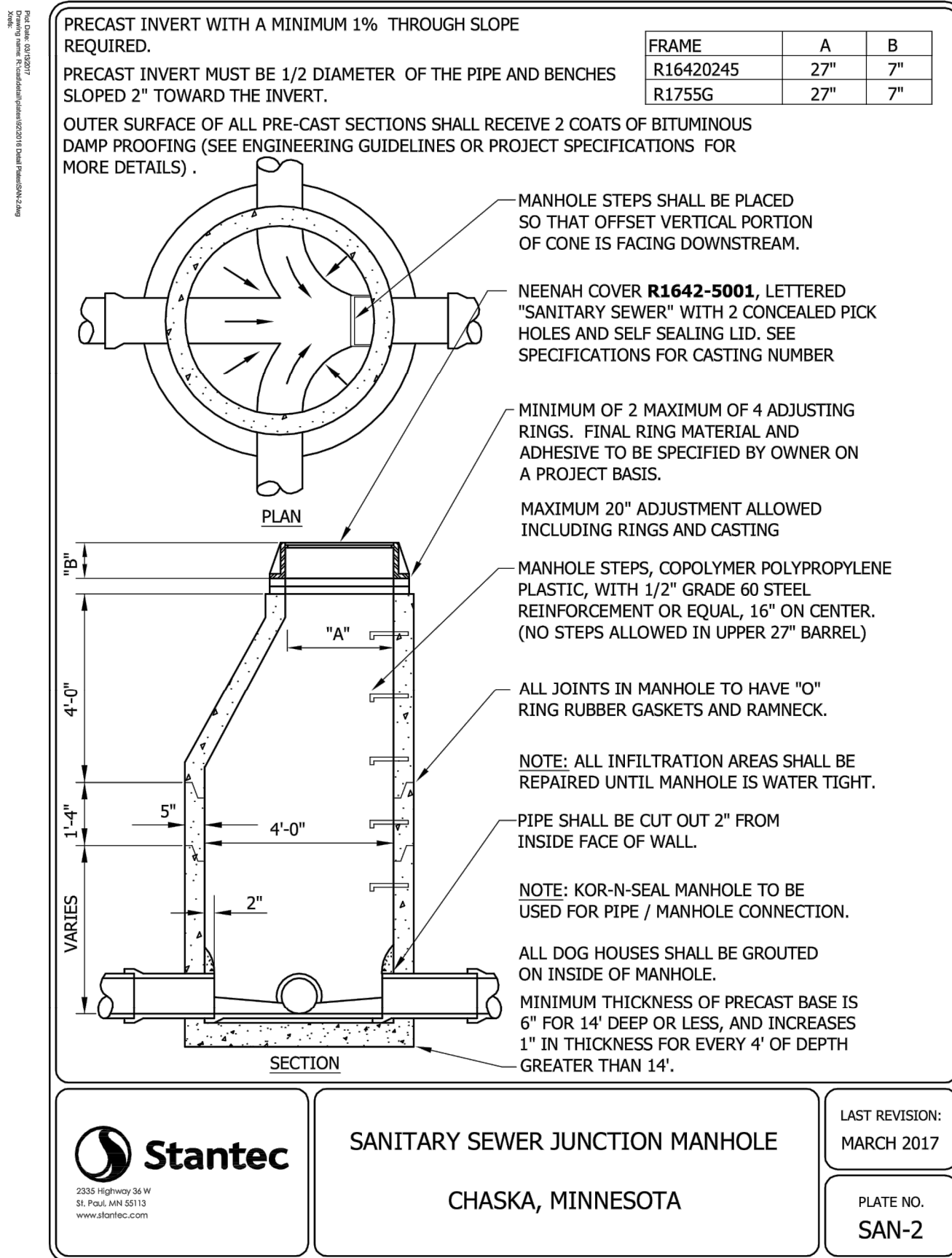
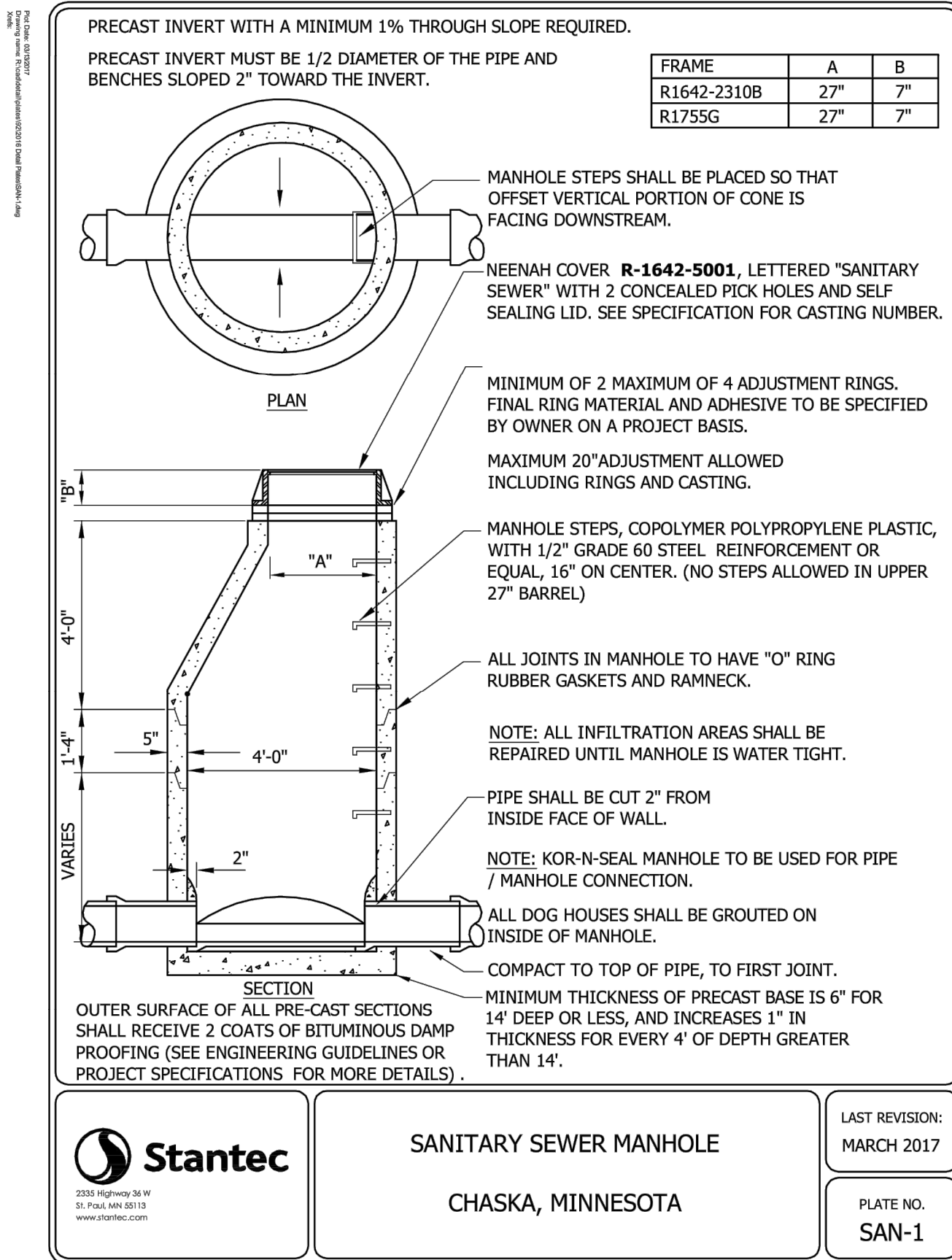


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J. R. HILL
Date: 03/04/2018 Reg. No. 18475

SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA
STREET CONSTRUCTION
SAGEWOOD CIRCLE/SAGEWOOD COURT
FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY	JSO
DATE	02/20/19
REVISIONS	
03/12/2019 BID PACKAGE	
CAD FILE	23473STR
PROJECT NO.	23473
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JOEL G. COOPER

Joel Cooper

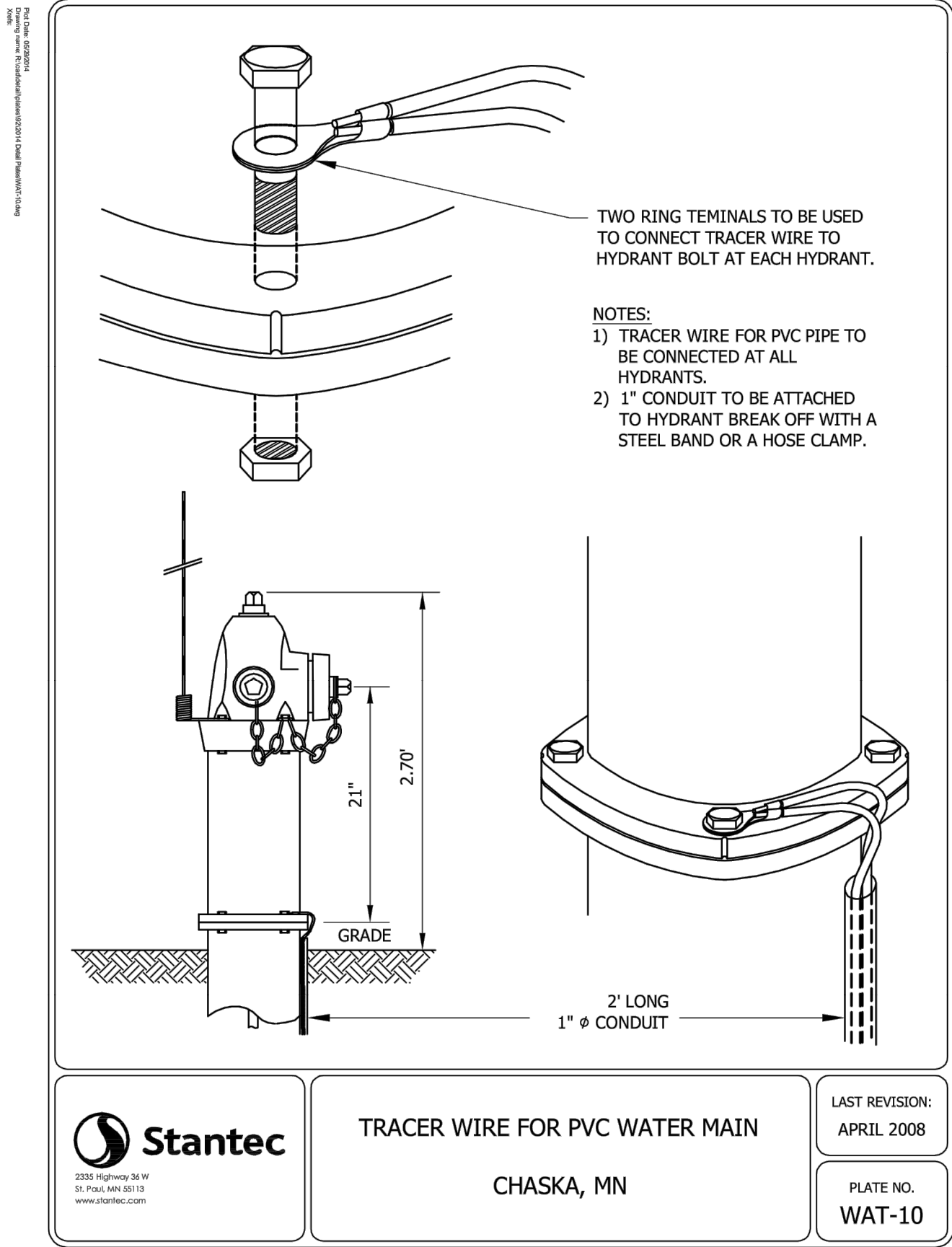
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SAGEWOOD 2ND ADDITION
CHASKA, MINNESOTA

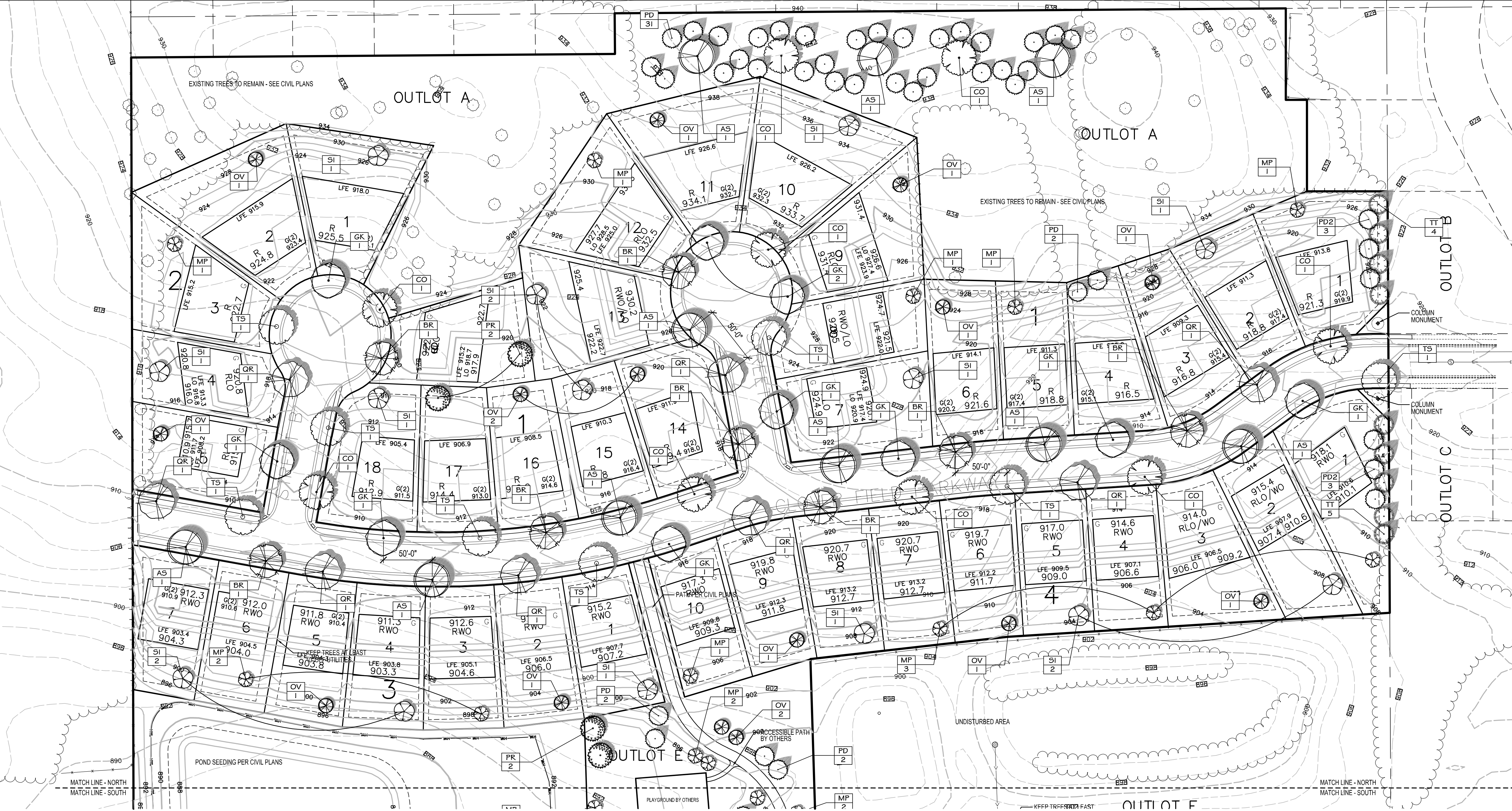
CONSTRUCTION DETAILS

D. R. HORTON, INC. FOR — **MINNESOTA**
20860 KENBRIDGE CT. #100, LAKEVILLE, MN 55044

DRAWN BY JSO
DATE 02/20/19
REVISIONS
03/12/2019 BID PACKAGE
CAD FILE 23473D
PROJECT NO. 23473
C5.0

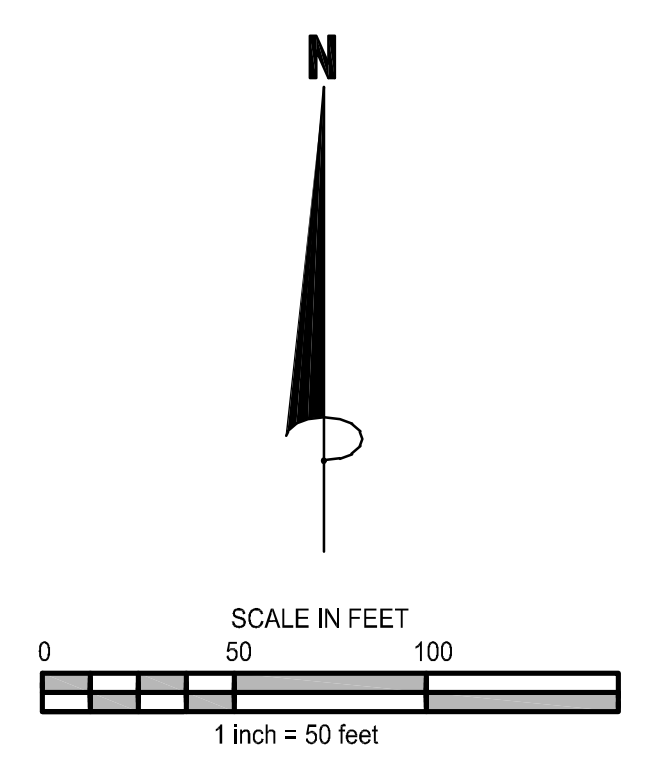


TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE	TRER #	TREE TYPE	DIA. (IN.)	REMOVE
1	Maple, sugar	19.5		51	Oak, bur	24.5	X	101	Oak, bur	24.0	X	151	Oak, red	21.0		201	Maple, sugar	15.0		251	Basswood	16.5	X	301	Oak, bur	26.0	X	351	Maple, sugar	21.0	X	401	Maple, sugar	12.5		451	Basswood	23.0		501	Maple, sugar	22.0	X
2	Basswood	24.0		52	Basswood	18.0	X	102	Oak, bur	14.0	X	152	Oak, red	27.0		202	Basswood	38.0		252	Basswood	17.5	X	302	Basswood	26.0	X	352	Basswood	27.0	X	402	Elm, American	13.5		452	Basswood	14.5		502	Maple, sugar	13.5	X
3	Basswood	23.5		53	Basswood	19.0	X	103	Maple, sugar	12.5	X	153	Maple, sugar	17.0		203	Basswood	39.5		253	Ash, green	20.0	X	303	Basswood	16.0	X	353	Basswood	25.0	X	403	Basswood	32.0		453	Basswood	17.5		503	Basswood	18.5	X
4	Basswood	33.5		54	Maple, sugar	18.5	X	104	Maple, sugar	15.5	X	154	Maple, sugar	16.0		204	Maple, sugar	11.5		254	Maple, sugar	12.5	X	304	Basswood	14.5	X	354	Basswood	25.0	X	404	Maple, sugar	16.0		454	Basswood	15.0		504	Maple, sugar	12.0	X
5	Basswood	26.0		55	Maple, sugar	20.0	X	105	Maple, sugar	17.5	X	155	Elm, American	15.0	X	205	Maple, sugar	14.5		255	Maple, sugar	19.0	X	305	Basswood	18.0	X	355	Basswood	31.5	X	405	Maple, sugar	12.5		455	Basswood	24.0		505	Basswood	21.0	X
6	Maple, sugar	13.0		56	Maple, sugar	21.0	X	106	Oak, bur	22.5	X	156	Basswood	28.5	X	206	Maple, sugar	21.0		256	Basswood	21.0	X	306	Ash, green	28.5	X	356	Maple, sugar	12.0	X	406	Elm, red	12.5		456	Basswood	20.5		506	Hackberry	13.5	X
7	Oak, bur	32.5		57	Maple, sugar	19.5	X	107	Maple, sugar	13.5	X	157	Basswood	20.5	X	207	Maple, sugar	12.0		257	Basswood	21.0	X	307	Basswood	15.5	X	357	Maple, sugar	22.0	X	407	Hickory, bitternut	13.0		457	Basswood	12.5		507	Basswood	37.0	X
8	Maple, sugar	16.5		58	Maple, sugar	13.0	X	108	Maple, sugar	16.5	X	158	Basswood	18.0	X	208	Maple, sugar	18.0		258	Elm, American	18.0	X	308	Maple, sugar	23.5	X	358	Oak, red	24.5	X	408	Maple, sugar	19.0	X	458	Basswood	13.0		508	Maple, sugar	12.0	X
9	Maple, sugar	12.5		59	Maple, sugar	16.0	X	109	Oak, bur	22.5	X	159	Oak, bur	23.0	X	209	Maple, sugar	19.0		259	Ash, green	13.0	X	309	Basswood	22.0	X	359	Maple, sugar	34.5	X	409	Maple, sugar	19.0	X	459	Maple, sugar	20.5		509	Ash, green	19.5	X
10	Oak, red	27.5		60	Maple, sugar	16.0	X	110	Maple, sugar	16.5	X	160	Basswood	24.0	X	210	Maple, sugar	17.0	X	260	Ash, green	16.0	X	310	Basswood	58.0	X	360	Basswood	18.5	X	410	Maple, sugar	19.0	X	460	Elm, red	18.0		510	Maple, sugar	16.5	
11	Basswood	47.0		61	Basswood	80.0	X	111	Maple, sugar	16.0	X	161	Basswood	19.0	X	211	Basswood	17.5	X	261	Maple, sugar	16.5	X	311	Maple, sugar	20.0	X	361	Oak, red	21.0	X	411	Maple, sugar	22.5	X	461	Basswood	12.5		511	Maple, sugar	12.5	
12	Basswood	17.0		62	Basswood	17.0	X	112	Basswood	10.0	X	162	Oak, bur	17.0	X	212	Basswood	19.5	X	262	Oak, bur	28.0	X	312	Maple, sugar	17.0	X	362	Oak, red	17.0	X	412	Maple, sugar	22.5	X	462	Maple, sugar	15.5		512	Basswood	12.5	
13	Oak, white	27.0		63	Basswood	12.0	X	113	Maple, sugar	15.0	X	163	Maple, sugar	15.0	X	213	Basswood	35.0	X	263	Maple, sugar	14.5	X	313	Oak, red	24.0	X	363	Ash, green	12.5	X	413	Maple, sugar	12.5	X	463	Maple, sugar	14.5		513	Maple, sugar	13.5	
14	Basswood	13.0		64	Basswood	15.5	X	114	Basswood	39.0	X	164	Basswood	13.5	X	214	Basswood	18.0	X	264	Oak, bur	32.0	X	314	Oak, red	15.5	X	364	Basswood	20.0	X	414	Basswood	18.0	X	464	Maple, sugar	16.0		514	Maple, sugar	15.0	
15	Basswood	28.0		65	Basswood	27.0	X	115	Ash, green	12.5	X	165	Basswood	34.0	X	215	Maple, sugar	19.5	X	265	Basswood	18.0	X	315	Maple, sugar	15.5	X	365	Oak, red	15.5	X	415	Basswood	20.5	X	465	Maple, sugar	13.5		515	Maple, sugar	14.0	
16	Maple, sugar	20.0		66	Oak, bur	31.0	X	116	Hickory, bitternut	15.0	X	166	Basswood	15.0	X	216	Maple, sugar	22.0	X	266	Basswood	13.0	X	316	Oak, bur	22.5	X	366	Basswood	24.0	X	416	Basswood	19.0	X	466	Maple, sugar	12.5		516	Oak, bur	21.5	
17	Maple, sugar	22.0		67	Maple, sugar	19.0	X	117	Basswood	25.5	X	167	Maple, sugar	14.0	X	217	Maple, sugar	12.0	X	267	Maple, sugar	14.5	X	317	Maple, sugar	18.0	X	367	Ash, green	15.5	X	417	Basswood	30.5	X	467	Basswood	16.5		517	Maple, sugar	13.5	
18	Basswood	26.5		68	Oak, bur	13.5	X	118	Oak, red	26.0	X	168	Maple, sugar	28.5	X	218	Maple, sugar	19.0	X	268	Basswood	14.5	X	318	Basswood	25.0	X	368	Basswood	21.0	X	418	Basswood	30.0	X	468	Maple, sugar	18.0		518	Basswood	20.0	
19	Maple, sugar	18.5		69	Oak, bur	17.0	X	119	Oak, bur	20.5	X	169	Basswood	45.5	X	219	Oak, bur	19.0	X	269	Basswood	42.0	X	319	Maple, sugar	12.5	X	369	Maple, sugar	21.0	X	419	Basswood	14.0	X	469	Maple, sugar	14.0		519	Elm, American	15.5	X
20	Basswood	16.0		70	Maple, sugar	12.5	X	120	Maple, sugar	20.5	X	170	Ash, green	14.5	X	220	Basswood	56.0	X	270	Maple, sugar	14.0	X	320	Basswood	12.5	X	370	Oak, red	33.0	X	420	Basswood	14.0	X	470	Maple, sugar	18.5		520	Basswood	14.0	X
21	Basswood	49.0		71	Basswood	23.0	X	121	Ash, green	19.5	X	171	Ash, green	19.0	X	221	Basswood	14.0	X	271	Maple, sugar	12.0	X	321	Oak, red	18.0	X	371	Maple, sugar	15.0	X	421	Maple, sugar	12.5	X	471	Maple, sugar	15.0		521	Maple, sugar	21.5	X
22	Maple, silver	12.0		72	Oak, bur	18.0	X	122	Maple, sugar	15.0	X	172	Elm, red	15.0	X	222	Oak, red	64.0	X	272	Basswood	23.5	X	322	Basswood	20.0	X	372	Basswood	31.0	X	422	Oak, red	25.5	X	472	Basswood	19.0		522	Oak, red	40.0	X
23	Maple, sugar	18.5		73	Basswood	21.0	X	123	Maple, sugar	12.5	X	173	Maple, sugar	22.0	X	223	Oak, red	41.0	X	273	Basswood	14.0	X	323	Oak, bur	25.0	X	373	Basswood	15.0	X	423	Basswood	18.0	X	473	Maple, sugar	12.5		523	Basswood	19.5	
24	Maple, sugar	21.5	X	74	Maple, sugar	20.0	X	124	Maple, sugar	13.0	X	174	Maple, sugar	16.5	X	224	Oak, red	39.5	X	274	Oak, bur	23.0	X	324	Oak, red	20.5	X	374	Maple, sugar	15.5	X	424	Basswood	15.0	X	474	Maple, sugar	15.5		524	Basswood	12.5	
25	Maple, sugar	12.5	X	75	Maple, sugar	19.5	X	125	Oak, bur	21.0	X	175	Maple, sugar	18.5	X	225	Maple, sugar	17.5	X	275	Basswood	20.5	X	325	Basswood	21.0	X	375	Basswood	21.5	X	425	Maple, sugar	14.5	X	475	Maple, sugar	18.0		525	Oak, red	22.0	X
26	Maple, sugar	15.0	X	76	Oak, bur	33.5	X	126	Basswood	22.5	X	176	Basswood	21.5	X	226	Elm, American	13.0	X	276	Basswood	28.0	X	326	Maple, sugar	19.0	X	376	Oak, red	24.0	X	426	Basswood	26.5	X	476	Maple, sugar	14.5		526	Elm, American	12.0	X
27	Oak, bur	24.0		77	Oak, bur	17.0	X	127	Maple, sugar	24.5	X	177	Maple, sugar	18.5	X	227	Elm, American	22.0	X	277	Maple, sugar	21.5	X	327	Basswood	18.0	X	377	Maple, sugar	17.0	X	427	Basswood	12.5	X	477	Maple, sugar	15.0		527	Ash, green	13.5	X
28	Maple, sugar	19.5		78	Maple, sugar	22.5	X	128	Maple, sugar	18.5	X	178	Maple, sugar	15.5	X	228	Basswood	16.5	X	278	Maple, sugar	20.0	X	328	Basswood	15.0	X	378	Basswood	28.0	X	428	Basswood	24.0	X	478	Maple, sugar	12.0		528	Basswood	23.0	X
29	Maple, sugar	17.0		79	Basswood	18.0	X	129	Maple, sugar	16.0	X	179	Maple, sugar	17.0	X	229	Maple, sugar	18.0	X	279	Basswood	44.0	X	329	Oak, red	20.5	X	379	Basswood	25.0	X	429	Elm, American	12.0	X	479	Maple, sugar	14.0		529	Basswood	26.0	X
30	Maple, sugar	16.5		80	Basswood	14.5	X	130	Maple, sugar	17.0	X	180	Basswood	28.5	X	230	Maple, sugar	20.5	X	280	Basswood	12.0	X	330	Basswood	61.0	X	380	Maple, sugar	16.0	X	430	Maple, sugar	15.5	X	480	Maple, sugar	15.5		530	Hackberry	17.5	X
31	Maple, sugar	15.5	X	81	Maple, sugar	20.0	X	131	Maple, sugar	23.0		181	Maple, sugar	16.0	X	231	Maple, sugar	19.5	X	281	Basswood	16.0	X	331	Oak, red	16.5	X	381	Maple, sugar	15.0	X	431	Basswood	15.0	X	481	Maple, sugar	19.0		531	Oak, bur	22.0	X
32	Maple, sugar	16.5		82	Maple, sugar	14.0		132	Maple, sugar	21.5		182	Maple, sugar	16.5	X	232	Basswood	17.0	X	282	Boxelder	33.0	X	332	Maple, sugar	16.0	X	382	Maple, sugar	18.0		432	Oak, red	13.5	X	482	Maple, sugar	18.0		532	Ash, green	23.0	X
33	Basswood	20.0	X	83	Maple, sugar	21.5		133	Basswood	14.0		183	Maple, sugar	15.5	X	233	Basswood	42.0	X	283	Maple, sugar	19.0	X	333	Maple, sugar	12.0	X	383	Maple, sugar	13.5	X	433	Ash, green	30.5	X	483	Basswood	14.0		533	Ash, green	20.5	X
34	Hackberry	14.0		84	Basswood	18.5		134	Maple, sugar	17.5		184	Maple, sugar	14.0	X	234	Basswood	12.0	X	284	Maple, sugar	17.0	X	334	Maple, sugar	19.5	X	384	Maple, sugar	13.0	X	434	Oak, red	30.0		484	Oak, red	35.0		534	Basswood	50.0	X
35	Maple, sugar	18.0		85	Elm, red	15.0		135	Basswood	38.0		185	Maple, sugar	26.0	X	235	Maple, sugar	12.0	X	285	Oak, red	23.5	X	335	Basswood	46.0	X	385	Basswood	16.0	X	435	Basswood	20.0		485	Basswood	34.0		535	Ash, green	12.5	X
36	Oak, bur	21.5		86	Maple, sugar	14.0		136	Maple, sugar	12.0		186	Basswood	19.5		236	Maple, sugar	17.0		286	Maple, sugar	23.0	X	336	Basswood	20.0	X	386	Maple, sugar	14.0		436	Basswood	36.5									



- General Notes:**
- Actual locations of trees may vary, depending on final location of driveways and utilities.
 - See Civil Engineer's plans for grading layout and requirements
 - Contractor to coordinate all work in the city right-of-way with City of Chaska Public Works Department.
 - Sod all disturbed areas except plant beds and areas noted to receive seed.
 - Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
 - Test tree pits to ensure sub-soils permeability of no less than .25" per hour of water infiltration.

LANDSCAPE LAYOUT PLAN - NORTH:



CITY OF CHASKA LANDSCAPE REQUIREMENTS:	
Single Family Home Sites:	1 Tree Per Lot & 1 Tree per 50 Feet of Street Frontage
Number of Lots Proposed:	50
Total Lot Trees Required:	50
Number of Lot Trees Proposed:	86
Number of Street Trees Proposed:	64
Number of Outlot Trees Proposed:	63
Total Trees Proposed:	213

See Sheet 6.3 for Planting Details, Notes, and Requirements

CALYX DESIGN GROUP
Landscape Architecture - Planning
475 Cleveland Avenue N. | Suite 307 | St. Paul, MN 55104
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

cdg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
Print Name: Benjamin D. Hartberg, R.L.A.
Signature: *[Signature]*
Date: 09/07/2018 License No. 48094

SAGEWOOD
CHASKA, MINNESOTA

FINAL LANDSCAPE PLAN

FOR
D.R. HORTON, INC. - MINNESOTA
20860 KENBRIDGE CT, #100, LAKEVILLE, MN 55044

DRAWN BY
BH

DATE
7/2/18

REVISIONS

7/25/18	LAYOUT REVISIONS
8/16/18	ADDITIONAL SCREENING
9/8/18	FINAL PLAN ISSUE

CAD FILE
23473-L

PROJECT NO.
23473

L6.1

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/15/2019**

Subject: Lease Agreement for Fitness Equipment at Fire Station

Prepared By: Kelly Grinnell, Finance Manager

The Fire Department has worked with Life Fitness on an agreement for the lease purchase of fitness equipment for the fire station. The proposed lease items are: one cross-trainer and two treadmills. The City has similar lease purchase agreements with Life Fitness for the equipment at the Community Center.

The lease runs for 60 months, with monthly lease payments of \$284.93 and a mandatory purchase of the equipment for \$1 at the end of the lease term. During the lease term, Life Fitness will repair and maintain the equipment.

Nathan Conova, attorney for Dorsey & Whitney, worked with Life Fitness to revise the lease agreement as listed on the included Amendment to Master Lease Agreement.

Staff recommends approval of the attached lease documents.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution approving the Lease Documents with Life Fitness.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/15/2019 **RESOLUTION NO.** 2019-35

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

Resolution Approving Lease for Fitness Equipment

WHEREAS, the City would like to enter into a lease purchase agreement with Life Fitness for the purchase of fitness equipment for the Fire Station; and

WHEREAS, Life Fitness has prepared Master Lease Agreement (Number 0759894L dated February 19, 2019) for this purpose; and

WHEREAS, the bond counsel has reviewed the Master Lease Agreement and recommends changes as listed on the Amendment to Master Lease Agreement dated April 10, 2019; and

WHEREAS, bond counsel also recommends adoption of the Government Entity Addendum.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chaska, Minnesota, that the following lease documents are approved

- Master Lease Agreement Number 0759894L Dated February 19,2019
- Amendment to Master Lease Agreement 0759894L Dated April 10, 2019
- Government Entity Addendum Dated February 19, 2019
- Lease Schedule Dated February 19, 2019
- Amendment to Contract Dated April 9, 2019;

BE IT FURTHER RESOLVED by the City Council of the City of Chaska, Minnesota, that City Administrator Matt Podhrasky is authorized to sign the lease documents.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Senior Clerk

**REQUEST FOR ACTION
CHASKA CITY COUNCIL
04/15/2019**

Subject: Award Bid for the 2019 Downtown Street Reconstruction Project

Prepared By: Matt Clark, City Engineer

Background

Public Bids were opened on April 9, 2019, for the 2019 Downtown Street Reconstruction Project. Bids were received from four contractors and are attached. The low bid of \$2,484,804 was received from Kusske Construction Company. Kusske Construction is a local contractor that has performed many previous projects for the City and is a reputable contractor. The low bid received is approximately ten percent higher than the estimated construction costs for the project. In discussing with other communities, construction cost increases are occurring with the strengthening economy and surplus of projects.

The project costs for this year's downtown project, although higher than estimated, are still within an acceptable range and Staff is recommending Council award the project to maintain the overall schedule.

CITY COUNCIL ACTION REQUESTED

Motion to adopt a resolution, awarding the bid for the 2019 Downtown Street Reconstruction Project to Kusske Construction Company, in the low bid total amount of \$2,484,804.



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

April 10, 2019

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

Re: Chaska 2019 Downtown Reconstruction Project - S.A.P 196-117-004
Stantec Project No. 193804572
Bid Results

Dear Honorable Mayor and City Council:

Bids were opened for the Project stated above on April 9, 2019. Transmitted herewith is a copy of the Bid Tabulation for your information and file. A copy will also be distributed to the Bidders once the Project has been awarded.

Bids were received from 4 Contractors. The following summarizes the results of the Bids received:

	Contractor	Total Base Bid
Low	Kusske Construction Company	\$2,484,804.00
#2	Ryan Contracting Co.	\$2,608,775.00
#3	Minger Construction Co., Inc.	\$2,812,763.50
#4	Geislinger & Sons, Inc.	\$3,044,703.50

The low Bidder on the Project was Kusske Construction Company, LLC. with a Total Base Bid Amount of \$2,484,804.00. This compares to the Engineers Opinion of Probable Costs of \$2,228,000.00. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **Kusske Construction Company** should be awarded the Project on the Total Base Bid Amount of **\$2,484,804.00.**

Should you have any questions, please feel free to contact me at (612) 712-2079.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Eric Lembke, P.E.

Enclosure



Project Name: **Chaska 2019 Downtown Reconstruction Project - S.A.P 196-117-004**

I hereby certify that this is an exact reproduction of bids received.

City Project No.:

Stantec Project No.: 193804572

Bid Opening: Tuesday, March 26, 2019 at 10 A.M., CDT

Owner: **City of Chaska, MN**

Eric S. Lembke

Eric S. Lembke, PE
License No. 42748

BID TABULATION				Bidder No. 1 Kusske Construction Company LLC		Bidder No. 2 Ryan Contracting Co.		Bidder No. 3 Minger Construction Co., Inc.		Bidder No. 4 Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID:											
1	MOBILIZATION	LS	1	\$86,600.00	\$86,600.00	\$120,000.00	\$120,000.00	\$152,250.00	\$152,250.00	\$150,000.00	\$150,000.00
2	CLEARING	TREE	30	\$220.00	\$6,600.00	\$800.00	\$24,000.00	\$225.00	\$6,750.00	\$210.00	\$6,300.00
3	GRUBBING	TREE	30	\$85.00	\$2,550.00	\$500.00	\$15,000.00	\$85.00	\$2,550.00	\$80.00	\$2,400.00
4	REMOVE STORM SEWER MANHOLE OR CATCHBASIN	EA	4	\$500.00	\$2,000.00	\$600.00	\$2,400.00	\$540.00	\$2,160.00	\$200.00	\$800.00
5	REMOVE MANHOLE (SANITARY)	EA	9	\$710.00	\$6,390.00	\$700.00	\$6,300.00	\$550.00	\$4,950.00	\$400.00	\$3,600.00
6	REMOVE HYDRANT	EA	5	\$710.00	\$3,550.00	\$500.00	\$2,500.00	\$400.00	\$2,000.00	\$200.00	\$1,000.00
7	REMOVE SIGN	EA	27	\$75.00	\$2,025.00	\$100.00	\$2,700.00	\$45.00	\$1,215.00	\$53.00	\$1,431.00
8	REMOVE LIGHT FOUNDATION	EA	17	\$550.00	\$9,350.00	\$500.00	\$8,500.00	\$180.00	\$3,060.00	\$525.00	\$8,925.00
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	350	\$5.00	\$1,750.00	\$5.00	\$1,750.00	\$4.45	\$1,557.50	\$5.00	\$1,750.00
10	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	400	\$2.15	\$860.00	\$4.00	\$1,600.00	\$3.90	\$1,560.00	\$5.00	\$2,000.00
11	REMOVE WATER MAIN	LF	1700	\$12.00	\$20,400.00	\$6.00	\$10,200.00	\$6.10	\$10,370.00	\$5.00	\$8,500.00
12	REMOVE PIPE SEWERS (SANITARY)	LF	1550	\$12.00	\$18,600.00	\$3.00	\$4,650.00	\$8.45	\$13,097.50	\$5.00	\$7,750.00
13	REMOVE PIPE SEWERS (STORM)	LF	100	\$12.00	\$1,200.00	\$15.00	\$1,500.00	\$15.25	\$1,525.00	\$12.00	\$1,200.00
14	REMOVE CONCRETE CURB	LF	3800	\$3.50	\$13,300.00	\$4.00	\$15,200.00	\$4.50	\$17,100.00	\$5.00	\$19,000.00
15	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	280	\$5.00	\$1,400.00	\$12.00	\$3,360.00	\$11.85	\$3,318.00	\$8.00	\$2,240.00
16	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	170	\$4.00	\$680.00	\$10.00	\$1,700.00	\$8.45	\$1,436.50	\$5.00	\$850.00
17	REMOVE BITUMINOUS PAVEMENT	SY	10060	\$3.85	\$38,731.00	\$4.00	\$40,240.00	\$1.55	\$15,593.00	\$5.00	\$50,300.00
18	REMOVE CONCRETE SIDEWALK	SY	2650	\$5.00	\$13,250.00	\$8.00	\$21,200.00	\$7.00	\$18,550.00	\$4.00	\$10,600.00
19	ABANDON WATER MAIN	LF	200	\$13.00	\$2,600.00	\$8.00	\$1,600.00	\$9.65	\$1,930.00	\$6.00	\$1,200.00
20	SALVAGE BRICK PAVERS AND REINSTALL	SF	800	\$22.30	\$17,840.00	\$25.00	\$20,000.00	\$16.65	\$13,320.00	\$12.00	\$9,600.00
21	GEOTEXTILE FABRIC TYPE 5	SY	10600	\$2.10	\$22,260.00	\$1.50	\$15,900.00	\$1.45	\$15,370.00	\$3.00	\$31,800.00
22	COMMON EXCAVATION (EV)	CY	11,100	\$14.50	\$160,950.00	\$23.00	\$255,300.00	\$18.40	\$204,240.00	\$24.00	\$266,400.00
23	ROCK EXCAVATION	CY	250	\$12.00	\$3,000.00	\$10.00	\$2,500.00	\$25.00	\$6,250.00	\$100.00	\$25,000.00
24	SUBGRADE EXCAVATION (EV)	CY	2,000	\$14.50	\$29,000.00	\$15.00	\$30,000.00	\$22.00	\$44,000.00	\$26.00	\$52,000.00
25	SELECT GRANULAR BORROW (CV)	CY	9,100.00	\$22.85	\$207,935.00	\$25.00	\$227,500.00	\$20.30	\$184,730.00	\$22.00	\$200,200.00
26	POTHOLE EXISTING UTILITY	EA	4	\$440.00	\$1,760.00	\$500.00	\$2,000.00	\$940.00	\$3,760.00	\$250.00	\$1,000.00
27	RESTRICTED TRENCH	EA	4	\$2,145.00	\$8,580.00	\$8,000.00	\$32,000.00	\$7,500.00	\$30,000.00	\$4,000.00	\$16,000.00
28	STOCKPILE ROCK	CY	250	\$15.00	\$3,750.00	\$8.00	\$2,000.00	\$5.75	\$1,437.50	\$8.00	\$2,000.00
29	AGGREGATE SURFACING CLASS 5 (GRAVEL DRIVEWAY)	TN	50	\$25.00	\$1,250.00	\$35.00	\$1,750.00	\$38.50	\$1,925.00	\$20.00	\$1,000.00
30	STREET SWEEPER WITH PICK UP BROOM WITH OPERATOR	HR	70	\$145.00	\$10,150.00	\$80.00	\$5,600.00	\$140.00	\$9,800.00	\$150.00	\$10,500.00
31	WATER FOR DUST CONTROL	MGAL	30	\$50.00	\$1,500.00	\$10.00	\$300.00	\$50.00	\$1,500.00	\$75.00	\$2,250.00
32	AGGREGATE BASE, CLASS 5, 100% CRUSHED	TN	4,800.0	\$20.30	\$97,440.00	\$18.00	\$86,400.00	\$23.25	\$111,600.00	\$20.00	\$96,000.00
33	BITUMINOUS PATCH	SY	50	\$38.00	\$1,900.00	\$56.00	\$2,800.00	\$53.50	\$2,675.00	\$69.00	\$3,450.00
34	MILL BITUMINOUS PAVEMENT (VARIABLE DEPTH)	SY	150	\$5.50	\$825.00	\$15.00	\$2,250.00	\$5.30	\$795.00	\$7.00	\$1,050.00
35	BITUMINOUS MATERIAL FOR TACK COAT	GAL	510	\$5.00	\$2,550.00	\$3.50	\$1,785.00	\$3.20	\$1,632.00	\$2.00	\$1,020.00
36	TYPE SP 9.5 WEARING COURSE MIX (2,B)	SY	140	\$31.00	\$4,340.00	\$45.00	\$6,300.00	\$71.20	\$9,968.00	\$30.00	\$4,200.00
37	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TN	975	\$96.00	\$93,600.00	\$78.40	\$76,440.00	\$87.25	\$85,068.75	\$90.50	\$88,237.50
38	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TN	25	\$130.00	\$3,250.00	\$150.00	\$3,750.00	\$155.00	\$3,875.00	\$142.00	\$3,550.00
39	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TN	1,060	\$80.00	\$84,800.00	\$72.25	\$76,585.00	\$81.10	\$85,966.00	\$82.50	\$87,450.00
40	CONCRETE STEPS	EA	8	\$1,100.00	\$8,800.00	\$800.00	\$6,400.00	\$2,650.00	\$21,200.00	\$1,050.00	\$8,400.00
41	GRANULAR BEDDING (WATERMAIN)	LF	500	\$5.25	\$2,625.00	\$0.01	\$5.00	\$10.00	\$5,000.00	\$9.00	\$4,500.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Kusske Construction Company LLC		Ryan Contracting Co.		Minger Construction Co., Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
42	GRANULAR BEDDING (SANITARY)	LF	2000	\$5.25	\$10,500.00	\$0.01	\$20.00	\$15.20	\$30,400.00	\$9.00	\$18,000.00
43	4" PVC PIPE DRAIN, SDR 35	LF	120	\$25.00	\$3,000.00	\$25.00	\$3,000.00	\$23.40	\$2,808.00	\$18.00	\$2,160.00
44	6" PVC PIPE DRAIN, SDR 35	LF	800	\$27.00	\$21,600.00	\$27.00	\$21,600.00	\$21.30	\$17,040.00	\$19.00	\$15,200.00
45	4" PERF PVC PIPE DRAIN, SCHEDULE SDR 26	LF	450	\$12.00	\$5,400.00	\$28.00	\$12,600.00	\$27.50	\$12,375.00	\$18.00	\$8,100.00
46	4" PERF PE PIPE DRAIN	LF	3,850	\$11.00	\$42,350.00	\$6.00	\$23,100.00	\$6.05	\$23,292.50	\$10.00	\$38,500.00
47	6" PVC DRAIN CLEANOUT	EA	7	\$360.00	\$2,520.00	\$300.00	\$2,100.00	\$415.00	\$2,905.00	\$580.00	\$4,060.00
48	12" RC PIPE SEWER DES 3006, CLASS V	LF	20	\$50.00	\$1,000.00	\$52.00	\$1,040.00	\$48.45	\$969.00	\$90.00	\$1,800.00
49	15" RC PIPE SEWER DES 3006, CLASS V	LF	750	\$50.00	\$37,500.00	\$53.00	\$39,750.00	\$55.60	\$41,700.00	\$95.00	\$71,250.00
50	18" RC PIPE SEWER DES 3006, CLASS V	LF	180	\$55.00	\$9,900.00	\$58.00	\$10,440.00	\$59.00	\$10,620.00	\$100.00	\$18,000.00
51	21" RC PIPE SEWER DES 3006, CLASS V	LF	330	\$65.00	\$21,450.00	\$65.00	\$21,450.00	\$67.55	\$22,291.50	\$105.00	\$34,650.00
52	BYPASS PUMPING	LS	1	\$63,650.00	\$63,650.00	\$10,000.00	\$10,000.00	\$19,500.00	\$19,500.00	\$7,000.00	\$7,000.00
53	CONNECT TO EXISTING SANITARY SEWER (PIPE)	EA	4	\$1,485.00	\$5,940.00	\$10,000.00	\$40,000.00	\$5,000.00	\$20,000.00	\$2,800.00	\$11,200.00
54	CONNECT TO EXISTING SANITARY SEWER (SERVICE)	EA	12	\$745.00	\$8,940.00	\$500.00	\$6,000.00	\$810.00	\$9,720.00	\$30.00	\$360.00
55	CONNECT TO EXISTING STORM SEWER (PIPE)	EA	3	\$710.00	\$2,130.00	\$1,500.00	\$4,500.00	\$990.00	\$2,970.00	\$2,100.00	\$6,300.00
56	PVC PIPE DRAIN CLEANOUT	EA	4	\$425.00	\$1,700.00	\$800.00	\$3,200.00	\$495.00	\$1,980.00	\$1,100.00	\$4,400.00
57	8" X 4" PVC WYE	EA	1	\$225.00	\$225.00	\$450.00	\$450.00	\$265.00	\$265.00	\$2,100.00	\$2,100.00
58	8" X 6" PVC SEWER WYE	EA	4	\$270.00	\$1,080.00	\$500.00	\$2,000.00	\$305.00	\$1,220.00	\$2,150.00	\$8,600.00
59	10" X 4" PVC SEWER WYE	EA	1	\$390.00	\$390.00	\$800.00	\$800.00	\$400.00	\$400.00	\$2,250.00	\$2,250.00
60	12" X 4" PVC SEWER WYE	EA	4	\$470.00	\$1,880.00	\$900.00	\$3,600.00	\$470.00	\$1,880.00	\$2,300.00	\$9,200.00
61	12" X 6" PVC SEWER WYE	EA	1	\$3,845.00	\$3,845.00	\$1,000.00	\$1,000.00	\$3,245.00	\$3,245.00	\$4,600.00	\$4,600.00
62	4" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	250	\$31.00	\$7,750.00	\$35.00	\$8,750.00	\$40.40	\$10,100.00	\$5.00	\$1,250.00
63	4" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	30	\$31.00	\$930.00	\$35.00	\$1,050.00	\$35.30	\$1,059.00	\$5.00	\$150.00
64	6" PVC PIPE SEWER (SCH. 40 SERVICE PIPE)	LF	200	\$35.00	\$7,000.00	\$40.00	\$8,000.00	\$42.40	\$8,480.00	\$6.00	\$1,200.00
65	6" PVC PIPE SEWER (SCH. 40 RISER PIPE)	LF	30	\$35.00	\$1,050.00	\$40.00	\$1,200.00	\$37.10	\$1,113.00	\$6.00	\$180.00
66	PVC PIPE SEWER (ROW TO HOUSE)	LF	75	\$47.00	\$3,525.00	\$95.00	\$7,125.00	\$78.15	\$5,861.25	\$8.00	\$600.00
67	8" PVC SANITARY SEWER, SDR 26	LF	620	\$45.00	\$27,900.00	\$100.00	\$62,000.00	\$91.30	\$56,606.00	\$105.00	\$65,100.00
68	8" PVC SANITARY SEWER, SDR 35	LF	270	\$38.00	\$10,260.00	\$90.00	\$24,300.00	\$69.25	\$18,697.50	\$105.00	\$28,350.00
69	8" PVC SANITARY SEWER, C900	LF	120	\$50.00	\$6,000.00	\$125.00	\$15,000.00	\$97.90	\$11,748.00	\$105.00	\$12,600.00
70	10" PVC SANTIARY SEWER, SDR 26	LF	350	\$64.00	\$22,400.00	\$110.00	\$38,500.00	\$130.00	\$45,500.00	\$120.00	\$42,000.00
71	10" PVC SANTIARY SEWER, SDR 35	LF	100	\$48.00	\$4,800.00	\$95.00	\$9,500.00	\$87.50	\$8,750.00	\$120.00	\$12,000.00
72	12" PVC SANTIARY SEWER, SDR 26	LF	290	\$69.00	\$20,010.00	\$125.00	\$36,250.00	\$111.00	\$32,190.00	\$140.00	\$40,600.00
73	SANITARY PROTECTIVE LINING	LF	55	\$480.00	\$26,400.00	\$420.00	\$23,100.00	\$445.00	\$24,475.00	\$460.00	\$25,300.00
74	4" HDPE PIPE SEWER-DIRECTIONAL DRILLED	LF	100	\$60.00	\$6,000.00	\$150.00	\$15,000.00	\$160.00	\$16,000.00	\$200.00	\$20,000.00
75	TEMPORARY WATER SERVICE	LS	1	\$28,200.00	\$28,200.00	\$40,000.00	\$40,000.00	\$40,500.00	\$40,500.00	\$10,000.00	\$10,000.00
76	CONNECT TO EXISTING WATER MAIN	EA	7	\$1,100.00	\$7,700.00	\$2,500.00	\$17,500.00	\$4,000.00	\$28,000.00	\$3,000.00	\$21,000.00
77	CONNECT TO EXISTING WATER MAIN (SERVICE)	EA	7	\$730.00	\$5,110.00	\$500.00	\$3,500.00	\$1,540.00	\$10,780.00	\$100.00	\$700.00
78	CONNECT TO EXISTING WATER MAIN (PLUMBED CONNECTION)	EA	4	\$3,315.00	\$13,260.00	\$2,500.00	\$10,000.00	\$7,875.00	\$31,500.00	\$2,750.00	\$11,000.00
79	HYDRANT (TEMPORARY)	EA	1	\$6,770.00	\$6,770.00	\$4,000.00	\$4,000.00	\$4,885.00	\$4,885.00	\$4,500.00	\$4,500.00
80	HYDRANT	EA	5	\$5,700.00	\$28,500.00	\$5,000.00	\$25,000.00	\$4,900.00	\$24,500.00	\$4,500.00	\$22,500.00
81	ADJUST VALVE BOX	EA	3	\$395.00	\$1,185.00	\$200.00	\$600.00	\$335.00	\$1,005.00	\$150.00	\$450.00
82	1" CORPORATION STOP (INCLUDES SERVICE SADDLE)	EA	8	\$330.00	\$2,640.00	\$350.00	\$2,800.00	\$925.00	\$7,400.00	\$2,200.00	\$17,600.00
83	6" GATE VALVE AND BOX	EA	9	\$2,020.00	\$18,180.00	\$2,200.00	\$19,800.00	\$2,320.00	\$20,880.00	\$1,600.00	\$14,400.00
84	8" GATE VALVE AND BOX	EA	5	\$2,640.00	\$13,200.00	\$2,400.00	\$12,000.00	\$2,830.00	\$14,150.00	\$2,000.00	\$10,000.00
85	GATE VALVE (TEMPORARY)	EA	1	\$3,910.00	\$3,910.00	\$1,000.00	\$1,000.00	\$2,320.00	\$2,320.00	\$2,000.00	\$2,000.00
86	1" CURB STOP AND BOX	EA	9	\$430.00	\$3,870.00	\$400.00	\$3,600.00	\$1,005.00	\$9,045.00	\$200.00	\$1,800.00

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Kusske Construction Company LLC		Ryan Contracting Co.		Minger Construction Co., Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
87	1" TYPE "K" COPPER PIPE	LF	350	\$41.00	\$14,350.00	\$40.00	\$14,000.00	\$25.35	\$8,872.50	\$5.00	\$1,750.00
88	1" TYPE PE WATER SERVICE (TRENCHLESS INSTALLATION)	LF	180	\$56.00	\$10,080.00	\$50.00	\$9,000.00	\$46.45	\$8,361.00	\$176.00	\$31,680.00
89	6" PVC WATER MAIN, C900	LF	325	\$33.00	\$10,725.00	\$44.00	\$14,300.00	\$43.50	\$14,137.50	\$90.00	\$29,250.00
90	8" PVC WATER MAIN, C900	LF	2080	\$38.00	\$79,040.00	\$45.00	\$93,600.00	\$33.50	\$69,680.00	\$100.00	\$208,000.00
91	INSULATION, 4" THICK	SY	50	\$72.00	\$3,600.00	\$20.00	\$1,000.00	\$37.00	\$1,850.00	\$45.00	\$2,250.00
92	DUCTILE IRON FITTINGS	LB	2200	\$8.00	\$17,600.00	\$1.00	\$2,200.00	\$12.00	\$26,400.00	\$8.50	\$18,700.00
93	CATCH BASIN (2 X 3)	EA	6	\$3,260.00	\$19,560.00	\$2,300.00	\$13,800.00	\$2,535.00	\$15,210.00	\$3,000.00	\$18,000.00
94	STORM MANHOLE (4' DIAMETER)	EA	16	\$3,900.00	\$62,400.00	\$2,800.00	\$44,800.00	\$3,325.00	\$53,200.00	\$3,500.00	\$56,000.00
95	STORM MANHOLE (5' DIAMETER)	EA	1	\$5,735.00	\$5,735.00	\$4,000.00	\$4,000.00	\$5,305.00	\$5,305.00	\$5,000.00	\$5,000.00
96	DRIVEWAY CASTING	EA	6	\$280.00	\$1,680.00	\$850.00	\$5,100.00	\$715.00	\$4,290.00	\$175.00	\$1,050.00
97	CONSTRUCT SANITARY MANHOLE	EA	11	\$8,560.00	\$94,160.00	\$4,500.00	\$49,500.00	\$8,015.00	\$88,165.00	\$7,000.00	\$77,000.00
98	SUMP DRAIN CATCH BASIN	EA	12	\$630.00	\$7,560.00	\$500.00	\$6,000.00	\$225.00	\$2,700.00	\$700.00	\$8,400.00
99	CONSTRUCT 8" INSIDE DROP	EA	2	\$4,330.00	\$8,660.00	\$4,000.00	\$8,000.00	\$485.00	\$970.00	\$4,600.00	\$9,200.00
100	4" DIAMETER SANITARY SEWER STRUCTURE OVERDEPTH	LF	80	\$680.00	\$54,400.00	\$450.00	\$36,000.00	\$595.00	\$47,600.00	\$600.00	\$48,000.00
101	CONSTRUCT 8" OUTSIDE DROP	LF	25	\$960.00	\$24,000.00	\$350.00	\$8,750.00	\$3,135.00	\$78,375.00	\$5,400.00	\$135,000.00
102	4" CONCRETE WALK	SF	25800	\$5.50	\$141,900.00	\$6.50	\$167,700.00	\$7.55	\$194,790.00	\$6.25	\$161,250.00
103	B612 MODIFIED PARK BOARD CONCRETE CURB AND GUTTER	LF	4200	\$20.25	\$85,050.00	\$20.00	\$84,000.00	\$31.15	\$130,830.00	\$20.00	\$84,000.00
104	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	100	\$42.00	\$4,200.00	\$30.00	\$3,000.00	\$55.50	\$5,550.00	\$30.25	\$3,025.00
105	7" CONCRETE ALLEY	SF	650	\$9.75	\$6,337.50	\$10.00	\$6,500.00	\$8.45	\$5,492.50	\$12.00	\$7,800.00
106	6" CONCRETE DRIVEWAY REPAIR	SF	3750	\$8.25	\$30,937.50	\$8.00	\$30,000.00	\$9.35	\$35,062.50	\$9.40	\$35,250.00
107	24" CONCRETE VALLEY GUTTER	LF	600	\$29.00	\$17,400.00	\$28.00	\$16,800.00	\$27.70	\$16,620.00	\$29.00	\$17,400.00
108	CONCRETE CURB DESIGN V	LF	100	\$55.00	\$5,500.00	\$40.00	\$4,000.00	\$38.00	\$3,800.00	\$53.00	\$5,300.00
109	CONCRETE PEDESTRIAN CURB RAMP	SF	1500	\$14.00	\$21,000.00	\$12.00	\$18,000.00	\$14.60	\$21,900.00	\$12.50	\$18,750.00
110	TRUNCATED DOMES	SF	260	\$55.00	\$14,300.00	\$60.00	\$15,600.00	\$78.00	\$20,280.00	\$53.00	\$13,780.00
111	TEMPORARY MAILBOX	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$1,280.00	\$1,280.00	\$1,100.00	\$1,100.00
112	LIGHT FOUNDATION DESIGN SPECIAL	EA	15	\$1,540.00	\$23,100.00	\$1,400.00	\$21,000.00	\$1,395.00	\$20,925.00	\$1,400.00	\$21,000.00
113	SERVICE CABINET	EA	1	\$9,050.00	\$9,050.00	\$7,500.00	\$7,500.00	\$6,195.00	\$6,195.00	\$6,500.00	\$6,500.00
114	HANDHOLE	EA	4	\$2,025.00	\$8,100.00	\$900.00	\$3,600.00	\$675.00	\$2,700.00	\$700.00	\$2,800.00
115	1.25" NON-METALIC CONDUIT	LF	2300	\$4.75	\$10,925.00	\$4.00	\$9,200.00	\$9.60	\$22,080.00	\$9.00	\$20,700.00
116	2" NON-METALIC CONDUIT	LF	30	\$7.75	\$232.50	\$10.00	\$300.00	\$15.55	\$466.50	\$20.00	\$600.00
117	UNDERGROUND WIRE 2 AWG	LF	100	\$3.60	\$360.00	\$3.00	\$300.00	\$6.70	\$670.00	\$7.00	\$700.00
118	UNDERGROUND WIRE 8 AWG	LF	15000	\$1.25	\$18,750.00	\$1.50	\$22,500.00	\$1.40	\$21,000.00	\$1.50	\$22,500.00
119	4" SAFETY FENCE	LF	700	\$4.00	\$2,800.00	\$2.00	\$1,400.00	\$2.55	\$1,785.00	\$5.00	\$3,500.00
120	TRAFFIC CONTROL	LS	1	\$6,600.00	\$6,600.00	\$25,000.00	\$25,000.00	\$6,665.00	\$6,665.00	\$9,000.00	\$9,000.00
121	TEMPORARY PEDESTRIAN ACCESS	LS	1	\$12,500.00	\$12,500.00	\$10,000.00	\$10,000.00	\$1,670.00	\$1,670.00	\$7,500.00	\$7,500.00
122	SIGN PANELS, TYPE C	SF	90	\$65.00	\$5,850.00	\$60.00	\$5,400.00	\$65.00	\$5,850.00	\$62.00	\$5,580.00
123	STABILIZED CONSTRUCTION EXIT	EA	3	\$1,800.00	\$5,400.00	\$100.00	\$300.00	\$1,200.00	\$3,600.00	\$2,500.00	\$7,500.00
124	STORM DRAIN INLET PROTECTION (BEFORE CURB)	EA	18	\$125.00	\$2,250.00	\$80.00	\$1,440.00	\$140.00	\$2,520.00	\$150.00	\$2,700.00
125	STORM DRAIN INLET PROTECTION (AFTER CURB)	EA	18	\$125.00	\$2,250.00	\$80.00	\$1,440.00	\$155.00	\$2,790.00	\$150.00	\$2,700.00
126	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LF	200	\$3.25	\$650.00	\$1.00	\$200.00	\$3.90	\$780.00	\$4.50	\$900.00
127	ROCK DITCH CHECK	EA	10	\$350.00	\$3,500.00	\$50.00	\$500.00	\$170.00	\$1,700.00	\$350.00	\$3,500.00
128	SANDY CLAY LOAM TOP SOIL BORROW (LV)	CY	1225	\$42.00	\$51,450.00	\$35.00	\$42,875.00	\$22.00	\$26,950.00	\$40.00	\$49,000.00
129	SODDING TYPE LAWN	SY	5000	\$6.85	\$34,250.00	\$6.50	\$32,500.00	\$6.65	\$33,250.00	\$6.00	\$30,000.00
130	EROSION CONTROL BLANKETS, CATEGORY 0	SY	650	\$1.75	\$1,137.50	\$3.00	\$1,950.00	\$2.20	\$1,430.00	\$1.65	\$1,072.50
131	SEED MIXTURE 25-151	LB	50	\$4.75	\$237.50	\$15.00	\$750.00	\$5.50	\$275.00	\$4.00	\$200.00
132	HYDRAULIC BONDED FIBER MATRIX	SY	400	\$2.75	\$1,100.00	\$1.00	\$400.00	\$3.35	\$1,340.00	\$2.50	\$1,000.00
133	WATER FOR TURF ESTABLISHMENT	MGAL	30	\$40.00	\$1,200.00	\$100.00	\$3,000.00	\$70.00	\$2,100.00	\$50.00	\$1,500.00
134	SITE RESTORATION	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
135	4" SOLID LINE, EPOXY	LF	1110	\$2.40	\$2,664.00	\$2.20	\$2,442.00	\$2.45	\$2,719.50	\$2.35	\$2,608.50
136	4" SOLID LINE, PAINT	LF	1110	\$0.85	\$943.50	\$1.00	\$1,110.00	\$0.90	\$999.00	\$1.00	\$1,110.00
137	CROSSWALK MARKING, EPOXY	SF	680	\$4.85	\$3,298.00	\$4.40	\$2,992.00	\$4.90	\$3,332.00	\$4.70	\$3,196.00
138	CROSSWALK MARKING, PAINT	SF	680	\$3.00	\$2,040.00	\$2.70	\$1,836.00	\$3.00	\$2,040.00	\$2.85	\$1,938.00
TOTAL BASE BID					\$2,484,804.00		\$2,608,775.00		\$2,812,763.50		\$3,044,703.50

BID TABULATION				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
				Kusske Construction Company LLC		Ryan Contracting Co.		Minger Construction Co., Inc.		Geislinger & Sons, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	Contractor Name and Address:			Kusske Construction Company LLC		Ryan Contracting o.		Minger Construction Co.,Inc.		Geislinger & Sons, Inc.	
				424 N. Chestnut St. #204		26480 France Ave., P. O. Box 246		620 Corporate Drive		511Central Ave. S.	
				Chaska, MN 55318		Elko, MN 55020		Jordan, MN 55352		Watkins, MN 55389	
		Phone:		(952) 448-3321		(952) 894-3200		(952) 368-9200		(320) 764-2006	
		Email:		jason@kusskeconstruction.co		tomr@ryancont.com		lukem@mingerconst.com		jeff@geislingerandsons.com	
		Signed By:		Jason Kusske		Thomas J. Ryan		Luke Minger		Jeff Geislinger	
		Title:		Partner		President		President		President	
	Signed Responsible Contractor Certificate:			yes		Yes		Yes		Yes	
	Bid Security:			Bond		Bond		Bond		Bond	
	Addenda Acknowledged:			1, 2, 3		1, 2, 3		1, 2, 3		1, 2, 3	

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/15/2019 **RESOLUTION NO.** 2019-36

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

**A Resolution Awarding the Bid for the 2019 Downtown Street Reconstruction
Project to Kusske Construction Company in the Low Bid Amount of \$2,484,804**

WHEREAS, on February 25, 2019, the Chaska City Council adopted Resolution No. 2019-13, formally approving the construction documents and authorizing the solicitation of public bids for the 2019 Downtown Street Reconstruction Project; and,

WHEREAS, pursuant to an advertisement for bids for the 2019 Downtown Street Reconstruction Project, bids were opened and tabulated according to State Statute, and the following bids were received:

	Contractor	Total Base Bid
Low	Kusske Construction Co.	\$2,484,804.00
2	Ryan Contracting Co.	\$2,608,775.00
3	Minger Construction Co., Inc.	\$2,812,763.50
4	Geislinger & Sons, Inc.	\$3,044,703.50

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska, Minnesota, does hereby award the bid for the 2019 Downtown Street Reconstruction Project to the low responsible bidder, Kusske Construction Company, in the amount of \$2,484,804;

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

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/15/19

Subject: Structures, Inc. – Preliminary Site & Building Plan, Preliminary Plat, and Rezoning

Applicant: Daniel Andersen

Location: Old Audubon Road – South of Arbor Drive, North of Ravoux Circle

Case No.: 2019-07

Synopsis: The applicant is requesting approval of a preliminary site & building plan, preliminary plat and rezoning to construct a new office/warehouse building with exterior storage on the vacant lot south of Arbor Drive and North of Ravoux Circle

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to adopt Resolution

BACKGROUND

In June 1997, the East Creek Carriage Homes and plat were approved by the City Council (Res. No. 97-61). The East Creek Carriage Homes are just southwest of the subject site on Ravoux Road. During these approvals the lot to the east and northeast was platted as an Outlot (outlot A), which was a tract for future replatting into single family detached residential lots south of the NSP highline, and industrial lots north of the highline. The single family detached residential lots have been developed south of the NSP highline (East Creek Acres 1st and 2nd Acres), so tonight we are looking at a concept plan to develop north of the NSP highline in Outlot A.

In December 2018/January 2019, the Structures, Inc. Concept Plan was approved.

Comments/Concerns Brought Up During Concept Plan

There were a couple comments brought up during the Concept Plan review that the applicant has addressed in this preliminary submittal. They are the following:

- Layout & Access Points: the applicant showed in their Concept Plan access points off of Old Audubon Road and Ravoux Road; staff and the Commissions requested that the access point on Ravoux Road be removed and the access point on Old Audubon Road be relocated to show access on the shared driveway at Arbor Drive. The applicant has revised the site plan to show these requests. The applicant was also requested to relocate the parking lot to the north side of the building, which they have also done as a part of this preliminary plan.
- Exterior Storage Screening: staff and the Commissions requested the applicant show how the exterior storage yard was programmed and screened. The applicant has provided a detail drawing showing the areas and types of storage. They have also provided a

narrative detailing the heights of the items being stored outside. Materials stored on site will be landscaping blocks, gravel, sub-grade material and other similar materials; these items will be stored in low, open bins that will not be stacked more than 6 feet high. Approximately 6 Pick-up trucks that are approximately 8' tall and 18' long, and long trailers will also be stored outside in the storage yard. An 8 foot privacy fence, berming on the west side, and trees will be situated around the perimeter of the storage yard to screen what is in this area. Berming was not achievable on the south side of the site due to the location of the transmission easement. The easement area does not allow for landscaping within it.

- Noise Summary: staff and the commissions requested a noise summary be completed for this preliminary submittal indicating the type of noise that will be generated outside in the storage yard. The applicant has summarized that the pick-up trucks aforementioned will be loading up materials and leaving the site between the hours of 7:00am and 9:00am. They will return around 3:00pm-6:00pm where they will re-park, however some may stay at the job sites until work is completed. A bobcat tractor and fork lift will be used occasionally throughout the day for moving materials around the yard. All maintenance of vehicles will occur inside the building's shop space. Operations will only occur from Monday-Friday.

Goals

The goals indicated by the applicant were to provide the main headquarters for the Structures, Inc. business in the Chaska area, provide a fluent operation for their business that serves a long term relationship with the City, provide an employment opportunity for Chaska residents, and provide a street presence in Chaska that will tie in to local existing structures.

Existing Conditions

The subject property is located on a vacant outlot between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size. There exists a 125 foot wide easement on the south side of the property that is for the NSP highline. The site has and is used for agricultural purposes.

CURRENT REQUEST

The request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning approval for the construction of a new office/warehouse building and an exterior storage yard for the company Structures, Inc. The company is currently located in Shakopee and are a big block wall and paver stone contractor. This new location will be the main corporate headquarters to the entire company. They propose to have business operations Monday-Friday from 7:00am to 6:00pm.

Adjacent properties

The site is bounded on the south by residential; the north by industrial; the west by Ravoux Road; and the east by Old Audubon Road.

Use

The use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial. It is also consistent with the 1997 approvals for the site which guided the area north of the NSP highline as industrial.

Layout

The layout of the site is showing main access into the site off of Old Audubon Road from a shared driveway on Arbor Drive. The shared driveway provides access to the parking lot and exterior storage yard. The building is situated more on the easterly side of the site towards Old Audubon Road. The parking lot is proposed on the north portion of the building between the building and shared driveway on Arbor Drive. An exterior storage yard abuts the building on its west side and is situated more in the center of the site.

Building Location/Design

The new office/warehouse industrial building is planning to locate on a 5.25 acre lot and is proposed to be approximately 16,000 square feet in size. The majority of the building will be office space at 10,000 square feet, and the remainder will be warehouse/shop space at 6,000 square feet. The shop space will be for maintaining equipment like bobcats, trailers and trucks. The entrance of the building will face north. The building was oriented in a way that it was generally in line with the industrial buildings to the north.

In addition to the building, the business proposes to operate an exterior storage yard on the west side of the building. This area will store materials and several bins that will hold in different types of rock and other base material; pick-up trucks and trailers will also be stored in this area. The height and trucks will stand no more than 8 feet in height in a vehicle or raw storage of materials. This exterior area is proposed to be secured off via a 8-foot privacy fence.

The proposed design of this building is rectangular in footprint and one-story in height; at its tallest point it will be 26 feet where the shop space is. The building proposes to have windows, brick, wood, and metal cladding for materials. The design of the building was designed to have more of a residential look facing Old Audubon Road so as to fit in to the residential context and be a similar height to the existing industrial businesses adjacent. The new building plans to have 18-20 total employees in the office and 2 employees in the shop space.

Staff Recommendation/Analysis

The location of the building appears to be appropriate as it is situated closer to Old Audubon Road where the main entrance to site is located. The look of the building being more residential on the front (east and south) is appropriate for the context this site is in. It will provide a more harmonious edge to the residential on the south.

The City of Chaska has certain building design and material requirements for industrial buildings. A portion of it is stated as follows:

"Industrial and warehouse buildings shall use at least two (2) different Class I materials and shall be composed of at least thirty (30) percent Class I material, and at least one (1) Class II materials and be composed of at least thirty (30) percent Class II materials; and not more than forty (40) percent of Class III materials"

Structures Building Materials	
Class I	Brick, Glass (31%)
Class II	Metal Panels (50%)
Class III	Wood, Kalwall (19%)
CLASS I REQUIRED	30%; two different materials
CLASS II REQUIRED	30%; one material
PROVIDED	31% Class I material; 2 different materials 50% Class I material; 1 material

According to the table above the applicant is meeting the building design/materials ordinance for industrial buildings. If brick is used on the building, then it should be advised that only full modular face brick is classified as a Class I material. Brick veneer is not a Class I material.

The applicant has also included photos of the materials and colors selected for the building. Black and dark brown make up the majority of the building's colors from the metal panels and brick.

Overall, the building provides a unique look. There are numerous masses and shapes to the building which provides interest. The lower profile of the building will be oriented more towards Old Audubon Road, which staff believes is an appropriate orientation to provide harmony between the industrial and residential context. The higher profile of the shop will be oriented toward the rear (west) and thus will not be as cumbersome at the street level.

The exterior storage proposed will be placed on pavement. The exterior storage area is going to be screened with an eight-foot privacy fence. The fence is proposed to be a prefinished gray fence. Landscaping in the form of deciduous and coniferous plantings will also be incorporated around its exterior perimeter to provide a natural break. Berming is also proposed on the west edge of the site adjacent to Ravoux Road to provide additional height for the screening in this area. Berming was also explored on the south side of the site, however, the existing transmission line easement prohibits plantings and berming within it.

A couple cross sections were provided to show the exterior storage height relations between Ravoux Road on the west and the residences to the south. Please note that the fence height shown does not show 8 feet, which is what is being proposed.

Parking/Access/Circulation

The site is proposing to incorporate 60 parking spaces (25 initial construction plus 35 proof of parking). The following charts summarize the overall parking demand on the site, based on the approximated sizes of the conceptual uses:

Uses	Approx. Size	Code Req.	Est. Parking Req.
Office	10,000 sf	1ps/250sf	40 parking spaces
Warehouse	6,000 sf	1ps/350sf	17 parking spaces
		REQUIRED	57 parking spaces
		PROVIDED	60 parking spaces

According to the table above the applicant is sufficient in meeting parking for the site.

The project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive. This shared driveway will be widened onto the Structures' property to accommodate two-way traffic movement. The shared driveway will then provide two accesses into the site; one into the employee parking lot; one into the exterior storage yard and access to the shop doors. This shared driveway will also continue to act as the access for the industrial properties to the north. A shared agreement exists between the current property owners today. This agreement will be amended to include the Structures site.

Staff Recommendation/Analysis

The layout has since been modified from the Concept Plan to incorporate changes requested by staff and the Commissions. Staff advised the applicant to eliminate the Ravoux Road access and re-orient the Old Audubon Road access to the north side of the site to connect into the shared driveway on Arbor Drive. The applicant has made these changes.

Setbacks

The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	Setback
From Property Lines Abutting Residential	100 feet
East and West Property Lines	30 feet
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	Setback
East & West Property Lines	10 feet from ROW
Interior Property Lines	5 feet
From Property Lines Abutting Residential	10 feet

The NSP highline easement on the south side of the site provides for a 125 foot setback from most of the southern property line, which is more than the ordinance requires; this easement cannot be encroached into with buildings and parking.

The exterior storage area must also comply with the aforementioned building setbacks. The site plan is showing compliance with these.

Landscaping & Screening

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	Proposed
Overstory Trees	52 caliper inches (20 trees)	28
Understory Trees	5	5
Shrubs	70	121

According to the table above the applicant is meeting the landscape ordinance. A landscaped island on the north side of the parking lot will be incorporated. Landscaping and berming will be incorporated on the exterior perimeter of the privacy fence. Berming is only proposed on the west side as the south side is encumbered by an easement that prohibits such use. As the south side is the most critical area, staff would advise the inclusion of additional coniferous trees or crimson spire on the south edge of the fence specifically between the two deciduous trees on the west end and just south of the trash enclosure area.

An 8-foot pre-finished fence is proposed along the perimeter of the exterior storage area to screen from the adjacent properties. Staff is amenable to this as an additional screening method to landscaping as long as the fence proposed is qualitative and aesthetically pleasing to the neighboring properties. The applicant has provided a picture and spec of such fence they would like to use and it appears to be in line with this. Again, please note the spec currently says 6 feet however 8 feet is the intention.

Lighting

The applicant has provided a photometric plan and lighting specs as a part of this submittal. Lighting is proposed within the parking lot and on the north, west and south sides of the building above the doors. The specs indicate that they will be fully enclosed light sources that face down.

The photometric plan indicates that it meets City ordinance in terms of foot candles. However, staff questions the light sources proposed on the south side as well as the west side. The wall mount light on the south side is placed 12 feet above grade. Staff would ask if there is an option to lower it to be 8-10 feet above grade. The same can be said for the dock doors and pedestrian door on the west side. The dock lighting is 16 feet above grade, and the dock doors are only 12 feet high; lowering the wall mounts to 13-14 feet above grade can help with the potential light being seen from neighboring residential properties.

Noise

A noise summary was provided to indicate the type of operations occurring outdoors. Pick-up trucks will begin to load their vehicles from 7:00am to 9:00am and take off for their job site. Trucks will start to come back from their job sites around 3:00pm to 6:00pm where they will park

on site in the exterior storage area. A bobcat and fork lift will occasionally run throughout the day to move material around the yard. All maintenance of vehicles will be done inside the building in the shop space.

It appears that the only time of day that may produce the most amount of noise is from 7-9am. However, the applicant has also advised that the 18 foot long pick-up trucks are occasionally used only in the event that they require a larger load to transport. Most of the workers use their own personal pick-ups with the long trailers to transport material, which would produce less noise. Given the low level amount of activity happening in the exterior storage yard, staff does not believe the noise will be of atypical concern. The main use of this site is for offices.

Signage

Signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City. It appears that there are two monument signs proposed; one on the north side of the building; one on the east side towards Old Audubon Road. Industrial sites are only allowed up to one monument sign per sign code.

Utilities

Water and sewer are available to serve this site. Details on the connections to the public utilities will need to be coordinated with the City Engineer.

Stormwater

The applicant will continue to work with the City and the Watershed district to ensure their Stormwater Plan meets all City and County WMO standards.

Wetlands

The National Wetland Inventory classifies the existing pond as a wetland. A future site visit is to be performed by Anderson Engineering's wetland scientists when conditions allow to confirm additional wetlands are not present on the site.

Rezoning

The site is being rezoned from (PRD-29) to Planned Industrial District (PID-9).

Preliminary Plat

A preliminary plat is proposed as a part of this request. The plat shows one lot with no outlots.

CONCLUSION

Staff will continue to work with the applicant to ensure all items are addressed as referenced in the body and conditions of this report.

PLANNING COMMISSION ACTION TAKEN 4/10/19:

Motion to recommend approval of the Preliminary Site and Building Plan and Preliminary Plat for Structures, Inc. (PC#2019-07), subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
 - b. Narrative – Rezoning Request, submitted by Structures
 - c. Yard Equipment and Noise Summary, submitted by Structures
 - d. Daniel Andersen Email, dated March 29, 2019
 - e. Storage Detail Images, submitted by HTG Architects

- f. Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
 - g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - h. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
 - i. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
 - j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
 - k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
 - l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
 - m. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
 - n. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
 - o. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
 - p. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
 - q. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019
 - r. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
 - s. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
 - t. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
 - u. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019
2. Adherence with the Engineers Memo dated April 5, 2019.
 3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
 4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
 5. ~~Provision that either the metal panels or the brick be changed to a lighter color and to be approved by the Planning Department prior to application.~~
 6. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.
 7. Provision that additional coniferous trees are added on the fence's exterior perimeter on the south side adjacent to the trash enclosure, and to be revised on the landscape plan for final submittal.
 8. Provision that wall lighting on the south and west façades be lowered at least two feet.
 9. Provision that all mechanical equipment will be fully screened from view.
 10. Coordination with the City Engineer for the provision of public utilities to the site.
 11. Provision of a storm water management plan meeting City and Carver County WMO standards.
 12. Provision of a wetland delineation report be submitted.
 13. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
 14. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.

Motion to recommend approval of the rezoning from PRD-29 to PID-9 for Lot 1, Block 1 Structures, Inc.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolution No. 2019-33 approving the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC# 2019-07)

Motion adopt Ordinance No. 963 approving the rezoning from PRD-29 to PID-9 for Lot 1, Block 1 Structures, Inc.



City of Chaska Memorandum

To: Planning Commission
From: Matt Clark, City Engineer
Date: April 5, 2019
Subject: Structures Inc on Old Audubon Road

The site utility plans propose connections to the sanitary sewer and water mains that will need to be coordinated with the city utility department. Grading of the site requires lowering of the trunk water main that exists through the property and will also require further coordination with the utility department. As seasonal weather allows, before a site grading plan can be approved a wetland delineation report is still needed to determine whether wetlands exist needing avoidance or mitigation.

The existing pond on the south portion of this outlet is planned to address both the proposed and existing residential development storm water needs. An easement for this pond and any alterations/expansion needed to address storm water needs for this development shall be included on the plat. The proposed site grading plan will be required to meet all the City and watershed agency requirements.

The single access to Old Audubon Road for this site, works well for the proposed land use and is well spaced between existing access points. At this time, all light industrial land uses in the area access Old Audubon Road and leaves Ravoux Road for residential traffic. The single access to Old Audubon Road provides adequate service to this proposal.

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE 04/15/2019 **RESOLUTION NO.** 2019-33

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

**Resolution approving the Preliminary Site & Building Plan and Preliminary Plat for
Structures, Inc./Daniel Andersen/ P.C. No. 2019-07**

WHEREAS, the subject property is located on a vacant outlot between Arbor Drive and Ravoux Circle that is approximately 5.25 acres in size; and

WHEREAS, there exists a 125 foot wide easement on the south side of the property that is for the NSP highline; and

WHEREAS, the request this evening is for Preliminary Site & Building Plan, Preliminary Plat and Rezoning approval for the construction of a new office/warehouse building and an exterior storage yard for the company Structures, Inc; and

WHEREAS, they propose to have business operations Monday-Friday from 7:00am to 6:00pm; and

WHEREAS, the use of this site for office/industrial is consistent with the Comprehensive Plan's guidance for this parcel to be industrial, and it is also consistent with the 1997 approvals for the site which guided the area north of the NSP highline as industrial; and

WHEREAS, the majority of the building will be office space at 10,000 square feet, and the remainder will be warehouse/shop space at 6,000 square feet; and

WHEREAS, the exterior storage area will store materials and several bins that will hold in different types of rock and other base material; and

WHEREAS, the height and any equipment will stand no more than 8 feet in height in a vehicle or raw storage of materials; and

WHEREAS, this exterior area is proposed to be secured off via a 8-foot privacy fence; and

WHEREAS, the material being stored outside will have to be flush or below the screening provided; and

WHEREAS, the proposed design of this building is rectangular in footprint and one-story in height; at its tallest point it will be 26 feet where the shop space is; and

WHEREAS, the new building plans to have 18-20 total employees in the office and 2 employees in the shop space; and

WHEREAS, the building proposes to have windows, brick, wood, and metal cladding for materials; and

WHEREAS, the applicant is meeting the building design/materials ordinance for industrial buildings; and

WHEREAS, if brick is used on the building, then it should be advised that only full modular face brick is classified as a Class I material as brick veneer is not a Class I material; and

WHEREAS, the exterior storage proposed will be placed on pavement; and

WHEREAS, the site is proposing to incorporate 60 parking spaces (25 initial construction plus 35 proof of parking); and

WHEREAS, the project is proposing to have one vehicle entrance into the site off of Old Audubon Road from the existing shared driveway on Arbor Drive; and

WHEREAS, this area is highly sensitive in how it will be screened due to the proximity of residential to the south; and

WHEREAS, an 8-foot pre-finished fence is proposed along the perimeter of the exterior storage area and the south edge of the site to screen from the adjacent properties; and

WHEREAS, landscaping and berming will be incorporated on the exterior perimeter of the privacy fence; and

WHEREAS, berming is only proposed on the west side as the south side is encumbered by an easement that prohibits such use; and

WHEREAS, staff would advise the inclusion of additional coniferous trees or crimson spire on the south edge of the fence specifically between the two deciduous trees on the west end and just south of the trash enclosure area; and

WHEREAS, a noise summary was provided to indicate the type of operations occurring outdoors; and

WHEREAS, pick-up trucks will begin to load their vehicles from 7:00am to 9:00am and take off for their job site; and

WHEREAS, trucks will start to come back from their job sites around 3:00pm to 6:00pm where they will park on site in the exterior storage area; and

WHEREAS, a bobcat and fork lift will occasionally run throughout the day to move material around the yard; and

WHEREAS, all maintenance of vehicles will be done inside the building in the shop space; and

WHEREAS, signs will have to meet the required sign regulations for this development and be reviewed and approved through a separate permit process with the City; and

WHEREAS, on April 10, 2019 the Planning Commission recommended approval to the City Council of the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC#2019-07); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves the Preliminary Site & Building Plan and Preliminary Plat for Structures, Inc. (PC#2019-07), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Narrative – Preliminary Plat/Preliminary Site Plan Review, submitted by Structures
 - b. Narrative – Rezoning Request, submitted by Structures
 - c. Yard Equipment and Noise Summary, submitted by Structures
 - d. Daniel Andersen Email, dated March 29, 2019
 - e. Storage Detail Images, submitted by HTG Architects
 - f. Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
 - g. Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
 - h. Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
 - i. Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
 - j. Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
 - k. Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
 - l. Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
 - m. Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
 - n. Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
 - o. Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
 - p. Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
 - q. Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019
 - r. Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
 - s. Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
 - t. Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
 - u. Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019
2. Adherence with the Engineers Memo dated April 5, 2019.
3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision that full modular face brick will be used on any brick applications in order to be classified as a Class I material.
5. Any exterior storage shall be placed on pavement; storage on open ground/land is prohibited.

6. Provision that additional coniferous trees are added on the fence's exterior perimeter on the south side adjacent to the trash enclosure, and to be revised on the landscape plan for final submittal.
7. Provision that wall lighting on the south and west façades be lowered at least two feet.
8. Provision that all mechanical equipment will be fully screened from view.
9. Coordination with the City Engineer for the provision of public utilities to the site.
10. Provision of a storm water management plan meeting City and Carver County WMO standards.
11. Provision of a wetland delineation report be submitted.
12. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).
13. Any and all building signage shall be submitted separately, comply with zoning ordinance Section 10, and shall require approval by staff prior to installation.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April, 2019.

Mark Windschitl, Mayor

Chaska Deputy Clerk

CITY OF CHASKA

ORDINANCE NO. 963

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING ORDINANCE NO. 229 (ZONING ORDINANCE)
BY REZONING CERTAIN REAL ESTATE WITHIN THE CITY OF CHASKA**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

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

The following described real estate is hereby removed from the Planned Residential District (PRD-29) zoning district and rezoned to Planned Industrial District No. 9 (PID-9) for all of Lot 1, Block 1 of the Structures, Inc., Carver County, Minnesota.

The following graphic exhibits shall serve as the general guide for development of the Structures, Inc. area:

- 1.** Aerial & Snow Storage Exhibit(pg EX-A), submitted by HTG Architects, dated March 5, 2019
- 2.** Existing Conditions Survey (pg C1), submitted by HTG Architects, dated February 12, 2019
- 3.** Preliminary Plat (pg C2), submitted by HTG Architects, dated March 27, 2019
- 4.** Demolition Plan (pg C3), submitted by HTG Architects, dated March 27, 2019
- 5.** Grading & Drainage Plan (pg C4), submitted by HTG Architects, dated March 27, 2019
- 6.** Utility & Paving Plan (pg C5), submitted by HTG Architects, dated March 27, 2019
- 7.** Sediment & Erosion Control Plan (pg C6), submitted by HTG Architects, dated March 27, 2019
- 8.** Site Details (pg C7), submitted by HTG Architects, dated March 27, 2019
- 9.** Site Details-2 (pg C8), submitted by HTG Architects, dated March 27, 2019
- 10.** Planting Plan & Details (pgs L1 & L2), submitted by HTG Architects, dated March 22, 2019
- 11.** Photometric Plan (pg E1.0), submitted by HTG Architects, dated March 5, 2019
- 12.** Site Plan (pg A1.1), submitted by HTG Architects, dated March 27, 2019

- 13.**Site Sections (pg A0.0), submitted by HTG Architects, dated March 27, 2019
- 14.**Renderings (pgs 1-7), submitted by HTG Architects, dated March 27, 2019
- 15.**Material Elevations (pg EX9), submitted by HTG Architects, dated March 26, 2019
- 16.**Main Level Floor Plan (pg A2.1), submitted by HTG Architects, dated March 5, 2019

Section II. **PID-9 District regulations.** Permitted uses and regulations applicable to the PID-9 District is hereby amended to read as follows:

A. Intent

The intent of PID-9 is to create an area for offices and “Clean and Quiet” industrial and related uses that can be developed and operated in a high quality physical environment, one which will be complementary to and compatible with the residential area to the south.

It is intended that development within PID-9 be characterized by relatively high employment levels, high quality jobs, and higher building to land ratios, all which support the objectives of increasing employment opportunities with the City and near downtown for the purpose of strengthening the City’s non-residential tax base.

B. Permitted Uses

Permitted uses shall be the following:

1. Lot 1, Block 1, Structures, Inc.:

- a) Office and administrative facilities
- b) Light manufacturing, fabrication, compounding, processing, packaging, treatment, assembly and indoor storage of goods, products and materials
- c) Scientific research, investigation, testing or experimentation
- d) Uses similar in nature to those listed above and which, in the opinion of the City Council will not be detrimental to the integrity and intent of the PID-9 District

C. Accessory Uses

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

- 1.** Off street parking and loading facilities as regulated by Section 9 of the zoning ordinance.
- 2.** Signs as regulated by Section 10 of the Zoning Ordinance

3. Open storage as regulated by Section 3.1.10.5 of the Zoning Ordinance

D. Building Setbacks

Minimum building and open storage setbacks shall be as follows:

1. From Property Lines Abutting Residential: 100 feet
2. East and West Property Lines: 30 feet
3. Interior Property Lines: 15 feet

Minimum parking setbacks shall be as follows:

1. From Property Lines Abutting Residential: 10 feet
2. From Right-of-Way (ROW): 10 feet
3. Interior Property Lines: 5 feet

E. Development Standards:

Development standards applicable to the I-Industrial District (Chaska Zoning Ordinance) relative to screening, loading docks, building and parking/driving area setbacks, open storage and landscaping shall apply to the PID-9 District. Development standards shall also include the following:

1. Vehicle access on Ravoux Road shall be prohibited

Section III. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Deputy Clerk



591 Citation Drive
Shakopee, MN 55379
888.532.3487
952.937.6257 P
952.294.4595 F
www.Structures.Build

Narrative – Preliminary Plat / Preliminary Site Plan Review

Structures Inc. is a nationally reputable company engaged in providing exceptional site solutions using earth retention and pavement systems for some of the largest and most complex projects in the United States. The successful company would be a great addition to Chaska's other prosperous businesses.

On the property under consideration, Structures Inc. is proposing to build a facility that will be comprised of almost 10,000 sf. of office space and 6,000 sf. of shop space. The site will be accessed off Old Audubon Street via a drive that will be shared with the property to the north. In front of the building, there will be a 25-space parking lot for employees and customers. To the west of the building, there will be a shop yard for housing the company's vehicles, trailers, materials and equipment.

The building will be an attractive, yet simple one-story structure characterized by two primary masses; one lower one for the office space, and one taller one for the shop. The roofs will be covered with an EPDM membrane and slope gradually to the south at $\frac{1}{4}$ " per foot. On the north side of the building, over the front entry, the roof will rise a bit to create a more welcoming atmosphere. Skylights will sit over the open office spaces inside, allowing natural daylight to enter the building and reducing demands on electric lighting. Clerestory windows will be placed on the north and south walls of the shop to allow natural daylight to enter that space as well.

The exterior materials will be metal panel (probably corrugated), wood (cedar) and EIFS. Windows are placed to let daylight in the open office spaces. An image has been attached to this narrative to give a sense of what the building will look like.

Attractive landscaping will accent the outdoor spaces. Trash and recycling dumpsters, and a transformer will be located within an enclosure at the southwest corner of the building. The enclosure will be made of materials that match the building.

A monument sign complying with the City's size restrictions will be placed near the main access to the site. The building will have wall signage that complies with the City's restrictions as well.

By locating the new facility in Chaska, Structures Inc. will contribute to the economic vibrancy of the City, and the handsome new building will add to the architectural fabric.





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Shakopee, MN 55379
888.532.3487
952.937.6257 P
952.294.4595 F
www.Structures.Build

Narrative - Rezoning Request

The property under consideration is currently zoned PRD – Planned Residential Development, but Structures Inc. is asking that the property be rezoned to PID – Planned Industrial Development so that it may build a facility on the site that would be comprised of both office and shop space. The property to the south of the lot is zoned PRD, but properties to the north and east are zoned PID, so the rezoning is consistent with current zoning districts in the area. The development will transform a currently vacant lot into a useful and economically relevant piece of property.



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952.294.4595 F
www.Structures.Build

Yard Equipment and Noise Summary

Structures Inc. performs its work at construction sites. Very little work will occur at the Chaska facility.

The yard will be used for the storage of trucks and materials that will be used at construction sites. Vehicles stored onsite will be pick-up trucks that are approximately 8' tall by 18' long, and long trailers. Materials stored onsite will be landscaping blocks and other similar materials. None of the materials will stack more than 6' high. There will also be low, open bins for storing gravel and other sub-grade materials used in constructing hardscaped areas.

From approximately 7:00 to 9:00 a.m., trucks will be loading up with materials and leaving the site. From approximately 3:00 to 6:00 p.m., trucks will be returning to the site. A bobcat tractor will be used occasionally throughout the day for moving materials around in the yard. Maintenance of vehicles will occur inside the enclosed shop.

Elizabeth Hanson

From: Daniel Andersen <daniel@andersendev.com>
Sent: Friday, March 29, 2019 2:25 PM
To: Elizabeth Hanson
Subject: Re: RE:

Monday through Friday

Noise isn't really much. Most or all the equipment and supplies stay on there job sites.

All of the materials are drop shipped to the actual site location of the projects .

Mainly all work is done with in the shops, like maintaining everything and a little storage.

No crane work, jack hammering or very loud work.

It's an office environment more than anything ...

Thanks

D J. A N D E R S E N
3540 Montgomerie Ave
Deephaven MN
55391

Phone - 612-812-3324
Conference Call in line: 1-302-202-1114
Code : 252853
Daniel@andersendev.com

Web pages
serenityresortliving.com
andersendev.com
Bluescalestudio.com

> On Mar 29, 2019, at 1:46 PM, Elizabeth Hanson <EHanson@chaskamn.com> wrote:

>

> Dan,

>

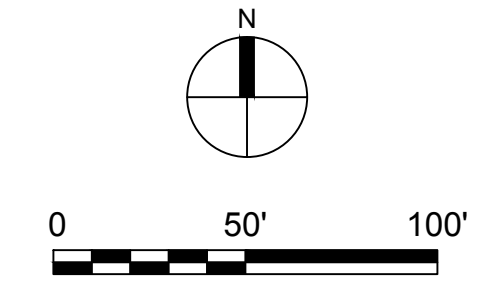
> It appears we are on schedule for Planning Commission on Wednesday, April 10th and City Council on Monday, April 15th.

>

> Can you clarify with the noise summary what the hours of operation are for the business? Including what days of the week.

>





www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.

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

NOT FOR CONSTRUCTION
GARY R. JOHNSON, P.E.

42010	03.05.2019
REG. NO.	DATE



ANDERSON

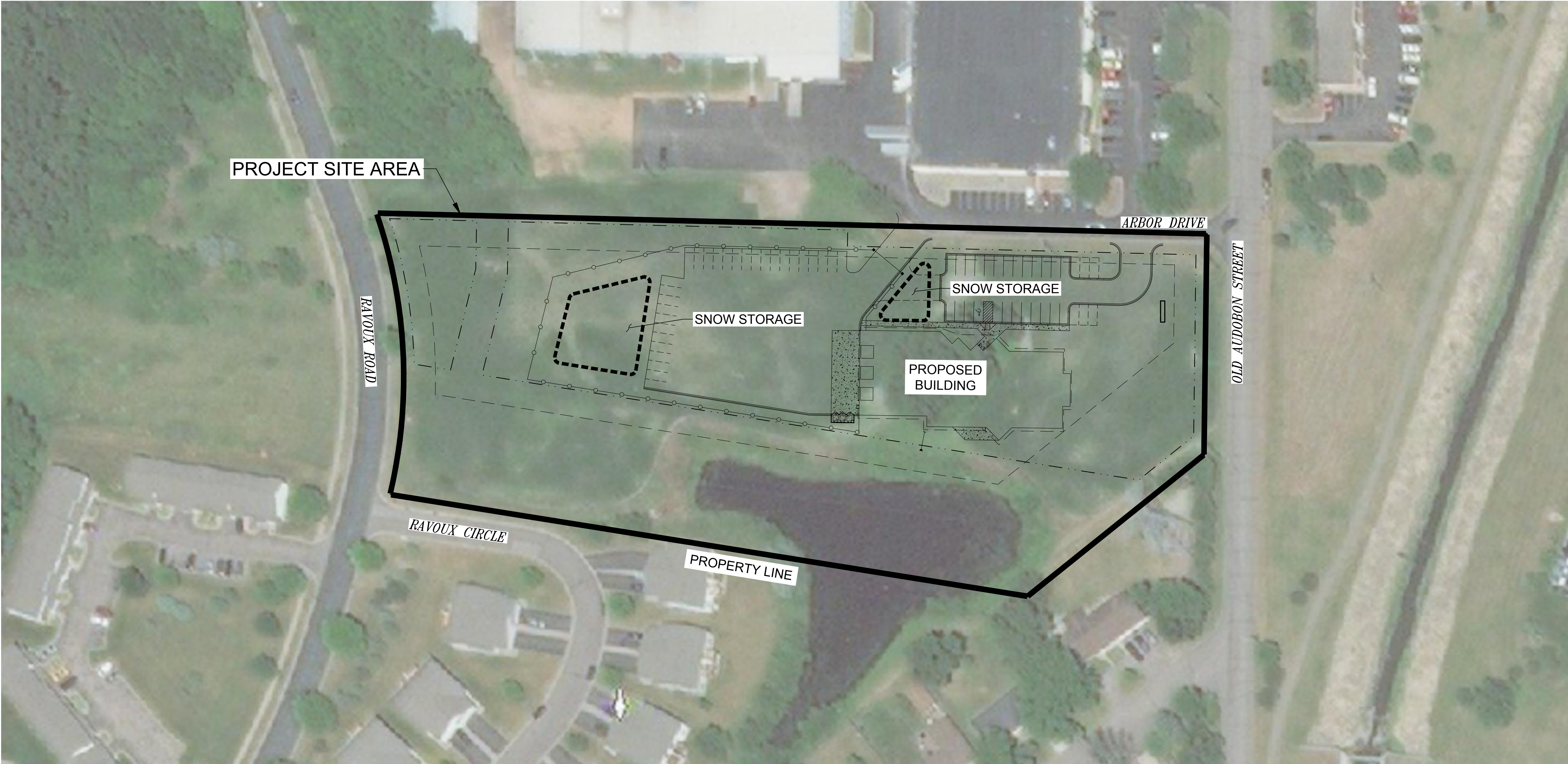
13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

AERIAL AND SNOW
STORAGE EXHIBIT

DRAWN BY: BJF CHECKED BY: GRJ

EX-A

19XXXX(AE 15311)
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PROJECT

STRUCTURES INC.

NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.
2/12/19	

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

Julie Burk
REG. NO. 20281 DATE 2.12.2019



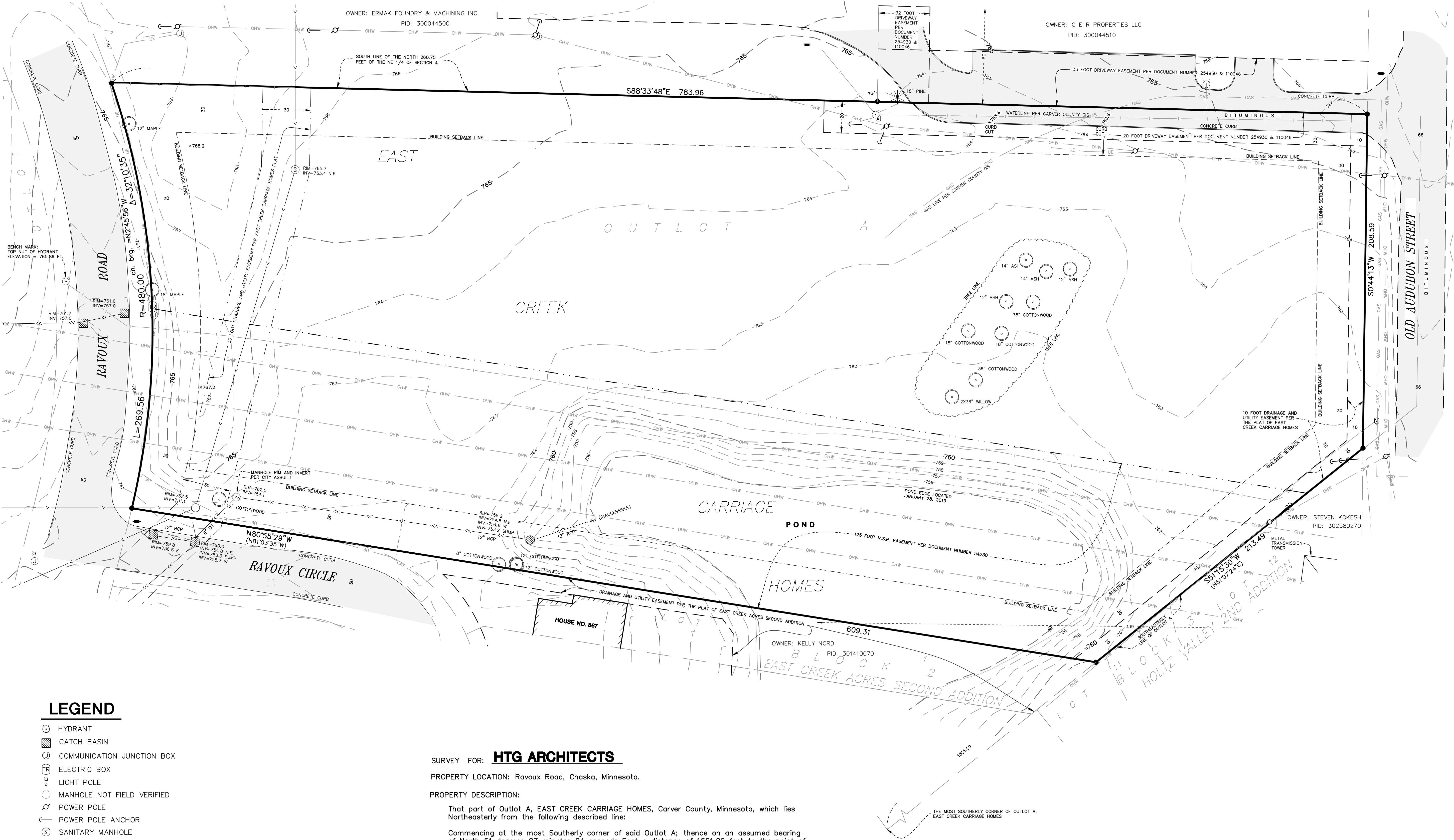
13605 1st Ave N. #100
Plymouth, MN 55441
P 763.412.4000 | ae-mn.com

EXISTING
CONDITIONS
SURVEY

DRAWN BY: JML CHECKED BY: JSB

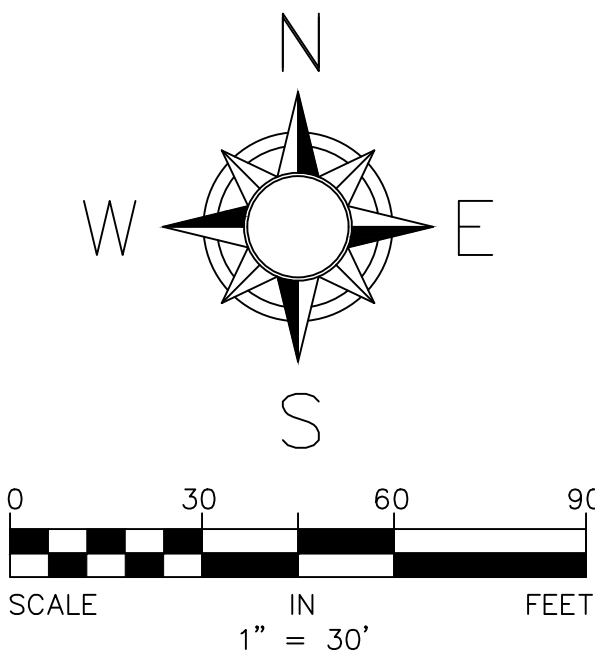
C1

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LEGEND

- HYDRANT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC BOX
- LIGHT POLE
- MANHOLE NOT FIELD VERIFIED
- POWER POLE
- POWER POLE ANCHOR
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- FOUND IRON MONUMENT
- SET IRON PIPE WITH P.L.S. NO. 20281
- DECIDUOUS TREE
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- WATER MAIN
- BITUMINOUS SURFACE



SURVEY FOR: HTG ARCHITECTS

PROPERTY LOCATION: Ravoux Road, Chaska, Minnesota.

PROPERTY DESCRIPTION:

That part of Outlot A, EAST CREEK CARRIAGE HOMES, Carver County, Minnesota, which lies Northeasterly from the following described line:

Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

The property is currently zoned PRD (Planned Residence Development) and has the following building setbacks.

BUILDING SETBACKS

Front = 30 feet
Side = 30 feet
Rear = 30 feet

Building setbacks are 30 feet from all property lines or the height of the building, whichever is greater.

NOTES:

- The horizontal datum is the Carver County Coordinate System, NAD 83 (2011) adjustment.
- The vertical datum is NAVD88. The site bench mark is the top nut of the hydrant, located on the west side of Ravoux Road and 135 feet north of the intersection of Ravoux Circle and Ravoux Road depicted hereon, Bench Mark Elevation = 765.86 feet.
- The area of the property described hereon is 228,908 square feet or 5.2550 acres.
- The location and extent of underground utilities, are based upon Gopher State One Call locate ticket no. 190230413; existing drawings provided by the City of Chaska and above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The legal description and easement information depicted is based on Fidelity National Title Insurance Company Commitment for Title Insurance, Commitment No. 55102, issued by its Commercial Partners Title, LLC, and dated October 1, 2018. Additional easements and/or encumbrances could be present.
- At the time of this survey, portions of the subject property were covered in significant amounts of snowfall, snow piles and ice. Some improvements may not be depicted.

PRELIMINARY PLAT OF:
STRUCTURES INC.

SITE DATA

EXISTING

PROPERTY ADDRESS:	UNASSIGNED, CHASKA, MINNESOTA.
PID:	301460020
EX. PARCEL AREA:	5.25 ACRE
ZONING:	PRD - PLANNED RESIDENCE DEVELOPMENT
2040 COMP. PLAN:	I - INDUSTRIAL

PROPOSED

ZONING:	I - INDUSTRIAL
---------	----------------

BUILDING SETBACKS

FRONT YARD:	30 FEET
REAR YARD:	30 FEET
SIDE YARD NORTH:	30 FEET
SIDE YARD SOUTH:	100 FEET

PARKING SETBACKS

FRONT:	10 FEET
REAR:	5 FEET
SIDE NORTH:	5 FEET
SIDE SOUTH:	10 FEET

PARKING REQUIREMENTS

OFFICES:	1 SPACE / 250 SF FLOOR
WAREHOUSING:	1 SPACE / 2,000 SF FLOOR (1 / 350 SF FLOOR PROOF OF PARKING)

PROPOSED PARKING

REGULAR:	24 STALLS (9'x20')
HANDICAP:	1 (VAN ACCESSIBLE)
PROOF OF PARKING:	35 STALLS (9'x20')

PROPERTY DESCRIPTION

EXISTING LEGAL DESCRIPTION

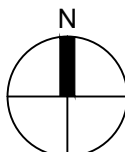
That part of Outlot A, East Creek Carriage Homes, Carver County, Minnesota, which lies Northeasterly from the following described line:
Commencing at the most Southerly corner of said Outlot A; thence on an assumed bearing of North 51 degrees 07 minutes 24 seconds East a distance of 1521.29 feet to the point of beginning of the line to be described; thence North 81 degrees 03 minutes 35 seconds West 609.31 feet to the Easterly line of Ravoux Road and said line there terminating.

PROPOSED LEGAL DESCRIPTION

Lot 1, Block 1, Structures Inc.

LEGEND

	PROPERTY LIMITS
	ADJACENT PROPERTY
	BUILDING SETBACKS
	PARKING SETBACKS
	EXISTING DRAINAGE AND UTILITY EASEMENT
	PROPOSED DRAINAGE AND UTILITY EASEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE PAVEMENT



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Fax: 952.278.8822

PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET

REVISIONS

DATE NO.

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

NOT FOR CONSTRUCTION

GARY R. JOHNSON, P.E.

42010 REG. NO. 03.27.2019 DATE



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

PRELIMINARY PLAT

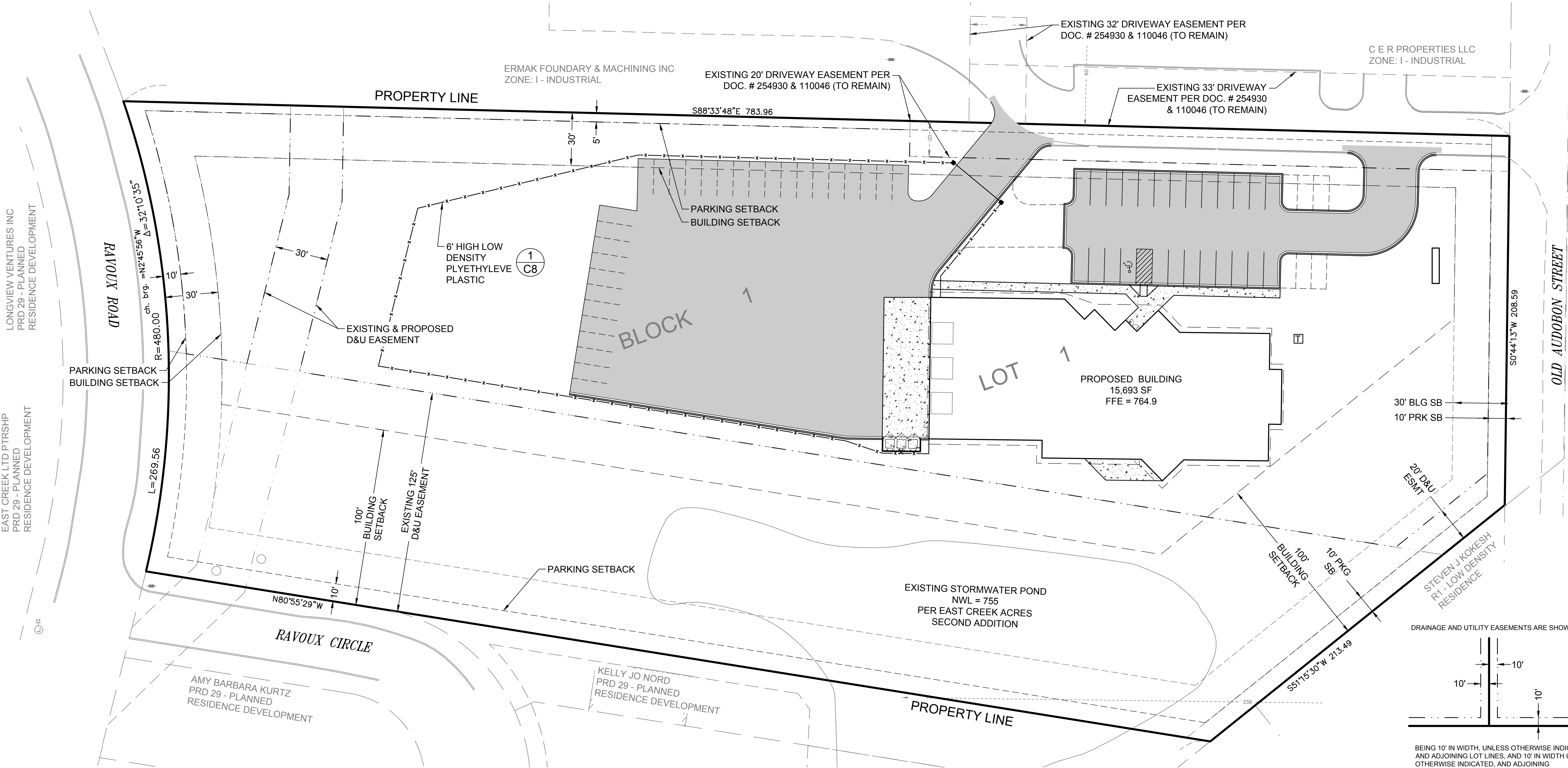
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CHECKED BY: GRJ

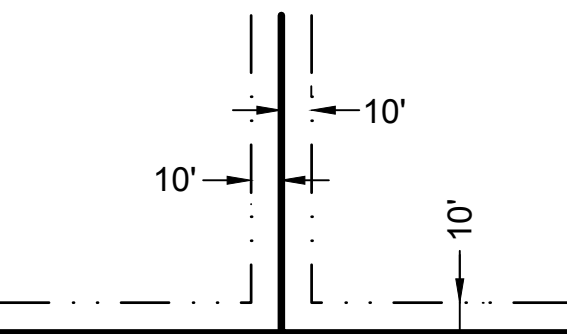
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(AE15311)

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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10' IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10' IN WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT.

1 C2 DRAINAGE & UTILITY EASEMENTS NTS

- ① REMOVE EXISTING CONCRETE CURB & GUTTER
- ② SAWCUT 2' PARALLEL TO CONCRETE CURB & GUTTER TO BE REMOVES. REMOVE EXISTING ASPHALT PAVEMENT.
- ③ DRAINAGE AND UTILITY EASEMENT
- ④ CLEAR & GRUB ALL TREES STUMPS AND UNDERSTORY BRUSH WITHIN LIMITS OF WORK
- ⑤ RAISE EXISTING FIRE HYDRANT APPROXIMATELY 1'. SEE SHEET C4 - GRADING & DRAINAGE PLAN FOR MORE INFORMATION.
- ⑥ EXISTING OVERHEAD ELECTRICAL TO RELOCATED INCLUDING POWER POLES.
- ⑦ RELOCATE EXISTING NATURAL GAS LINE.
- ⑧ RELOCATE EXISTING UNDERGROUND ELECTRICAL AS NECESSARY
- ⑨ SHARED ACCESS TO REMAIN IN USE FOR THE FULL DURATION ON CONSTRUCTION.
- ⑩ INSTALL PERIMETER SILTFENCE PRIOR TO ANY DEMOLITION ACTIVITIES.

1. UTILITIES SHOWN HERE ON IS FOR INFORMATIONAL USE ONLY AND IS NOT GUARANTEED IN IT'S ACCURACY. VERIFY ALL TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY/ALL DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL HIRE PRIVATE UTILITY LOCATOR AS NECESSARY TO VERIFY UNDERGROUND UTILITIES. UTILITIES SHOWN ON PLANS MAY VARY FROM EXISTING CONDITIONS, AND CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITY LINES SHOWN, NOT SHOWN, OR SHOWN INCORRECTLY.

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING GAS MAIN
	EXISTING OVERHEAD WIRES
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING HYDRANT AND GV
	EXISTING SANITARY MANHOLE
	EXISTING STORM SEWER INLET
	REMOVE EXISTING UTILITY LINE
	REMOVE EXISTING CONCRETE C&G
	REMOVE TREE



9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

STRUCTURES INC.

CHASKA, MINNESOTA

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

42010	03.27.2019
REG. NO.	DATE



DEMOLITION PLAN

C3

(AE 15311)

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- ① RAISE EXISTING FIRE HYDRANT TO 1' TO PROPOSED GRADE
- ② CONCRETE SIDE WALK CROSS SLOPE @ 2.0% AWAY FROM BUILDING (TYP.) UNLESS OTHERWISE NOTED.
- ③ 3' CONCRETE CURB & GUTTER TAPER TO MATCH PAVEMENT ELEVATION.
- ④ SLOPE WITHIN HANDICAP STALL TO NOT EXCEED 2.0% IN ANY DIRECTION.
- ⑤ TIP OUT CURB (TYP.)
- ⑥ EXISTING OVERHEAD WIRES TO BE PROTECTED WITHIN POWER LINE EASEMENT. PREVENTIVE MEASURES MAY INCLUDE SIGNAGE POSTED AT VARIOUS LOCATION, OR MARKING LINES WITH HIGHLY VISIBLE FLAGS
- ⑦ EXISTING CURB CUT TO REMAIN IN PLACE.

CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL APPLICABLE EROSION & SEDIMENT CONTROL ITEMS.

SPECIFIED EROSION/SEDIMENT CONTROL MEASURES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION. THE TOTAL DISTURBED AREA IS EQUAL TO 4.02 ACRES. AN MPC PERMIT IS REQUIRED. PROVIDE DOCUMENTATION TO THE CITY PRIOR TO ANY GRADING WORK BEGINNING.

THE TOTAL PROPOSED IMPERVIOUS AREA UPON COMPLETION IS EQUAL TO 59,087 SF OR 25.8% OF THE ENTIRE SITE.

PROPOSED SPOT ELEVATIONS ARE TO TOP OF FINISHED SURFACE UNLESS OTHERWISE NOTED IN LEGEND.

TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. LOCATIONS OF UTILITIES SHOWN BASED ON SURVEY AND AS-BUILT INFORMATION AND MAY NOT REPRESENT ACTUAL CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR UTILIZING UTILITY LOCATES PRIOR TO STARTING ANY WORK.

SEE SHEET C6 FOR SEDIMENT & EROSION CONTROL PLAN.

	PROPERTY LIMITS
	CONSTRUCTION LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING SPOT ELEVATION
	SOIL BORING LOCATION
	DRAINAGE ARROW
	PROPOSED CONCRETE C&G
	TIP OUT CURB
	SPOT ELEVATION
	FLOW LINE OF CURB
	HIGH POINT / FLOW LINE OF CURB
	EMERGENCY OVERFLOW ELEVATION



9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880
Fax: 952.278.8822

STRUCTURES INC.

CHASKA, MINNESOTA

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

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REG. NO.	DATE



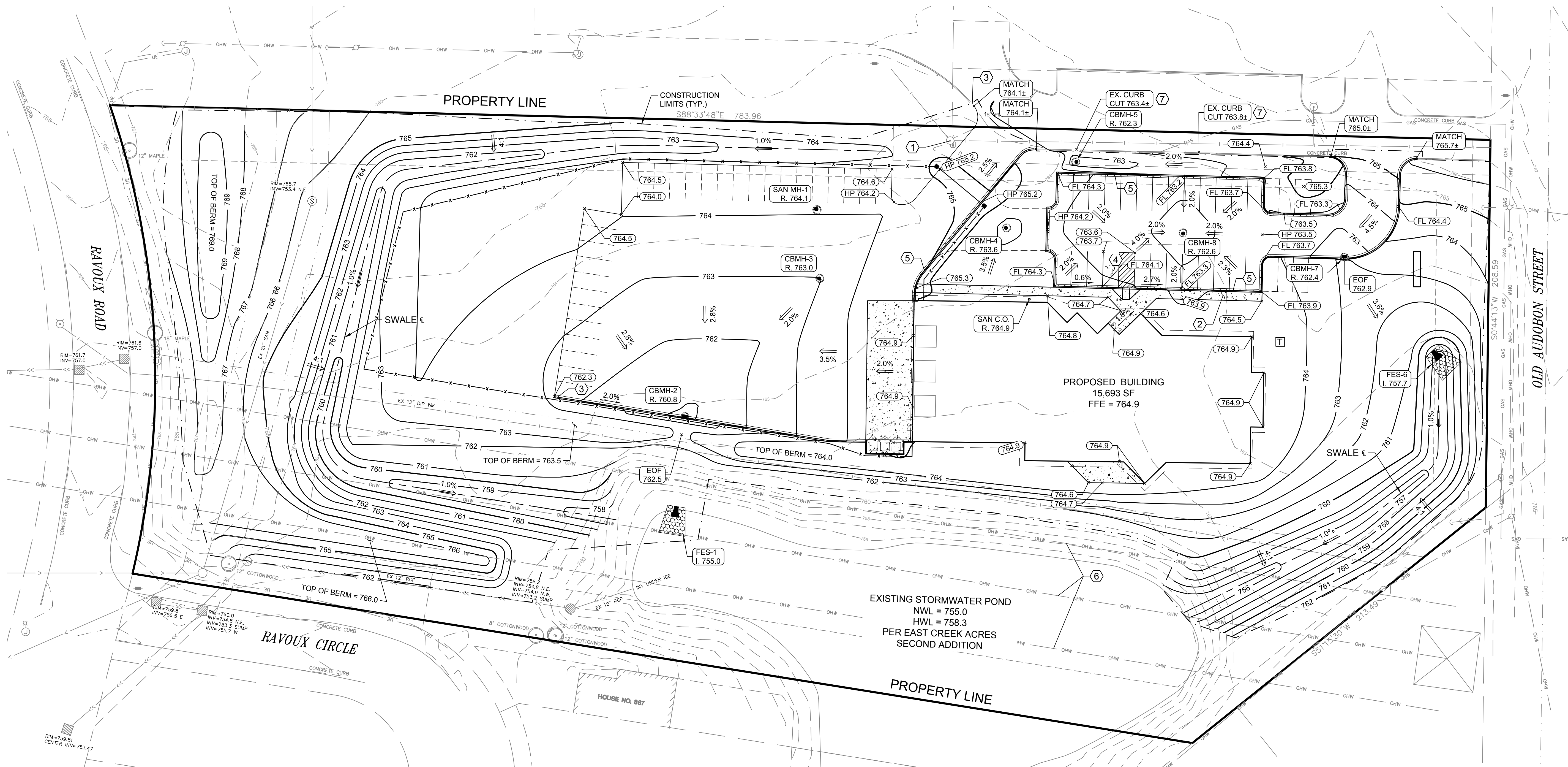
13605 1st Avenue N. #100
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Anderson Engineering of Minnesota, LLC

DRAWN BY: BJF CHECKED BY: GR.

C4

8.A. Adopt Resolution 2019-33 and...

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ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF THE SOIL ENGINEER UNLESS DIRECTED OTHERWISE.

ALL CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT CITY OF CHASKA CODE AND STANDARDS, AND THE 2016 EDITION OF MNDOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND THE C.E.A.M. STANDARD SPECIFICATIONS-2013 EDITION UNLESS DIRECTED OTHERWISE.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE MUNICIPAL, WATERSHED DISTRICT, COUNTY, MPCA, DEPT. OF HEALTH, AND MNDOT PERMITS.

THE LOCATION AND TYPE OF EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT WARRANTED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY, IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

PROVIDE MINIMUM 10' HORIZONTAL & 18" VERTICAL SEPARATION OF ALL WATERMAIN CROSSINGS FROM STORM OR SANITARY SEWER.

ALL WATER SERVICE SHALL BE INSTALLED WITH 7.5" MINIMUM COVER FROM FINISHED GRADE, MAX 10 FT.

HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES MUST BE MADE WITH WATER TIGHT MATERIALS UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.

ALL NEW NON METALLIC SANITARY AND WATER SERVICE PIPE SHALL HAVE TRACER WIRE, PER SPECIFICATIONS.

LOCATE AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.

SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF A BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 4714, SECTION 1109.0. TESTING OF WATER AND SEWER SHALL COMPLY WITH 2013 CEAM REQUIREMENTS.

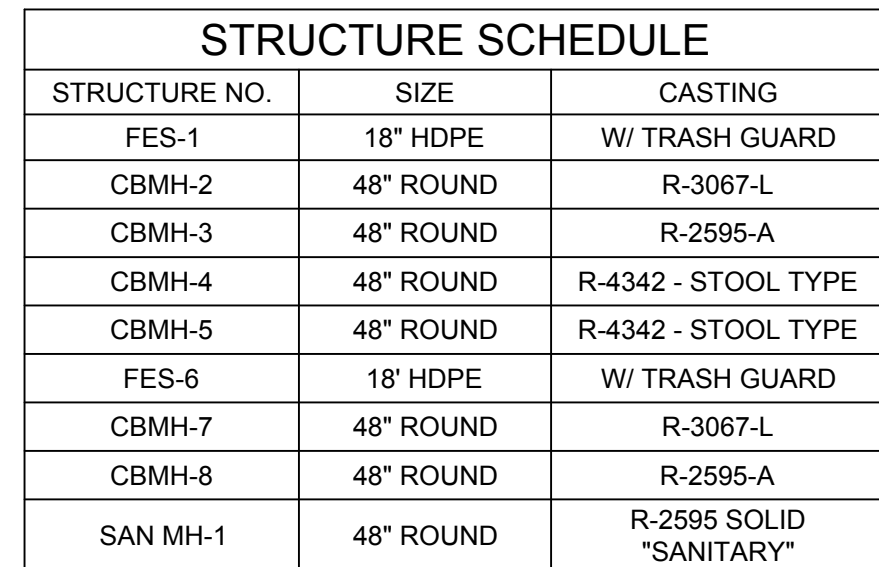
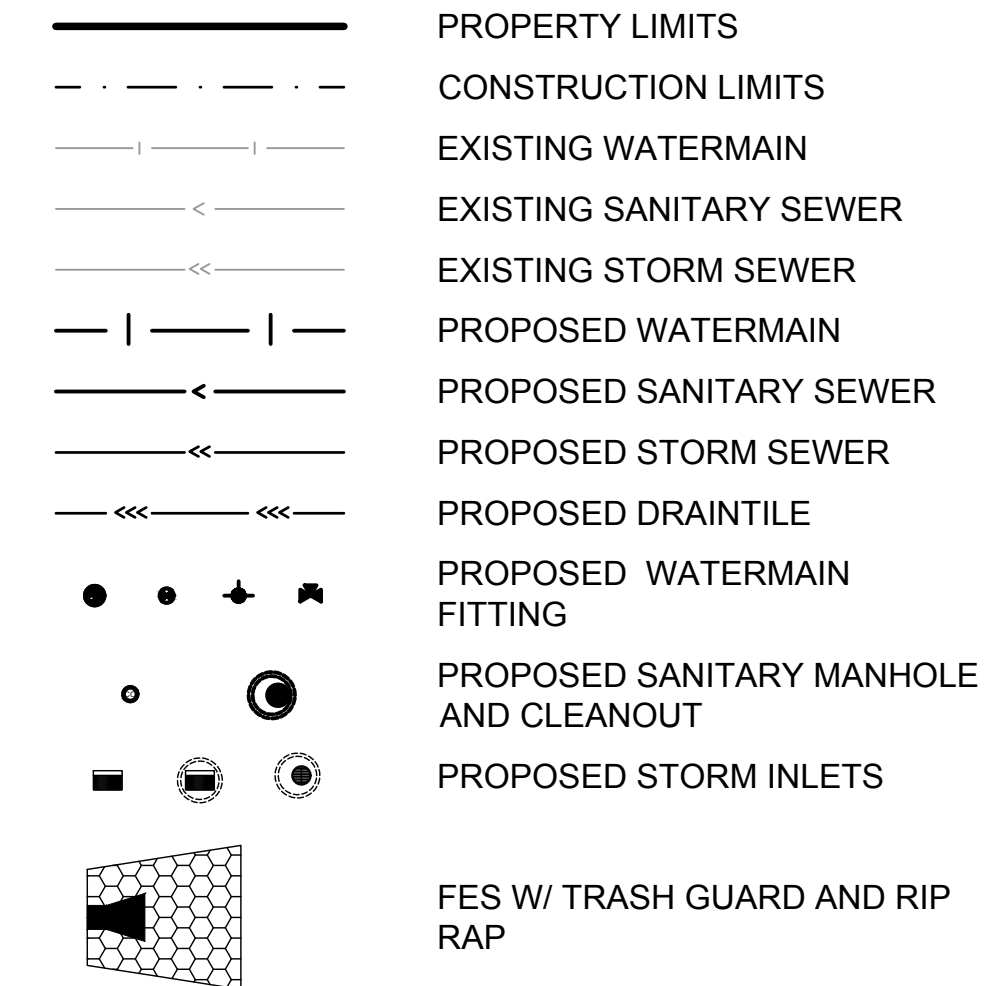
PVC SANITARY SEWER MUST MEET ASTM STANDARDS LISTED IN MINNESOTA RULES, CHAPTER 4714, TABLE 701.1 AND INSTALLATION STANDARD 1. FITTING MUST COMPLY WITH ASTM D1866, D2665, OR F794 RESPECTIVELY. JOINTS MUST BE APPROVED MECHANICAL OR PUSH-ON UTILIZING ELASTOMERIC SEAL, OR SOLVENT WELDING USING ASTM F686 AND ASTM D2564. THE INSTALLATION MUST COMPLY WITH ASTM D2321.

HDPE STORM SEWERS MUST MEET ASTM F714 (SEE MINNESOTA RULES, CHAPTER 4714 SECTION 1102.4 AND INSTALLATION STANDARD 1.

ALL COMPONENTS OF WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATING. THE USE OF UNLINED OR UNCOATED PIPE IS NOT ALLOWED. PROVIDE 8 MIL POLYWRAP ON DIP WATERMAIN PER CITY STANDARDS.

COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.

UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER AND SEWER SERVICE PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.



STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:

A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET

B. SILT FENCE

C. TEMPORARY CULVERTS

D. TEMPORARY SEDIMENTATION BASINS AND OUTFALL FACILITIES

E. STORMWATER POND CONSTRUCTION

F. COMMON EXCAVATION AND EMBANKMENT (GRADING)

G. SEED AND MULCH OR SO2

H. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS

I. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK

3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.

4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 4" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX:

MULCH:

FERTILIZER:

TYPE 1

TYPE 3 22-8-10

2 TONS / ACRE (DISK ANCHORED)

350# / ACRE

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES.

TYPE OF SLOPE	TIME
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	21 DAYS

7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.

8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.

9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.

10. PROVIDE TEMPORARY SEDIMENTATION BASINS AS DIRECTED BY THE ENGINEER.

11. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.

12. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA."

13. DEWATERING AND / OR BAIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.

14. ALL SOLID WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.

15. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS, THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THERE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD

RAPID STABILIZATION

1

TYPE 1 MULCH WITH DISC ANCHORING

2

TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH

3

TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11

4

CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE

5

RIP-RAP CLASS II WITH GEOTEXTILE TYPE II

THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.

16. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G., AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.

17. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED EROSION SHALL CONSIST OF BUT NOT BE LIMITED TO THE FOLLOWING:

A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURBS EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE.

B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED.

C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC.

D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN ECM'S UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.

18. CONTRACTOR SHALL PROVIDE A TEMPORARY SEDIMENTATION BASIN ON SITE FOR CONSTRUCTION WASH OUT USE. TEMPORARY BASIN SHALL BE LOCATED AS TO PROVIDE EASY ACCESS FOR CONSTRUCTION VEHICLES AND CONCRETE TRUCKS AS NECESSARY.

19. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.

20. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION. DUST SHALL BE SUPPRESSED THROUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMP'S AS APPROVED BY THE ENGINEER.

21. IF LEED ACCREDITATION IS APPLICABLE, CONTRACTOR SHALL DOCUMENT THE IMPLEMENTATION OF THE EROSION AND SEDIMENTATION CONTROL PLAN THROUGH DATE STAMPED PHOTOS AND INSPECTION LOGS / REPORTS. REPORTS SHALL INCLUDE AT A MINIMUM DESCRIPTION OF ALL EMPLOYED BMP'S INCLUDING BOTH MEASURES TO PREVENT SOIL LOSS DUE TO RUNOFF AND SOIL LOSS DUE TO WIND EROSION. BMP'S DEEMED UNNECESSARY DUE TO SITE CONDITIONS, CORRECTIVE ACTIONS TAKEN IN RESPONSE TO PROBLEMS, AND ANY ADDITIONAL INFORMATION RELEVANT TO THE CONSTRUCTION OF THE EROSION AND SEDIMENT CONTROL PLAN AS IT WAS ESTABLISHED AT THE TIME OF CONSTRUCTION.

STORMWATER POLLUTION PREVENTION PLAN SCHEDULE OF INSTALLATION & MAINTENANCE

ITEM	INSTALLATION	INSPECTION & MAINTENANCE	REMOVAL
SILT FENCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT & MAINT. AFTER EACH RUN-OFF EVENT. REMOVE SEDIMENTS AS REQUIRED.	AFTER TRIBUTARY DRAINAGE AREA IS RESTORED.
ROCK CONST. ENTRANCE	PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PRIOR TO PAVING.
OUTLET SKIMMER STRUCTURE	AFTER POND GRADING IS COMPLETED.	INSPECT REGULARLY. MAINTAIN AS NEEDED.	PERMANENT.
RIP-RAP & FILTER	UPON COMPLETION OF POND GRADING, CONC. SWALE CONST. AND OUTLET INSTALLATION.	INSPECT & MAINTAIN AT LEAST ANNUALLY AND AFTER HEAVY RAINFALL EVENT.	PERMANENT.
DETENTION POND	DURING EARTHWORK OPERATIONS.	AFTER HEAVY RAINFALL EVENTS. REMOVE SEDIMENTS AS NEEDED.	PERMANENT.
SEED & MULCH	AFTER POND GRADING IS COMPLETED.	INSPECT & MAINTAIN AFTER HEAVY RAINS. REPLACE WASH-OUT AREAS IMMEDIATELY	NO REMOVAL NECESSARY.
INLET PROTECTION	UPON INLET CONSTRUCTING	WHEN 1/3 CAPACITY OF BMP IS REACHED	AFTER TRIBUTARY AREAS ARE FULLY RESTORED

KEY NOTES

1

INSTALL & MAINTAIL SILTFENCE PERIMETER SEDIMENT PROTECTION IN TURF AREAS. USE BIO-ROLLS AS NEED IN PAVED AREA FOR PHASING PURPOSES.

2

INTALL AND MAINTAIN INLET SEDIMENT PROTECTION.

3

INSTALL TEMP ROCK ENTRANCE AT CONSTRUCTION INGRESS & EGRESS LOCATION(S).

4

INSTALL DITCH CHECKS EVERY 100 LF OF SWALE LENGTH (TYP.)

5

INSTALL EROSION CONTROL BLANKET & SEED WITHIN SWALE. BLANKET TO BE "NATURAL NET ONLY" CATEGORY 3N PER MNDOT SPEC 3885.

LEGEND

PROPERTY LIMITS

CONSTRUCTION LIMITS

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

EXISTING SPOT ELEVATION

SOIL BORING LOCATION

DRAINAGE ARROW

SILT FENCE / BIO-ROLL AS APPROPRIATE

INLET SEDIMENT PROTECTION

ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET

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PROJECT

STRUCTURES INC.
NEW BUILDING
CHASKA, MINNESOTA

ISSUED SET
REVISIONS
DATE NO.

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NOT FOR CONSTRUCTION
GARY R. JOHNSON, P.E.

42010 REG. NO. 03.27.2019 DATE

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Anderson Engineering of Minnesota, LLC

SEDIMENT & EROSION
CONTROL PLAN

DRAWN BY: BJF CHECKED BY: GRJ

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8.A. Adopt Resolution 2019-33 and...
Page 29 of 47

Packet Page 85 of 252



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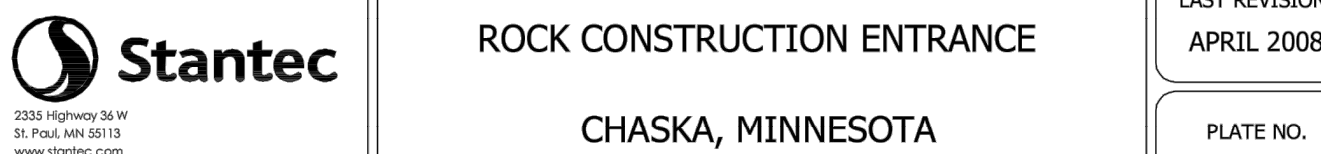
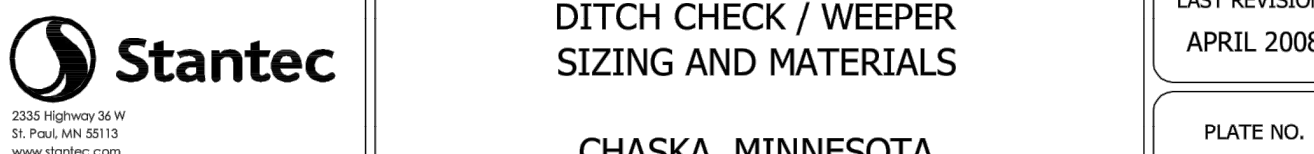
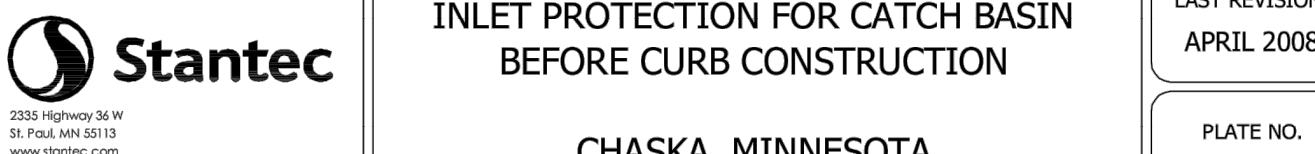
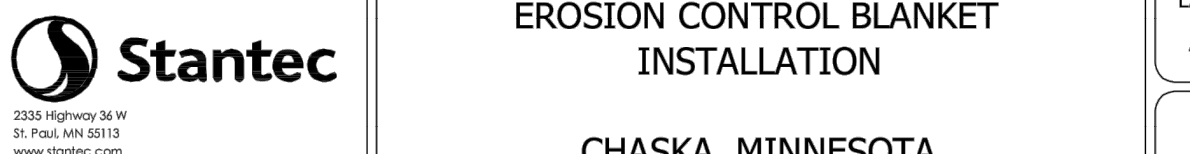
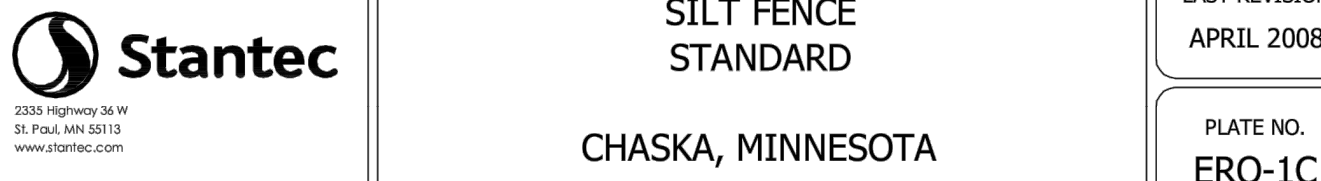
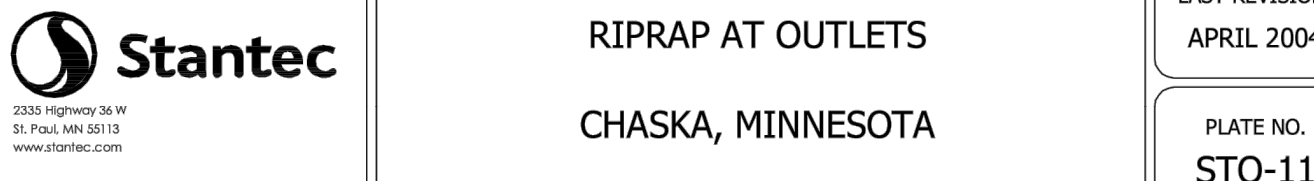
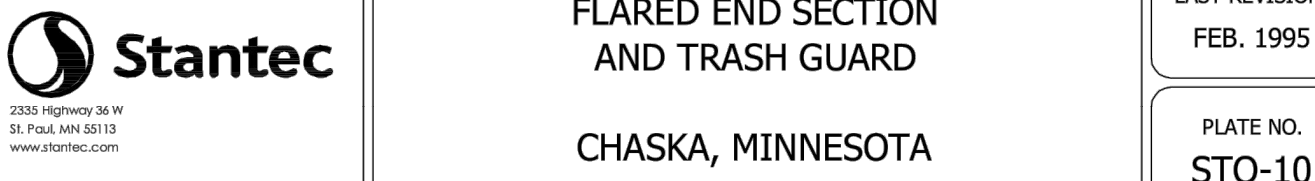
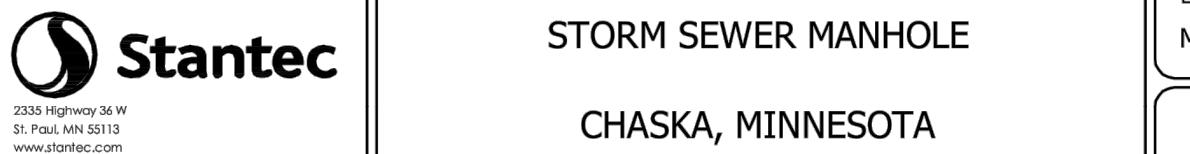
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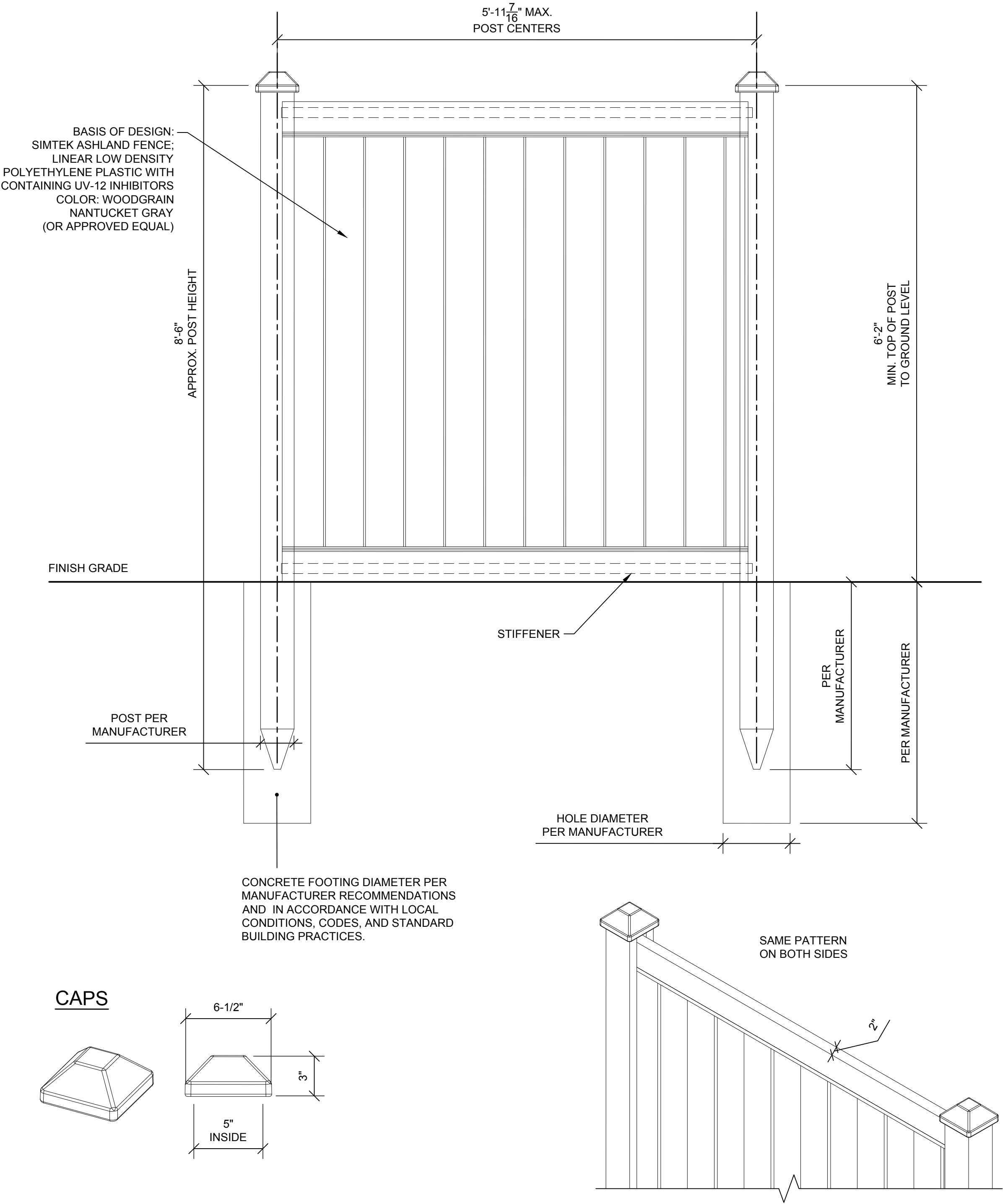
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1 6' HT. FENCE
SCALE: N.T.S.



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SITE DETAILS - 2

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<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
AFJ	4	AUTUMN BLAZE MAPLE ACER X FREEMANII 'JEFFSRED'	B&B	2 - 1/2" CAL.		
COC	6	COMMON HACKBERRY CELTIS OCCIDENTALIS	B&B	2 - 1/2" CAL.		
QRA	2	CRIMSON SPIRE OAK QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	B&B	2 - 1/2" CAL.		
QRU	4	RED OAK QUERCUS RUBRA	B&B	2 - 1/2" CAL.		
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
PAL	5	THE LIMEY NORWAY SPRUCE PICEA ABIES 'THE LIMEY'	B&B		6' HT.	
PGD	4	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	B&B		6' HT.	
PNA	3	AUSTRIAN BLACK PINE PINUS NIGRA	B&B		6' HT.	
<u>ORNAMENTAL TREES</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
AGA	2	'AUTUMN BRILLIANCE' SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B&B	2" CAL.		
CAW	3	GOLDEN SHADOWS DOGWOOD CORNUS ALTERNIFOLIA 'W. STACKMAN'	B&B	2" CAL.		
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>			<u>REMARKS</u>
JCS	24	SEA GREEN JUNIPER JUNIPERUS CHINENSIS 'SEA GREEN'	5 GAL.			
POD	18	LITTLE DEVIL NINEBARK PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.			
RAG	65	GRO-LOW FRAGRANT SUMAC RHUS AROMATICA 'GRO-LOW'	5 GAL.			
SJA	14	JAPANESE SPIREA SPIRAEA JAPONICA 'ANTHONY WATERER'	5 GAL.			
<u>PERENNIALS</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>			<u>REMARKS</u>
CKF	27	FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL			
NFW	51	WALKERS LOW CATMINT NEPETA X FAASSENII 'WALKERS LOW'	1 GAL			
PAL	18	FOUNTAIN GRASS PENNISETUM ALOPECUROIDES	3 GAL.			

	NEW SOD WITH IRRIGATION		NEW SEED #1 (25-131)		3" DEEP, 1-1/2" WASHED RIVER ROCK MULCH OVER FABRIC
			NEW SEED #2 (33-262)		LANDSCAPE EDGER

1. ALL SOD & PLANTINGS WITHIN PROPERTY LIMITS SHALL RECEIVE IRRIGATION (SEE L2 FOR IRRIGATION NOTES)
2. REFER TO PLAN SHEET L2 FOR SODDING, SEEDING, FERTILIZER AND TOPSOIL NOTES
3. FENCING SHALL BE OPAQUE PRIVACY FENCING

CITY CODE	REQUIRED	PROVIDED
TOTAL OVERSTORY TREES REQUIRED: 20 16,400 SF / 320 = 51.25 / 2.5 CALIPER INCHES = 20.4 = 20	20	28
TOTAL UNDERSTORY TREES REQUIRED: 5 20.4 / .25 = 81 = 5	5	5
TOTAL NUMBER OF SHRUBS REQUIRED: 70 SITE PERIMETER = 2084.908 / 30 = 69.496 = 70	70	121
ADJOINING A RESIDENTIAL, PUBLIC USE OR PUBLIC STREET REQUIRES SCREENING		



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STRUCTURES INC.

NEW BUILDING

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CURT H. CLAEYS, PLA

45613 03.22.2019
REG. NO. DATE



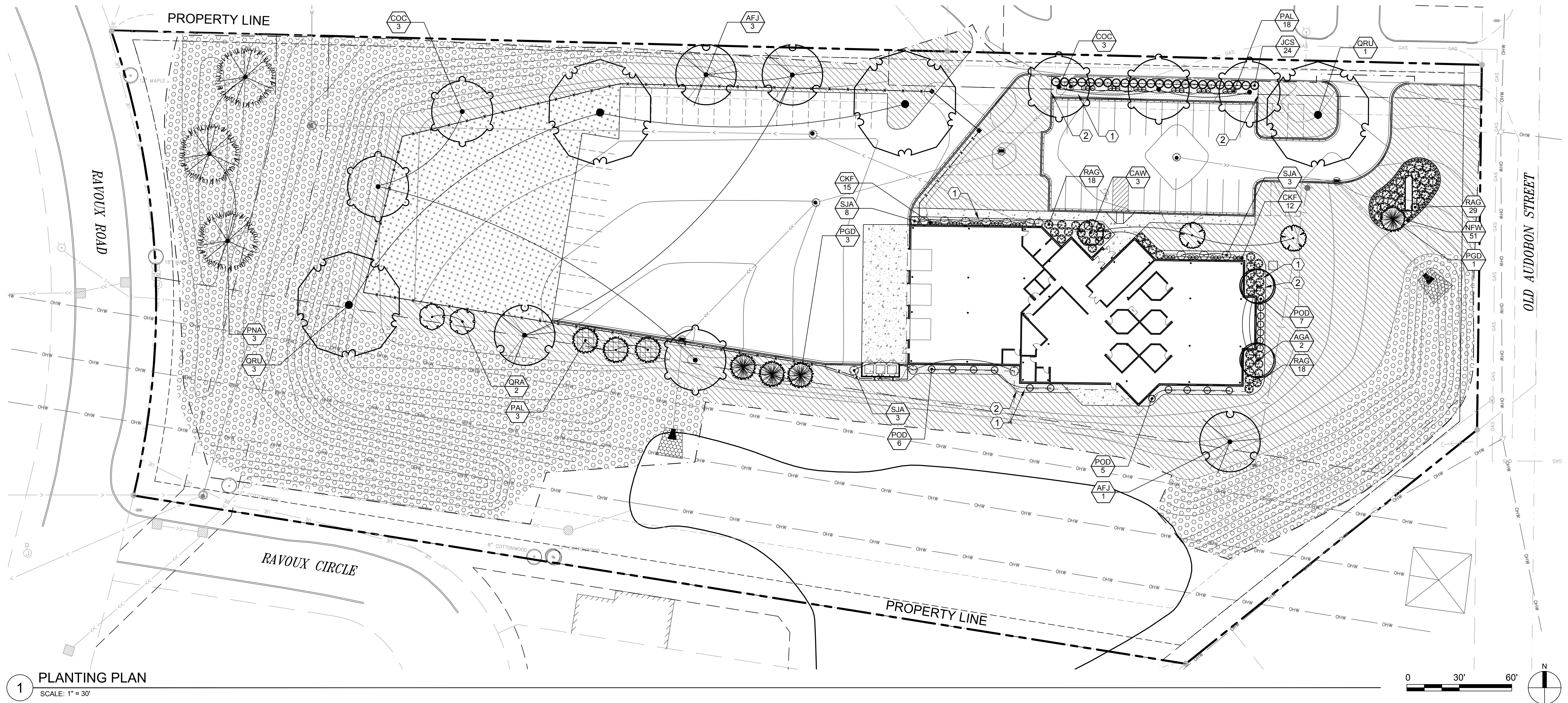
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PLANTING PLAN

DRAWN BY: JAF CHECKED BY: CHC

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1 PLANTING PLAN

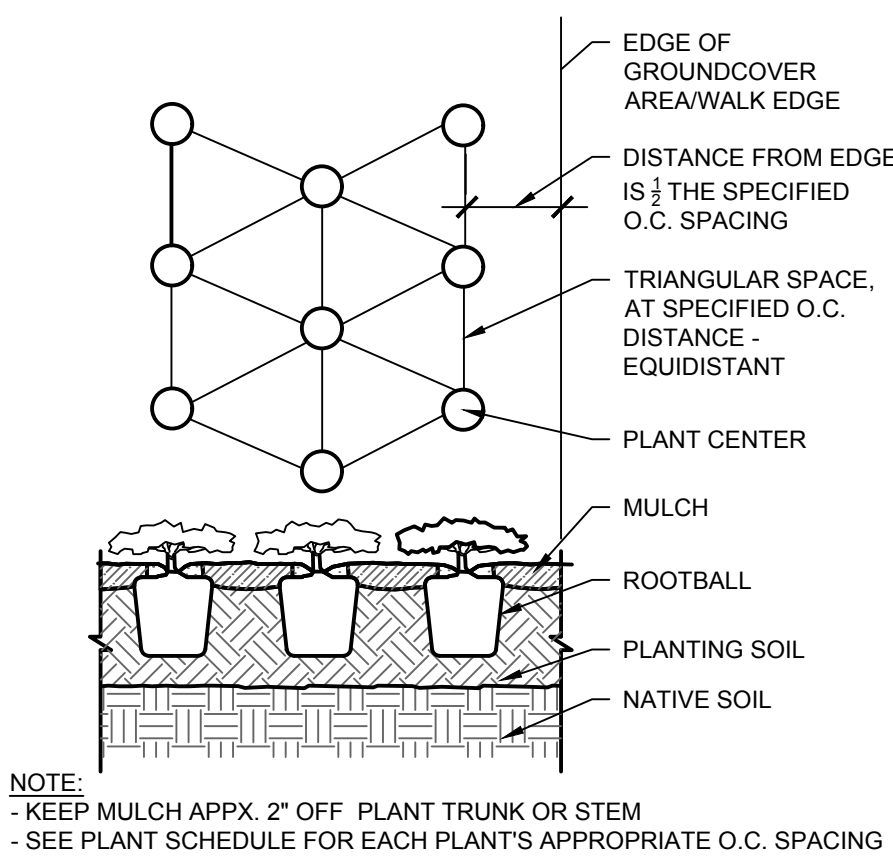
SCALE: 1" = 30'

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. ALL ROUGH AND FINISH GRADING TO BE DONE BY OTHERS.
3. NO PLANTING SHALL BE INSTALLED UNTIL ALL GRADING, BUILDING, CONSTRUCTION, UTILITY WORK & IRRIGATION (IF APPLICABLE) HAS BEEN COMPLETED IN THE AREAS TO BE PLANTED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL PROPOSED PLANT MATERIAL SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLAN. IF THE CONTRACTOR BELIEVES AN ERROR HAS BEEN MADE REGARDING SPACING OR LOCATION OF THE PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS TO PROPERTY DAMAGE FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. ALL NEWLY PLANTED PLANT MATERIAL SHALL BE GUARANTEED THROUGH ONE CALENDAR YEAR STARTING FROM THE DATE OF ACCEPTANCE ESTABLISHED BY THE OWNER.
10. THE CONTRACTOR SHALL MEET WITH THE OWNER OR OWNERS REPRESENTATIVE ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO

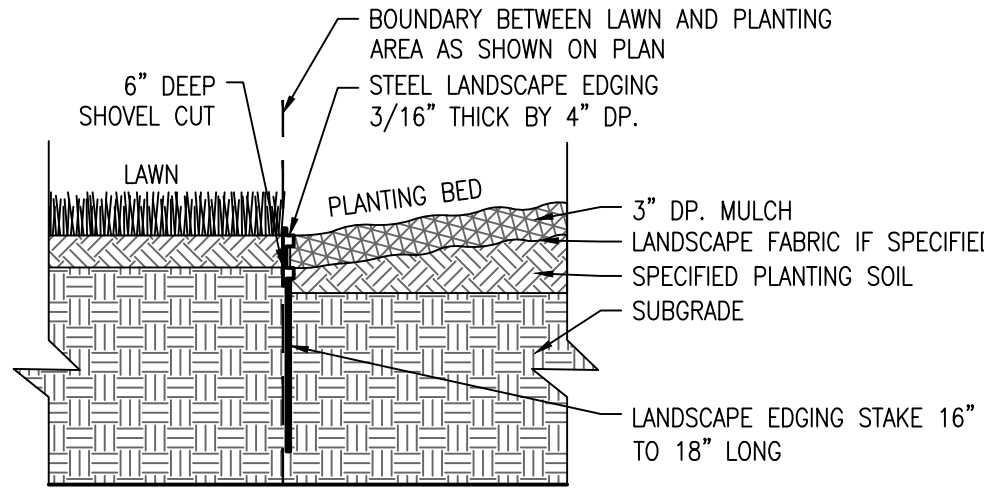
- THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE ONE (1) YEAR WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.
11. WIND BURN OR OTHERWISE DAMAGED PLANT MATERIAL WILL NOT BE ACCEPTED.
12. CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNER APPROVAL.
13. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
15. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH MAINTENANCE INFORMATION DURING THE GUARANTEE PERIOD RELATING TO WATERING, FERTILIZING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO THE OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
16. INSTALL CORRUGATED PLASTIC TREE GUARDS, WHITE IN COLOR, WITH THE SIZE OF TUBE 1" DIA. (MIN.) LARGER THAN THE CALIPER OF THE TREE TO BE PROTECTED.
17. CONTRACTOR TO FURNISH & INSTALL METAL EDGING AS SHOWN ON THE PLANS & DETAILS. METAL EDGING SHALL BE ALUMINUM OR STEEL, BLACK IN COLOR, WITH A MINIMUM THICKNESS OF 1/8" AND 4" DEEP. INSTALL 1 METAL STAKE EVERY 3-1/2 FEET OF EDGING.
18. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V.

- STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
19. 3" DEPTH SHREDDED HARDWOOD MULCH SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS THAT ARE ISOLATED FROM GROUNDCOVER AREAS AND GENERAL SHRUB MASSES.
20. 3" DEPTH OF 1"TO 1-1/2" WASHED RIVER ROCK SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PANS & DETAILS.
21. FOR BALLED & BURLAP PLANT MATERIAL, REMOVE THE TOP HALF OF THE BURLAP FROM THE ROOT BALL. WIRE CAGES, STRAPS, ETC. SHALL BE REMOVED FROM THE TOP HALF OF THE ROOTBALL BEFORE INSTALLATION.
22. ALL CONTAINER MATERIAL SHALL HAVE BEEN GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS PRIOR TO INSTALLATION.
23. SHRUBS SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON-CENTER SPACING FROM PAVING EDGE UNLESS OTHERWISE NOTED.
24. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
25. LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL NURSERY GROWN PLANT MATERIAL CONFORMING TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF ANSI Z60.1 STANDARDS UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.



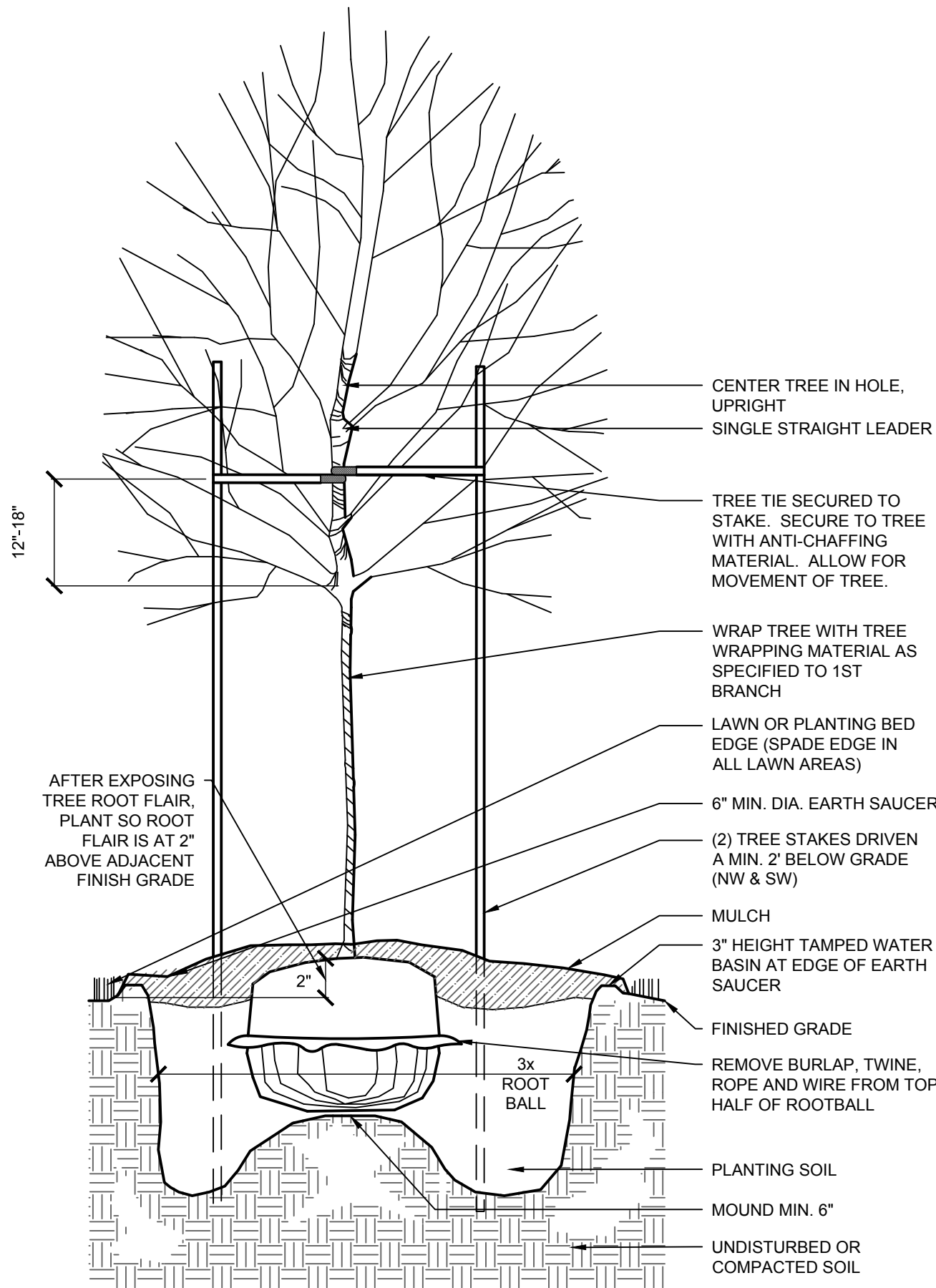
SHRUB BED SPACING (TYP.)

SCALE: N.T.S.



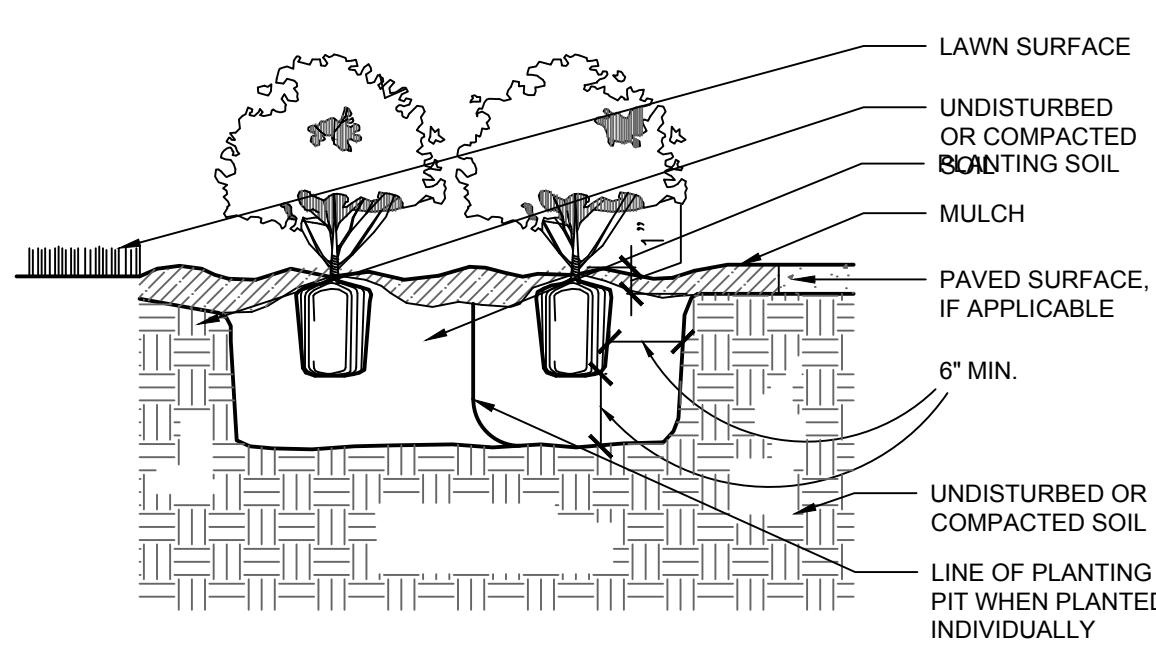
LANDSCAPE EDGER DETAIL

SCALE: N.T.S.



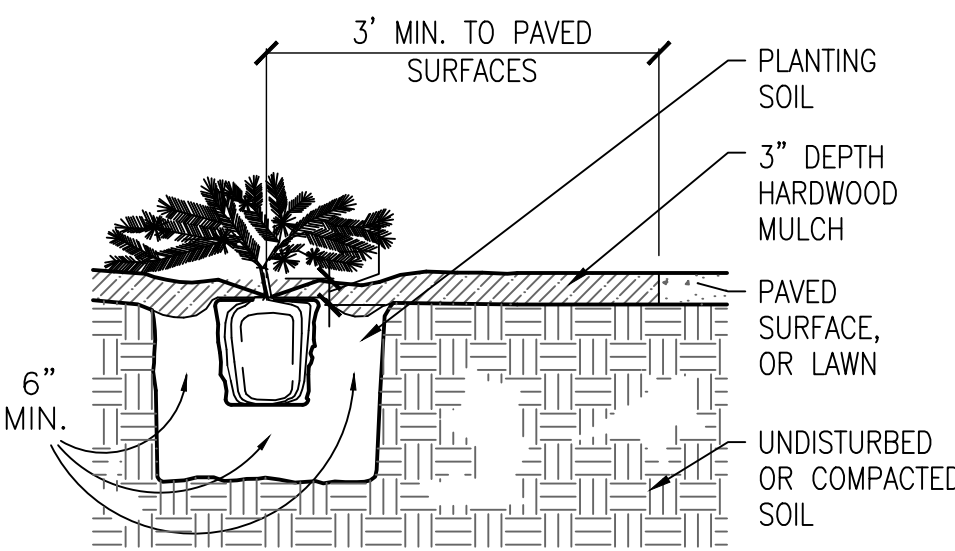
DECIDUOUS TREE PLANTING (TYP.)

SCALE: N.T.S.



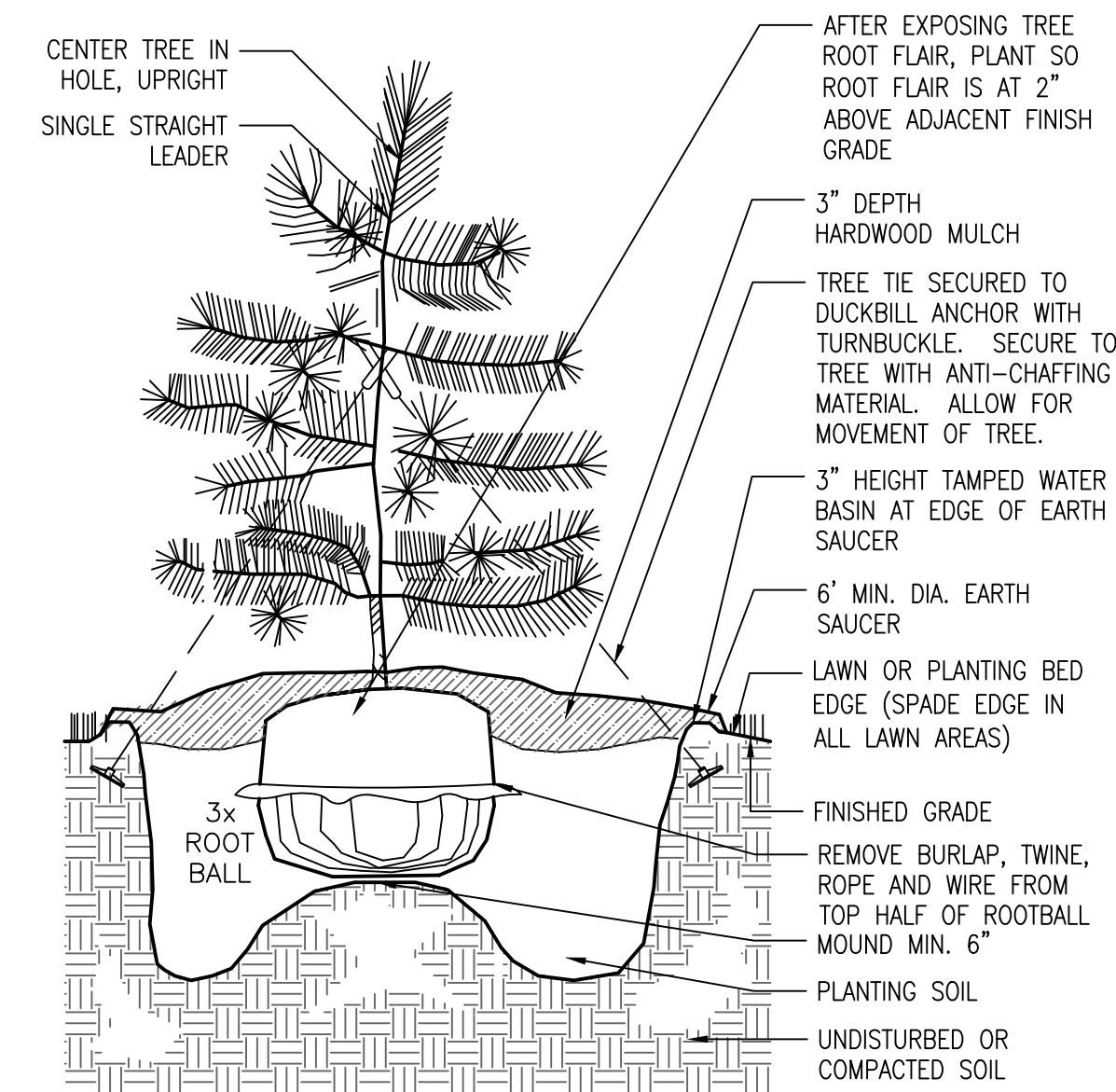
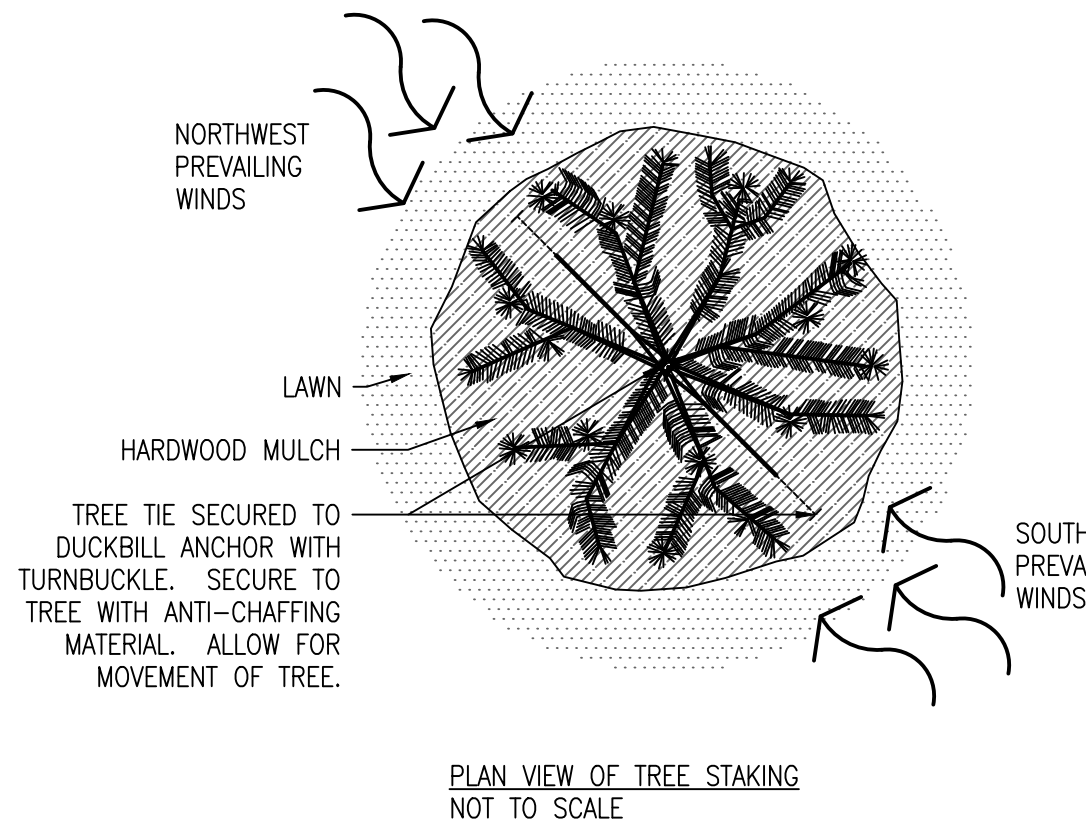
DECIDUOUS SHRUB PLANTING (TYP.)

SCALE: N.T.S.



EVERGREEN SHRUB PLANTING (TYP.)

SCALE: N.T.S.



EVERGREEN TREE PLANTING (TYP.)

SCALE: N.T.S.

GENERAL IRRIGATION NOTES

1. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2. THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
3. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
4. CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6. SYSTEM SHOULD BE DESIGNED TO OPERATE AT UP TO 300 GPM @ 90 PSI TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7. RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8. PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
9. AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
10. WITHIN EXTREME SLOPED AREAS:

10.1. INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS

10.2. INSTALL LATERAL PIPES PARALLEL TO SLOPE

10.3. IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
11. LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12. DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIMENSIONS GREATER THAT THE PIPE PASSING THROUGH.

14. IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY
15. TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
16. TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
17. MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
18. OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION, COORDINATE WITH GENERAL CONTRACTOR.
19. INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTOR, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
20. IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
21. CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:

21.1. ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE

21.2. DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.

21.3. SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.

21.4. PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.

21.5. PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.

21.6. ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.

21.7. ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.

21.8. ALL WIRING SHALL BE IDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.

21.9. GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.

22. SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

GENERAL SODDING, SEEDING, FERTILIZER & TOPSOIL NOTES:

1. ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:

1.1. SUMMER AND FALL PLANTING: 0-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).

1.2. SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL).
2. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:

2.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)

2.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1 - 5.0.)

2.3. 10% SAND (FINE CLEAN MASONRY SAND)
3. AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
4. AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
5. SOD SHALL BE HIGHLAND SOD, 30" X 100' ROLLS PREFERRED WHERE APPLICABLE, TO BE LAID PARALLEL WITH THE CONTOURS AND HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR DRAINAGE SWALES, THE SOD SHALL BE STAKED INTO THE GROUND. SCARIFY THE EXISTING GRADES WITH FIELD CULTIVATOR PRIOR TO PLACING OF TOPSOIL AND FINISH GRADING FOR SOD. IMMEDIATELY PRIOR TO PLACING SOD, CONTRACTOR SHALL APPLY 10-6-4 FERTILIZER AT THE RATE OF 10 POUNDS PER 1000 SQ. FT.
6. ALL AREAS SPECIFIED AS "SEED #1" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 25-131" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.
7. ALL AREAS SPECIFIED AS "SEED #2" TO BE SEEDDED PER MNDOT RECOMMENDED APPLICATION RATES AND METHODS. "MNDOT 33-262" OR APPROVED EQUAL IS A BASIS OF DESIGN. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL NEEDS TO ESTABLISH VIGOROUS GROWTH PER MNDOT 2014 SEEDING MANUAL STANDARDS.



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PROJECT

STRUCTURES INC.

NEW BUILDING

CHASKA, MINNESOTA

ISSUED SET	
REVISIONS	
DATE	NO.

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

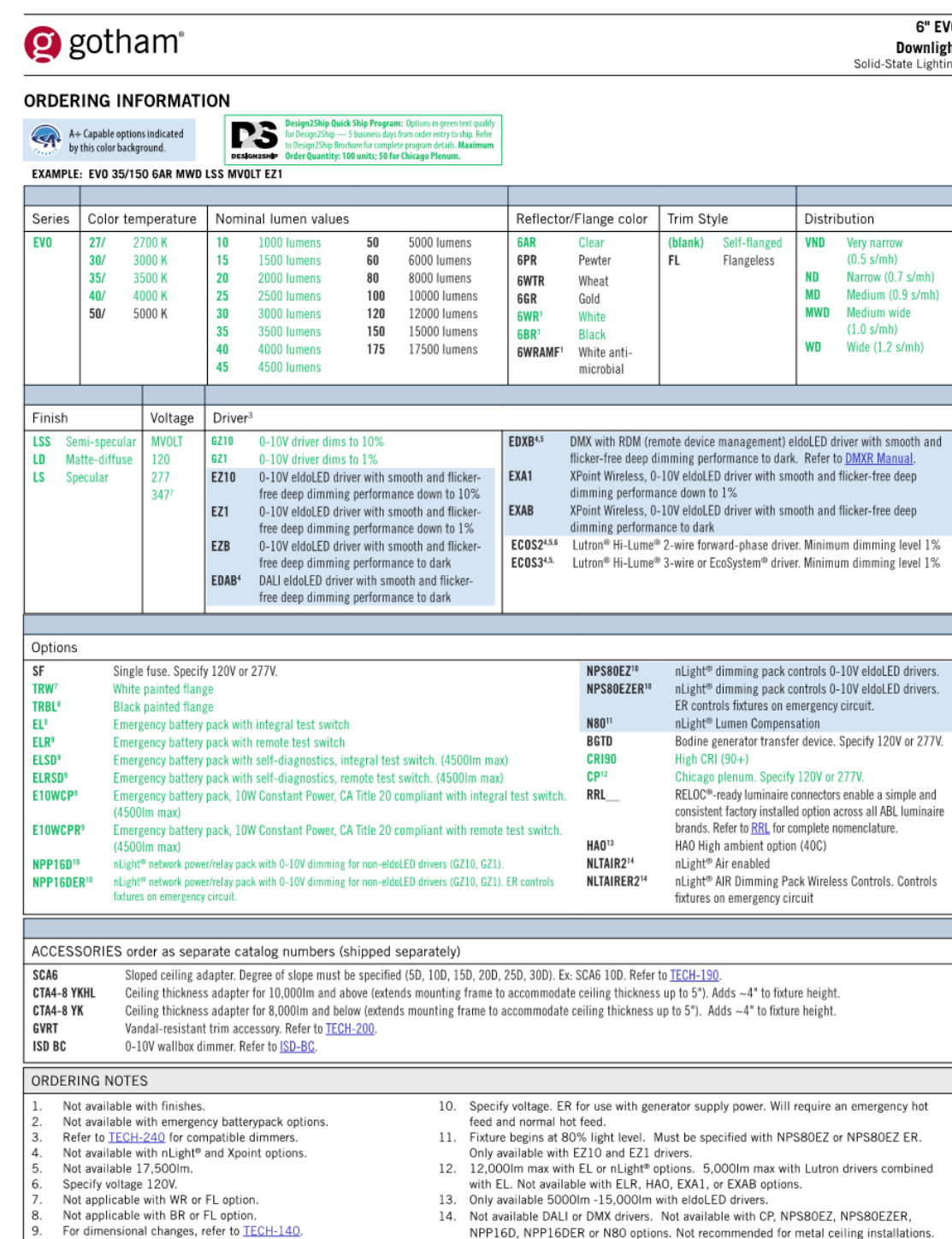
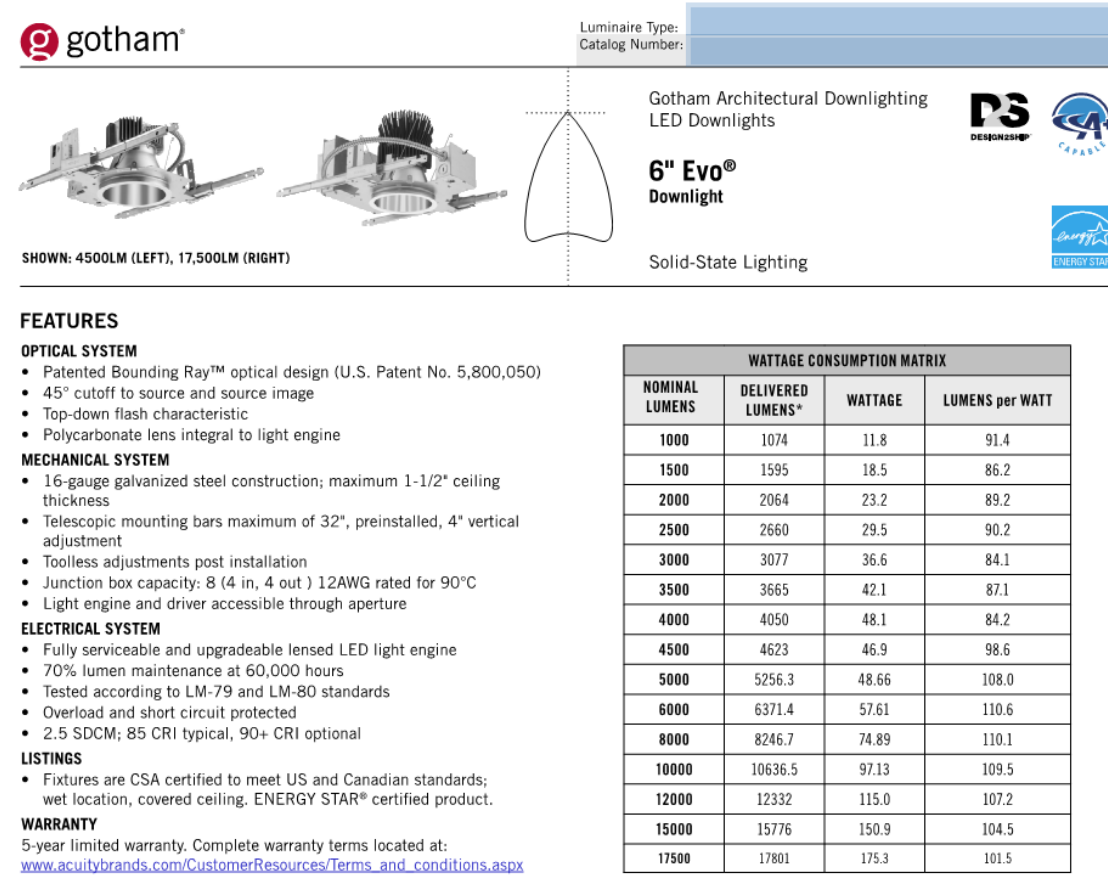
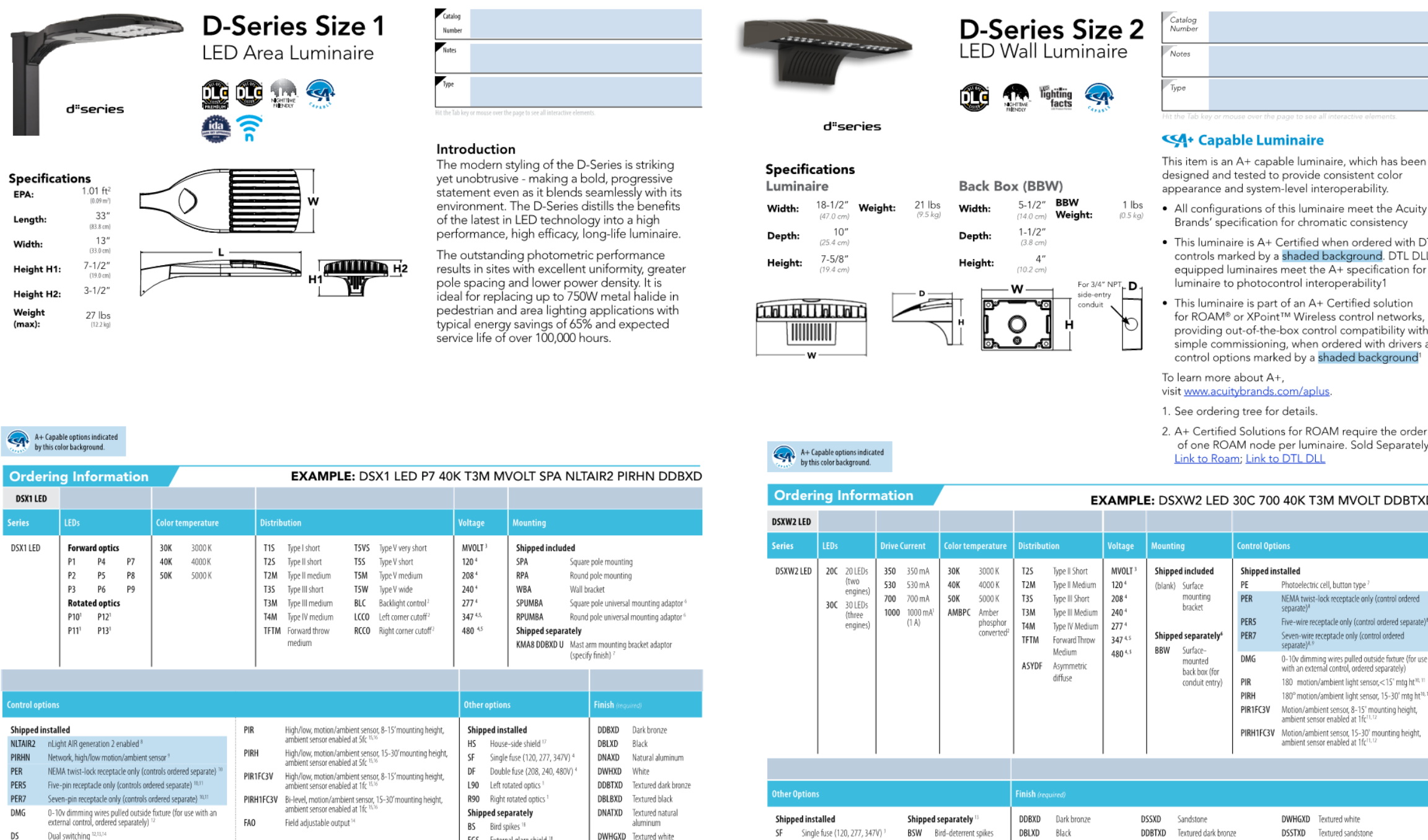
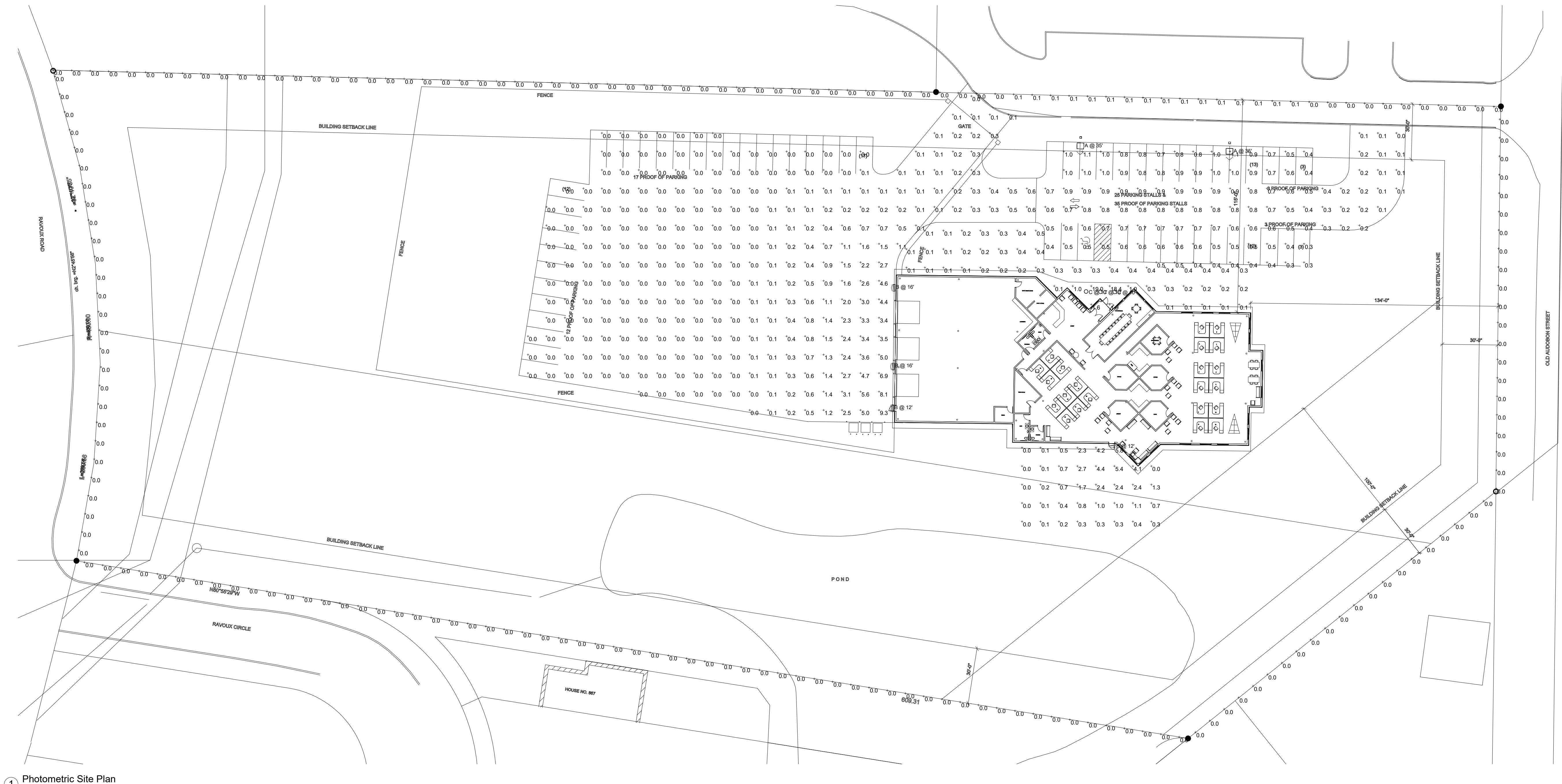
NOT FOR CONSTRUCTION
CURT H. CLAEYS, PLA
45613 REG. NO. 03.22.2019 DATE



PLANTING DETAILS

DRAWN BY: JAF CHECKED BY: CHC

L2



- SITE PLAN GENERAL NOTES
1.

ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
2.

VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
3.

SEE CIVIL & MECH/ELEC. DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
4.

BARRICADE OFF CONSTRUCTION AREA AS REQUIRED KEEP CONSTRUCTION AREA TO MINIMUM.
5.

SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE.
6.

WATCH NEW CONSTRUCTION WITH EXISTING (WHEREVER NECESSARY (IG., CONG., CURBS, CONG. WALKS, PAVING, ETC.).
7.

MATCH/TIE NEW GRADING INTO EXISTING GRADING.
8.

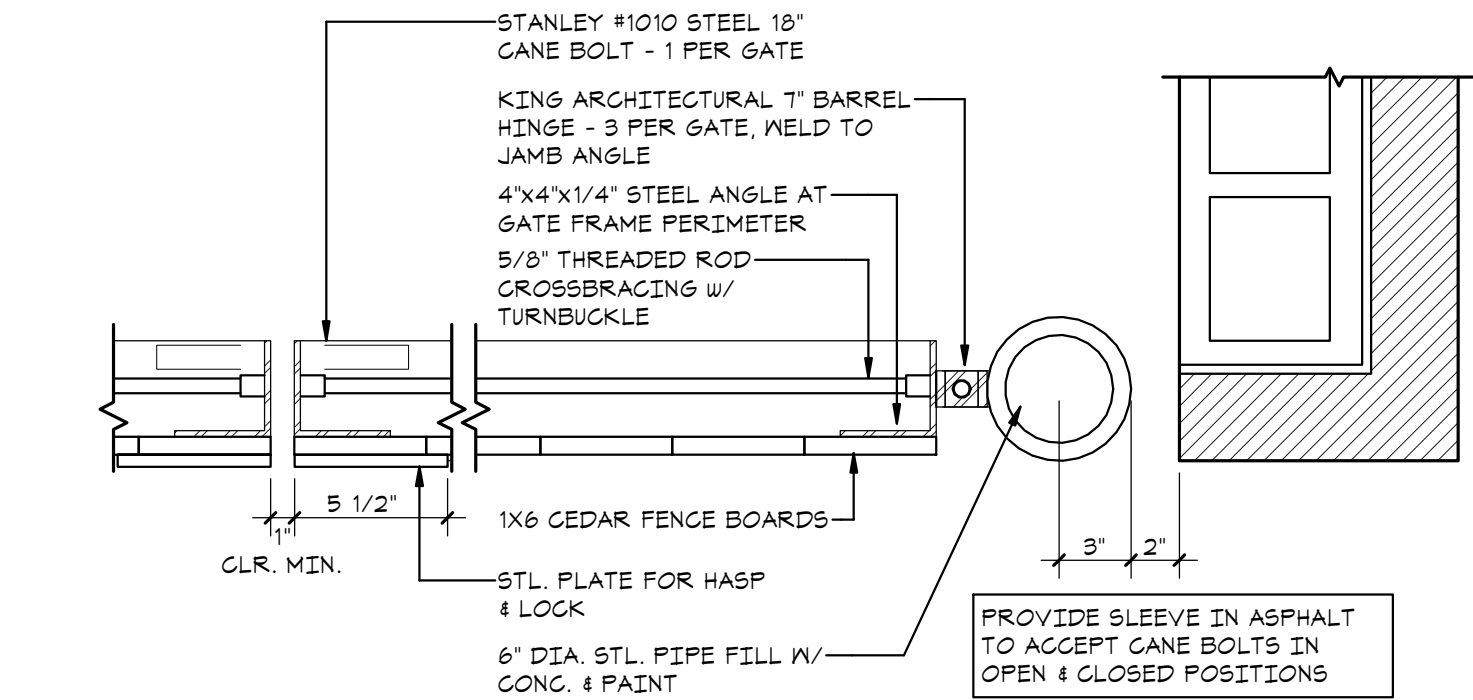
CUT & PATCH EXISTING BITUMINOUS PAVING, CONG. CURBS & SIDEWALKS TO MATCH EXISTING.
9.

ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, ETC. TO BE PAINTED.
10.

PARKING STRIPES TO BE PAINTED 4" WIDE AT 9'-0" O.C. & 20'-0'.
11.

FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
12.

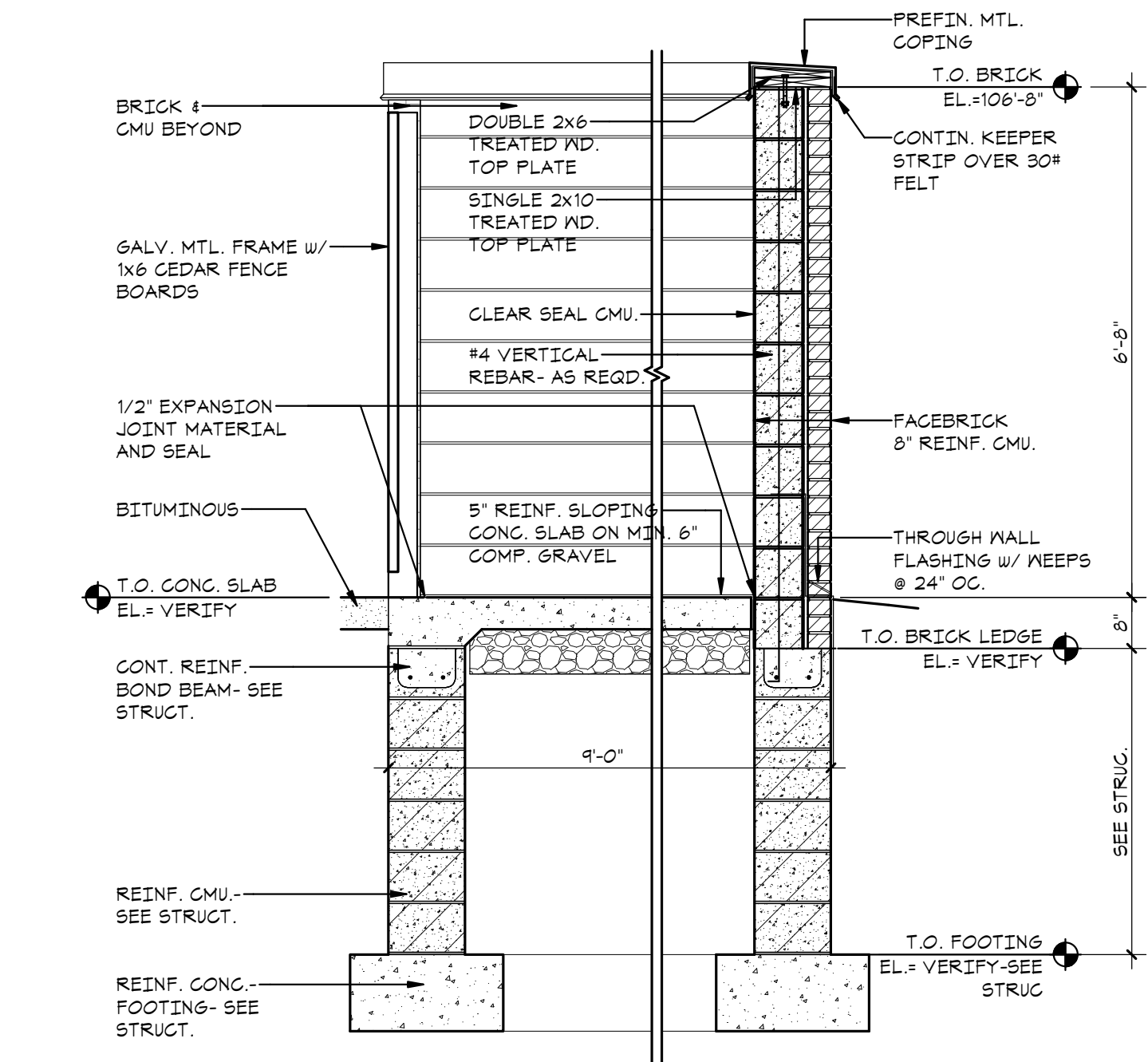
CONG. SIDEWALK WIDTHS TO BE 5'-0" WIDE W/CONTROL JOINTS @ 5'-0" SIM.



3

TRASH ENCLOSURE DETAIL

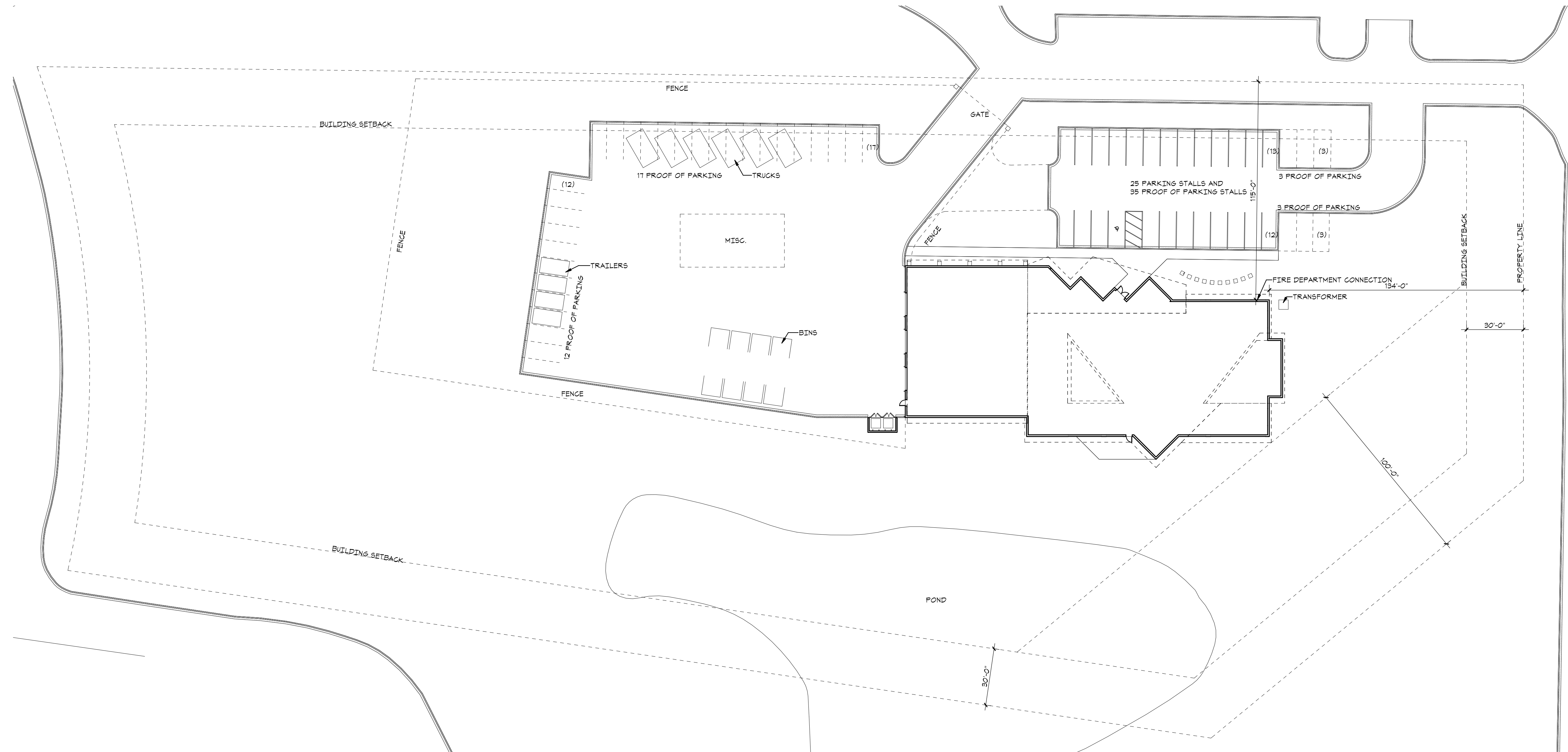
1 1/2" = 1'-0"



4

TRASH ENCLOSURE SECTION

1 1/2" = 1'-0"



1

SITE PLAN

1" = 30'-0"



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CITY SUBMITTAL 3/27/19

REVISIONS

DATE NO

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

Tom Moorse
#22894 3/27/19
Reg No. Date

SITE PLAN

Drawn By: RMQ Checked By: JTK

A1.1

Project Number
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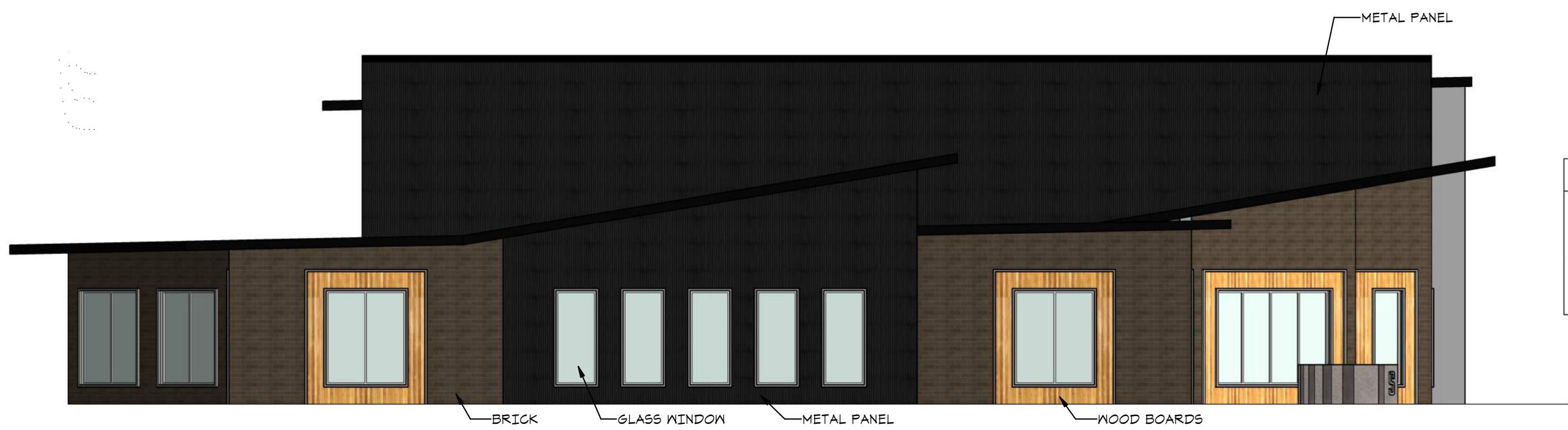






NORTH ELEVATION MATERIALS	
BRICK S.F.	1,155 S.F.
METAL S.F.	1,100 S.F.
GLASS S.F.	483 S.F.
WOOD S.F.	646 S.F.
OPAQUE (KALMALL) S.F.	555 S.F.
CLASS 1	1,639 S.F.
NORTH S.F.	5,434 S.F.
PERCENTAGE	42%

1 NORTH MATERIAL ELEVATION
EX9 1/8" = 1'-0"



EAST ELEVATION MATERIALS	
BRICK S.F.	925 S.F.
METAL S.F.	1,325 S.F.
GLASS S.F.	189 S.F.
WOOD S.F.	96 S.F.
CLASS 1	514 S.F.
EAST S.F.	1,435 S.F.
PERCENTAGE	27%

2 EAST MATERIAL ELEVATION
EX9 1/8" = 1'-0"



BRICK - KANSAS BRICK - CHARCOAL MODULAR



FENCE - SIMTEK NANTUCKET GRAY



CEDAR BOARDS - CLEAR COAT



CORRUGATED METAL PANEL - BLACK

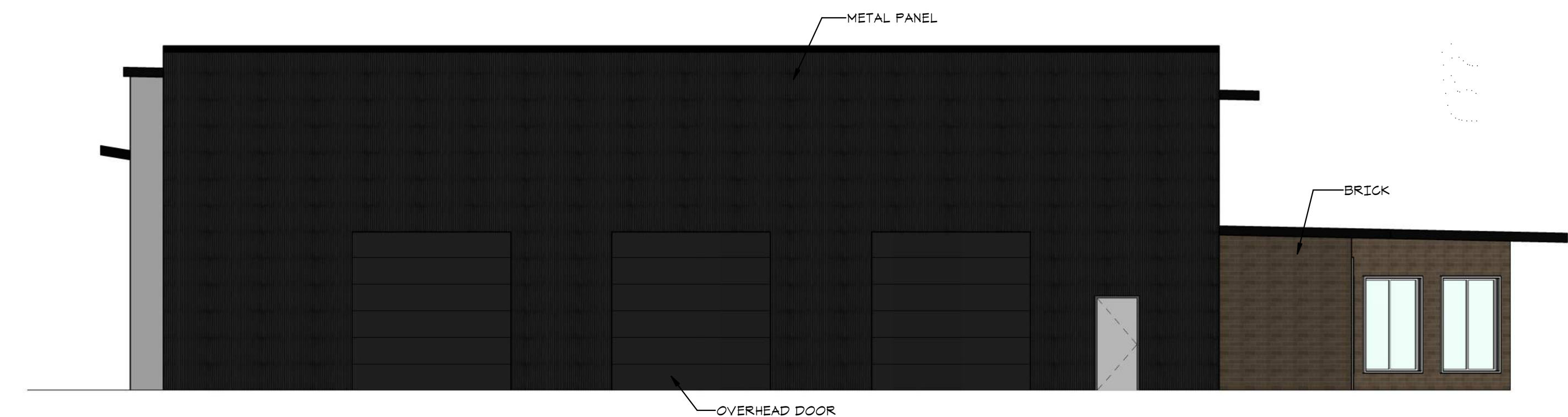


METAL CLAD, WOOD WINDOW - BLACK



SOUTH ELEVATION MATERIALS	
BRICK S.F.	744 S.F.
METAL S.F.	1,056 S.F.
GLASS S.F.	441 S.F.
WOOD S.F.	343 S.F.
OPAQUE (KALMALL) S.F.	450 S.F.
CLASS 1	1,140 S.F.
SOUTH S.F.	3,064 S.F.
PERCENTAGE	34%

3 SOUTH MATERIAL ELEVATION
EX9 1/8" = 1'-0"



WEST ELEVATION MATERIALS	
BRICK S.F.	117 S.F.
METAL S.F.	2,071 S.F.
GLASS S.F.	117 S.F.
WEST S.F.	2,194 S.F.
PERCENTAGE	5%

4 WEST MATERIAL ELEVATION
EX9 1/8" = 1'-0"

BUILDING ELEVATION MATERIALS	
BRICK S.F.	2,346 S.F.
METAL S.F.	5,536 S.F.
GLASS S.F.	1,113 S.F.
WOOD S.F.	1,136 S.F.
OPAQUE (KALMALL) S.F.	1,005 S.F.
CLASS 1	3,454 S.F.
BUILDING S.F.	11,130 S.F.
PERCENTAGE	31%

EX9

MATERIAL ELEVATIONS

1/8" = 1'-0"

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CHASKA, MINNESOTA
03/26/19

PROJECT

STRUCTURES INC.

NEW BUILDING
XXX RAVOUX CIRCLE
CHASKA, MINNESOTA

[illegible]

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

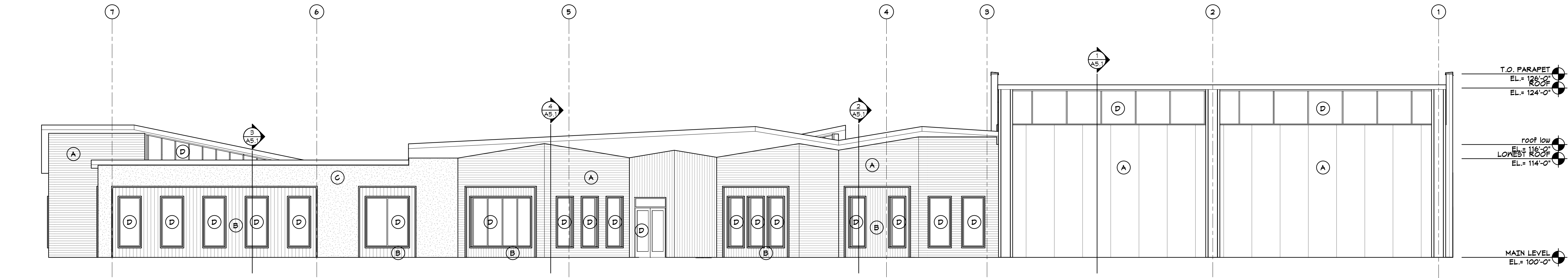
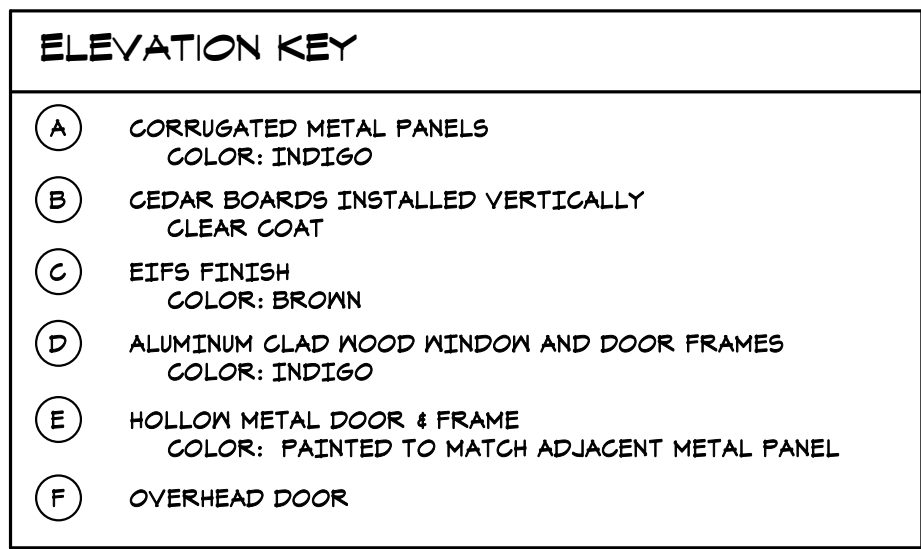
Tom Moorse	
#22894	3/5/19
Reg No.	Date

EXTERIOR ELEVATIONS

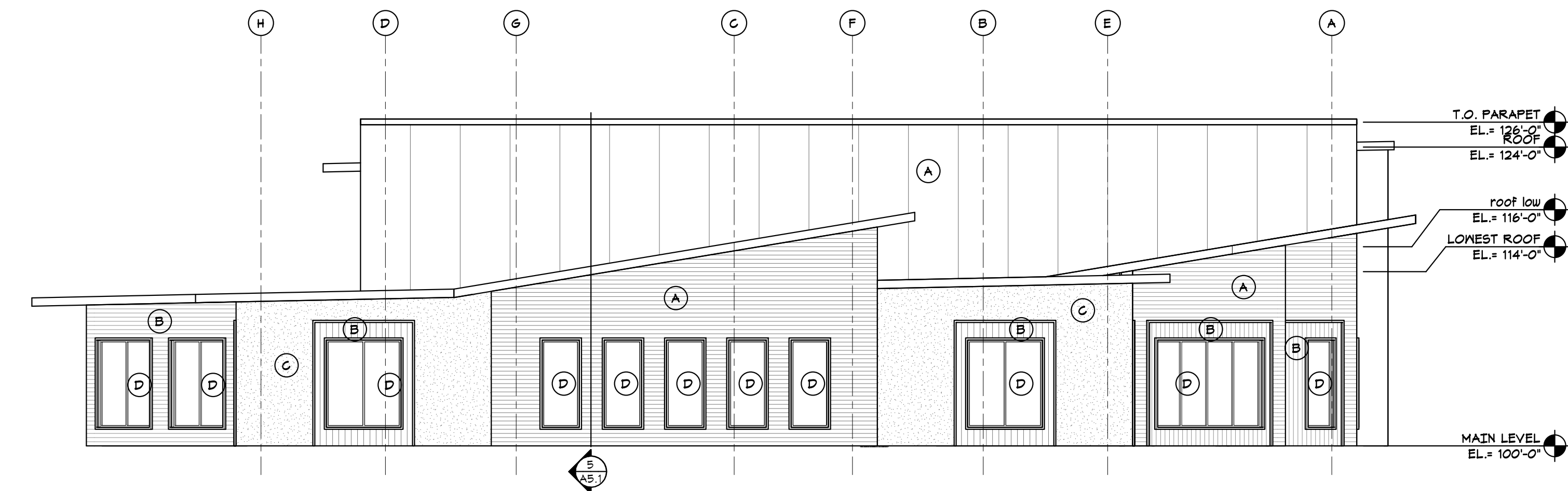
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A3.1

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1 NORTH ELEVATION
A3.1 1/8" = 1'-0"



2 EAST ELEVATION
A3.1 1/8" = 1'-0"



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STRUCTURES INC.

NEW BUILDING
XXX RAVOUX CIRCLE
CHASKA, MINNESOTA

CITY SUBMITTAL 3/5/19

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

Tom Moorse

#22894

3/5/19

Reg No

Date _____

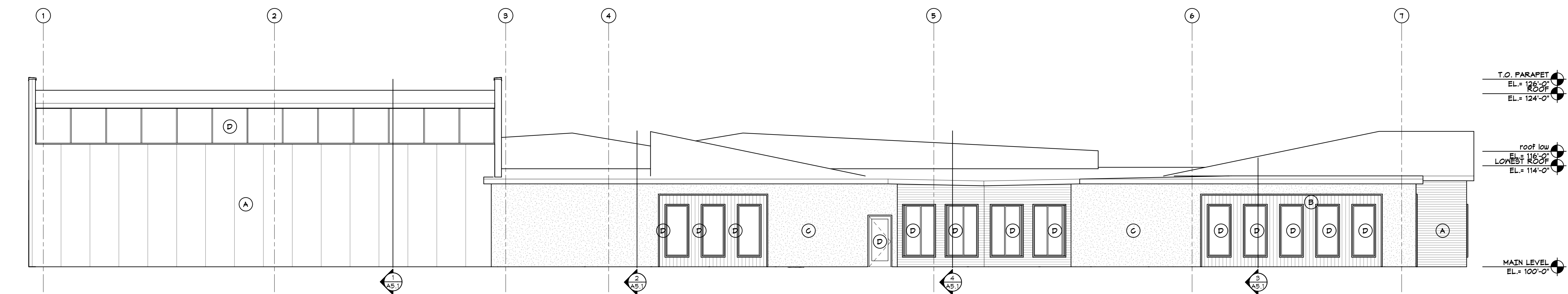
EXTERIOR ELEVATIONS

Drawn By: RMQ Checked By: JTK

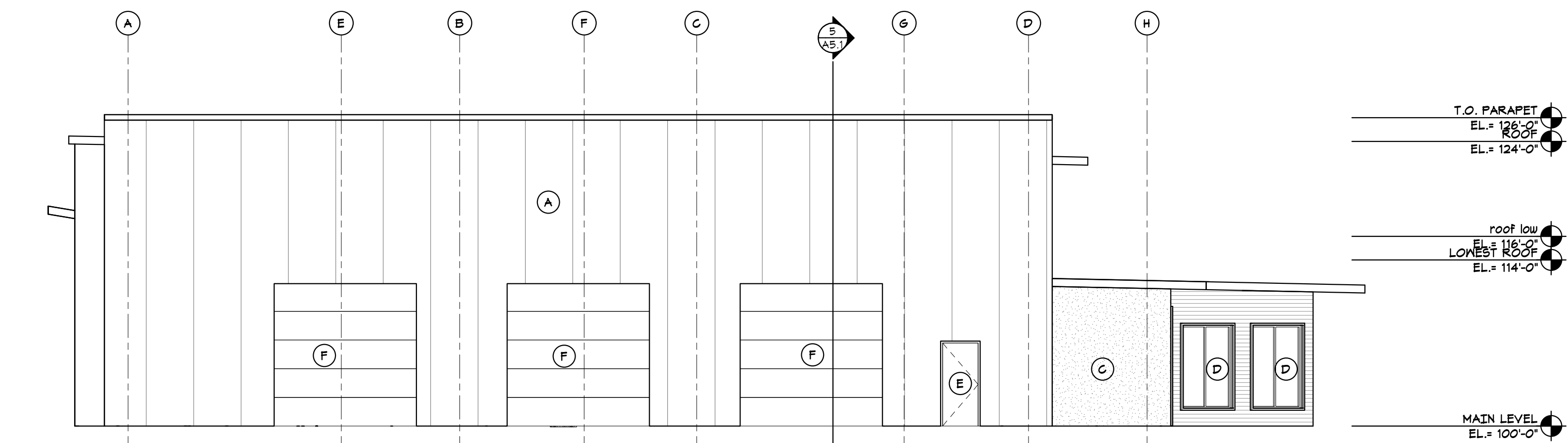
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2 SOUTH ELEVATION
A3.2 1/8" = 1'-0"



1 WEST ELEVATION
A3.2 1/8" = 1'-0"

MAIN LEVEL DOOR SCHEDULE										
NO	QTY	DOOR SIZE		FRAME		DOOR		RATING	HDWR GROUP	NOTES
		WIDTH	HEIGHT	TYPE	MATL	TYPE	MATL			
101A	2	3'-0"	7'-0"	AX	AL	AL	AL			
101B	2	3'-0"	7'-0"	AX	AL	AL	AL			
103	2	3'-0"	7'-0"	HMX	HM	F1	MD			
104	1	3'-0"	7'-0"	HX	HM	F1	HM			
105	1	3'-0"	7'-0"	HX	HM	F1	HM			
105	1	3'-0"	7'-0"	HX	HM	F1	HM			
106	1	3'-0"	7'-0"	HX	HM	F1	HM			
107	1	3'-0"	7'-0"	HX	HM	F1	HM			
108	1	3'-0"	7'-0"	HX	HM	F1	HM			
109	1	3'-0"	7'-0"	HX	HM	F2	HM			
110A	1	3'-0"	7'-0"	HX	HM	F1	HM			
110B	1	3'-0"	7'-0"	HX	HM	F2	HM			
110C		12'-0"	12'-0"	OH		OH				
110D		12'-0"	12'-0"	OH		OH				
110E		12'-0"	12'-0"	OH		OH				
111A	1	3'-0"	7'-0"	HX	HM	F1	HM			
111B	1	3'-0"	7'-0"	AX	AL	AL	AL			
112	1	3'-0"	7'-0"	HMX	HM	F1	MD			
114	1	3'-0"	7'-0"	HMX	HM	F1	MD			
115	1	3'-0"	7'-0"	HMX	HM	F1	MD			
116	1	3'-0"	7'-0"	HMX	HM	F1	MD			
117	1	3'-0"	7'-0"	HMX	HM	F1	MD			

DOOR SCHEDULE NOTES

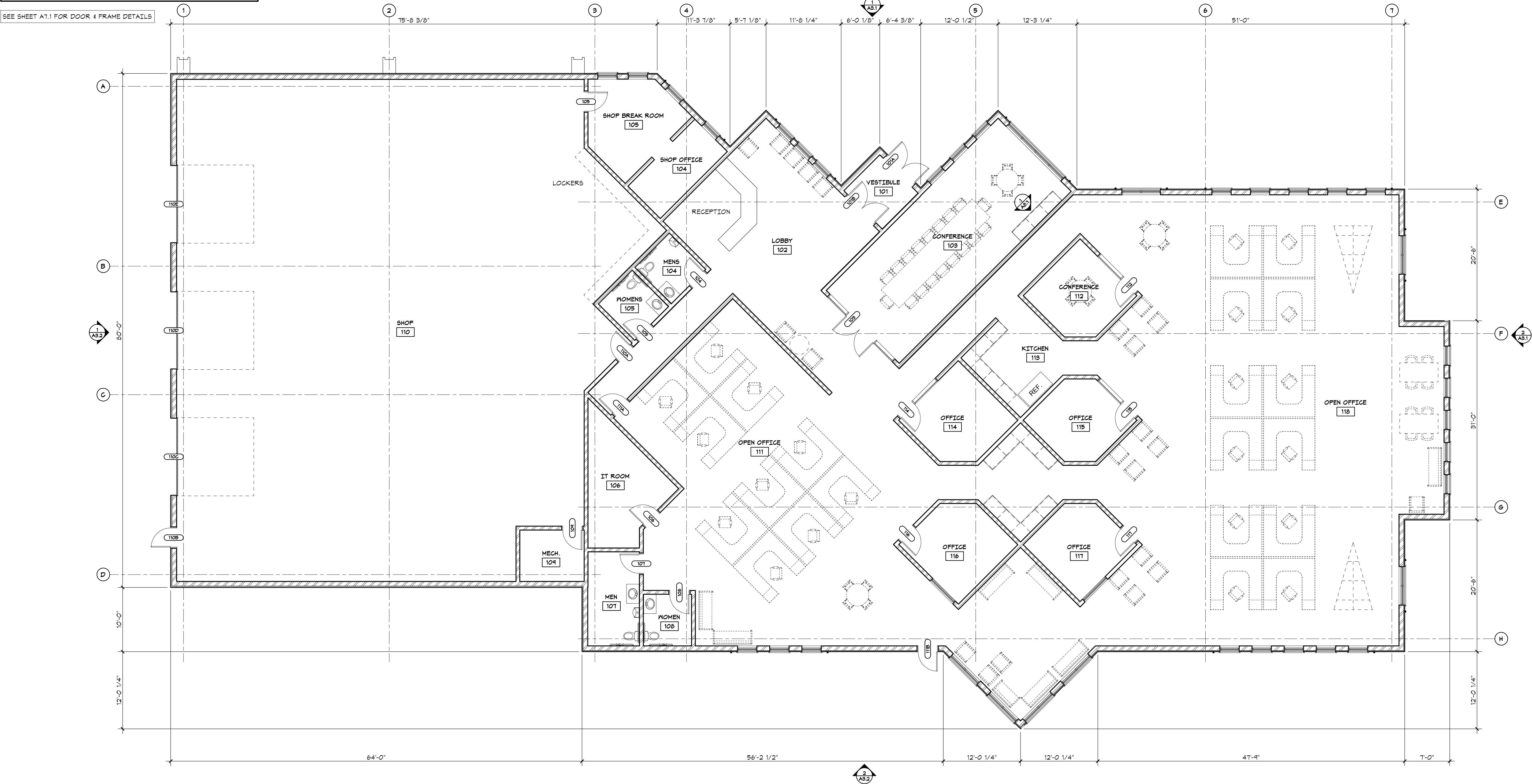
- THRESHOLD.
- WEATHER STRIPPING.
- CLOSER.
- AUTOMATIC HCP. DOOR OPENER.
- ELECTRIC LOCK (BY G.C.) & CARD READER/FOB. (DEVICE BY OTHERS).
- COAT HOOK.

GENERAL NOTES

- CONTACT ARCHITECT IMMEDIATELY IF CONFLICTS ARISE W/ INSTALLATION OF ACCESSORIES & EQUIPMENT. NO CHANGES ACCEPTABLE UNLESS SHOWN ON PLAN OR APPROVED BY ARCHITECT.
- MOUNT FIRE EXTINGUISHER CABINETS @ 5'-0" A.F.F. TO TOP OF CABINET. FINAL LOCATIONS TO BE VERIFIED BY LOCAL FIRE CHIEF.
- FRAMING CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVING, COUNTERTOPS, ETC.).
- ALL EXPOSED INTERIOR COLUMNS TO BE PAINTED, TYP.
- ALL STOOP SLABS AND APRONS TO BE POURED WITH SIDEWALK TO MATCH FINISH, TOOLING, & JOINTS.
- ACT CEILING TO BE CENTERED IN EACH TOILET ROOM.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING BY DESIGN BUILD CONTRACTOR.
- ALL GYPSUM BOARD SHALL BE TAPED, SANDED AND READY FOR PAINT. LEVEL 4 FINISH.
- INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STUDS @ 16" O.C. W/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING- UNLESS NOTED OTHERWISE.
- INTERIOR COLUMNS TO BE FINISHED W/ 5/8" GYP. BD. ON 7/8" STL. FURRING CHANNELS W/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCTURAL DRAWINGS FOR STEEL COLUMN SIZES.
- FUR OUT WALLS AROUND ROOF DRAIN RAIN WATER LEADER (RD. RNL.) & OVERFLOW ROOF DRAIN RAIN WATER LEADER (OD. RNL.) W/ 5/8" GYP. BD. ON 2 1/2" STL. STUDS- V.FY. LOCATIONS W/ MECH.
- CARPET, CARPET BASE, CERAMIC TILE, RESILIENT FLOORING, VINYL BASE, GRANITE, AND VINYL WALL COVERING ARE TO BE COORDINATED WITH GENERAL CONTRACTOR INTERIOR DESIGNER & RESPECTIVE SUBCONTRACTORS FOR SCHEDULING.

WALL TYPES

5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL. (V.FY.)	5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL. (V.FY.)- EXTEND WALLS UP TO DECK	5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL. (V.FY.)	5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL. (V.FY.)- EXTEND WALLS UP TO DECK	1-LAYER 5/8" TYPE 'X' GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL.- EXTEND WALLS UP TO DECK- 1-HOUR RATED UL# U469	2-LAYERS 5/8" TYPE 'X' GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL.- EXTEND WALLS UP TO DECK- 2-HOUR RATED UL# U474
5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" O.C. W/ SOUND BATT INSUL. (V.FY.)	SHAFT WALL CONSTRUCTION: 2 1/2" CH STUDS @ 24" O.C. W/ SOUND BATT INSUL. W/ 1" GYP. LINER (SHAFT SIDE) & 5/8" GYP. BD. (ROOM SIDE) 1-HOUR RATED UL# U469				



www.htg-architects.com
Minneapolis Tampa Bismarck

9300 Hennepin Town Road
Minneapolis, MN 55347
Tel: 952.278.8880

PROJECT

STRUCTURES INC.

NEW BUILDING
XXX RAVOUX CIRCLE
CHASKA, MINNESOTA

CITY SUBMITTAL 3/5/19

REVISIONS

DATE NO

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

Tom Moorse

#22894

Reg No.

3/5/19

Date

MAIN LEVEL FLOOR PLAN

Drawn By: RMQ Checked By: JTK

A2.1

Project Number

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1
A2.1
MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

REQUEST FOR ACTION CHASKA CITY COUNCIL 04/15/2019

Subject: Zoning Ordinance Amendment - Small Cell Wireless Aesthetics

Applicant: City of Chaska

Case No.: 2019-06

Synopsis: The City is requesting a Zoning Ordinance Amendment to Section 9.15.25 Small Cell Wireless Facilities to include aesthetic standards

Prepared By: Elizabeth Hanson

Staff Recommendation: Adopt Ordinance Approving the Zoning Ordinance Amendment

BACKGROUND

In May 2017, Minnesota State Statute was amended to permit Small Cellular Wireless Facilities (Small Cell) in public Right's of Way (ROW) as essential services with very limited restrictions. The law has far-reaching implications for cities who elect to manage their public ROW and a modest impact on zoning regulations. This includes adding antenna to existing public infrastructure and/or placement of new structures within public ROW.



Small Cell/DAS continuum

In December 2017, the City adopted a Small Cell Wireless zoning ordinance (Ord No. 941). This ordinance addressed the general intent and regulations for such use within public ROW, however, no aesthetic regulations were established.

On January 14, 2019, the Federal Communications Commission (FCC) approved a declaratory ruling saying that aesthetic requirements are not preempted (prohibited) "if they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance." Publication of aesthetic standards

applicable to small cell facilities must occur within "180 days after publication of the FCC order in the Federal Register. That deadline date is April 15, 2019. If a City fails to adopt and publish small cell aesthetic requirements by this date, it may lose the ability to impose aesthetic standards on telecommunication users who deploy small wireless facilities in the city.

CURRENT REQUEST

The request to amend the current small cell wireless ordinance is to put in place aesthetic standards, and further clarify permit process, location, and safety standards. The draft ordinance provided in your packet shows the proposed changes in red.

Staff is proposing to amend Section 9.15.25 of the Zoning Ordinance, to:

- Further clarify the permits required for locating small cells in the City
- Further clarify the location/setback requirements for a small cell facilities within public ROW
- Provide regulations that ensure traffic/pedestrian safety is prioritized when locating small cell facilities in public ROW
- Provide regulations on how close small cell facilities can be located next to each other
- Provide regulations to ensure existing public utilities are not compromised as a result of small cell facilities locating in public ROW; any utilities that are maintained and impact small cell facilities, then the wireless carrier will be responsible for costs accrued
- Provide regulations to ensure small cell locations do not compromise the Americans with Disabilities Act (ADA)
- Provide regulations to ensure historic structures and districts are not negatively impacted by these facilities
- Provide design regulations on the overall look of small cell facilities as it relates to enclosures, camouflaging, size, wire concealing, color, style, screening
- Provide regulations that promote landscaping for screening methods, and prohibit the removal/trimming of existing trees to make way for small cell facilities unless approved by the City
- Provide regulations that regulate signage/logos/decals that only allow for information that is required to be seen, and prohibits advertisements or unnecessary use of colors from stickers
- Provide regulations on the use of lighting and cooling fans; prohibit illumination and fans unless required
- Provide regulation on visual exhibits required to be submitted with a small cell application

It should be noted that our City Attorney has had a chance to review this proposed ordinance and can confirm that it should meet the FCC's recent regulations.

PLANNING COMMISSION ACTION TAKEN 04/10/2019:

Motion to recommend approval of the Zoning Ordinance Amendment that would modify Section 9.15.25 of the Zoning Ordinance to read as the attached draft Ordinance.

CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 964 approving the Zoning Ordinance Amendment to Section 9.15.25 of the Zoning Ordinance (PC #2019-06).

ORDINANCE NO. 964

MOTION BY COUNCILMEMBER _____, SECOND BY COUNCILMEMBER _____

**AN ORDINANCE AMENDING SECTION 9.15
OF THE ZONING ORDINANCE**

THE CITY COUNCIL OF THE CITY OF CHASKA DO ORDAIN:

Section I. Section 9.15.25 of the Zoning Ordinance, City of Chaska, Minnesota is hereby amended to read as follows:

9.15.25 Small Cellular Wireless Facilities (Small Cell)

Small Cellular Wireless Facilities (Small Cell) as defined by Minnesota State Statutes 237.162 and 237.163 are permitted uses in the public right's-of-way from a zoning perspective, and require a right of way (ROW) permit. In residential and historic zoning districts they are considered conditional uses and require a conditional use permit (CUP) and subsequently a ROW permit. New or replacement facilities, or parts thereof, shall comply with the following standards:

- a) Standard conditions for locating small cell wireless facilities in all districts:
 - i) Height:
 - a. Maximum pole height as allowed by Minnesota State Statutes 237.163, Subd. 3b.
 - ii) Location:
 - a. All facilities shall be located in the public right of way (ROW), but in no event shall be located within trails, sidewalks, streets or medians. All facilities must be located within ten (10) feet of the curb line.
 - b. All facilities shall be located as near as practicable to street intersections, but in a manner that does not impede, obstruct or hinder usual pedestrian or vehicular travel or public safety on a ROW. Site

triangles at street intersections shall be unobstructed.

- c. All facilities and wireless support structures shall be located no closer than 150 feet away, radially, from another small wireless facility and wireless support structure.
- d. All facilities and wireless support structures shall be located in a manner that does not obstruct the legal use of a ROW by an existing utility provider. In the event of maintenance done in the ROW, the Small Cell operator is responsible for any costs accrued.
- e. All facilities and wireless support structures shall be located in a manner that does not violate the federal Americans with Disabilities Act.
- f. All facilities and wireless support structures shall be located so as not to be located along the frontage of a historic building or district, designated historic on a federal, state, or local level. New small wireless facilities may be collocated on existing support structures located along the frontage of a building on a federal, state, or local historical registry if such existing structure can support it.
- g. All facilities shall be located to the extent practicable on existing poles or other structures currently in the right of way.
- h. Decorative lights, banner poles, clocks, flag poles, and other public realm furniture were not visually designed to accommodate Small Cell facilities and shall not be used to accommodate those facilities.

iii) Design:

- a. Each small wireless facility antenna shall be located entirely within a shroud or canister type enclosure.

- b. The diameter of the antenna or antenna enclosure should not exceed the diameter of the top of the wireless support structure pole, and to the maximum extent practical, should appear as a seamless vertical extension of the pole. In no case shall the maximum diameter of the shroud be wider than one and one half times the diameter of the top of the pole.
- c. All antennas shall be mounted to the top of the wireless support structure pole, aligned with the centerline of the wireless support structure.
- d. All cables, wires and connectors related to the small wireless facility must be fully concealed on the wireless support structure and shall match the color of the wireless support structure. There shall be no external cables and wires related to the small wireless facility hanging off or otherwise exposed on the wireless support structure.
- e. All colors on a small wireless facility shall match the background of any wireless support structure that the facilities are located upon. The color and style of small wireless facilities and support poles shall match the color and style of the existing utility poles in the area for which they are locating.
- f. Equipment enclosures, including electric meters, shall be as small as possible. Ground-mounted equipment shall incorporate concealment elements into the proposed design matching color, style and materials of the wireless support structure unless other materials or colors are approved by the City. Concealment may include, but shall not be limited to, landscaping, and strategic placement in less obtrusive locations.

- g. Radio equipment shall be fully enclosed within an equipment cabinet or concealed within the antenna shroud enclosure matching color and materials of the wireless support structure unless other materials or colors are approved by the City.

iv) Landscaping & Tree Trimming:

- a. Where possible, landscape screening should be provided and maintained around exterior ground equipment enclosures unless otherwise approved by the City.
- b. Tree "topping", pruning, or the removal of trees is prohibited, without prior written authorization from the underlying property owner of a tree, in the event the tree is located on private property, or written authorization from the City, in the event the tree is located within the public right of way.

v) Signs & Decals:

- a. The small wireless facility operator/permittee shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the small cell facility that is visible to the public. Signage required under this section shall not exceed 4 inches x 6 inches, unless otherwise required by law or the City.
- b. The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. The color shall match or shall be as approved by the City. Small wireless facilities and wireless support structures shall not include advertisements and may only display information required by a federal, state or local agency. The small wireless facility

operator/permittee shall utilize the smallest and lowest visibility radio-frequency (RF) warning sticker required by government or electric utility regulations. Placement of the RF sticker shall be as close to the antenna as possible.

vi) Lighting & Fans:

- a. New small wireless facilities and wireless support structures shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a street light pole.
 - b. In residential and historical areas, the small wireless facility operator/permittee shall use a passive cooling system. In the event that a cooling fan is needed, the small wireless facility operator/permittee shall use a fan that creates noise contained only within the ROW. Noise from the fan shall not be heard from adjacent buildings.
- b) For all applications to locate small cell wireless facilities in the ROW, photo simulations from at the least two reasonable line-of-site locations near the proposed project site must be provided. The photo simulations must be taken from the viewpoints of the greatest pedestrian or vehicular traffic. Angle of photo simulation separation must be at least 90 degrees or greater and provide a full profile depiction.
- c) Other conditions for locating small cell wireless facilities in residential and historic districts:
- i) Other conditions unique to the proposed placement of facilities may be attached to protect the health, safety, welfare and aesthetics of neighboring properties, other users of the right of way, and the public.

Section II. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

ORDINANCE NO.

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- a) Standard conditions for locating small cell wireless facilities in ~~residential and historic~~ **ALL** districts:
 - i) Height:
 - a. Maximum pole height as allowed by Minnesota State Statutes 237.163, Subd. 3b.
 - ii) Location:
 - a. All facilities shall be located in the **public** right of way **(ROW)**, ~~in the area defined by the sideyard drainage and utility easement area. If an area does not have drainage and utility easement, then the facility shall be within five feet (5') of a side property line. but in no event shall be located within trails, sidewalks, streets or medians. All facilities must be located within ten (10) feet of the curb line.~~
 - b. ~~All facilities within any front or rear setback areas shall be located~~

~~closest to the property line, furthest from the road centerline as possible, but not further back from the curb or any sidewalk or trail than ten feet (10').~~

- ~~b. All facilities shall be located as near as practicable to street intersections, but in a manner that does not impede, obstruct or hinder usual pedestrian or vehicular travel or public safety on a ROW. Site triangles at street intersections shall be unobstructed.~~
- ~~c. All facilities and wireless support structures shall be located no closer than 150 feet away, radially, from another small wireless facility and wireless support structure.~~
- ~~d. All facilities and wireless support structures shall be located in a manner that does not obstruct the legal use of a ROW by an existing utility provider. In the event of maintenance done in the ROW, the Small Cell operator is responsible for any costs accrued.~~
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separation must be at least 90 degrees or greater and provide a full profile depiction.

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Section II. Effective Date. This Ordinance shall be in full force and effect from and after its date of passage, adoption, and publication according to law.

Passed and adopted by the City Council of the City of Chaska, Minnesota this 15th day of April, 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

REQUEST FOR ACTION CHASKA CITY COUNCIL April 15, 2019

Subject: Public Hearing: Establishing a Redevelopment Tax Increment District (TIF 22 - Ernst House Redevelopment) and Approving a Tax Increment Financing Plan

Prepared By: Nate Kabat, Assistant City Administrator

Background

At its March 19, 2018 meeting, the Chaska City Council and EDA entered into a listing agreement for the Ernst/Ess House sites at 211 and 217 Walnut Street to market for a sale to a private redeveloper. At that time, staff explained that the redevelopment would be an opportunity to recover costs the City has incurred on the site to move the Ernst House there and to demolish the Ess House following the fire that occurred by establishing a TIF district.

On December 17, 2018, the City Council and the Chaska EDA authorized a Letter of Intent with Talle & Associates, Inc. to purchase and redevelop the Ernst House Property at 211 and 217 Walnut St. The Letter of Intent includes the City's objective to create a TIF district, and is attached to this memo. At that time, staff explained the intent of the TIF district is to offset costs of site preparation related to moving the Ernst House to its location at 211 Walnut from its former location within Firemen's Park and related to the demolition of the Ess House following the fire that occurred.

Talle & Associated, Inc., in partnership with U+B Architects have proceeded to design the redevelopment. The concept plan was approved by the Planning Commission on December 12, 2018 and by the City Council on December 17, 2018. The concept plan, would redevelop the Ernst House into a two-unit apartment, add three townhomes on the neighboring parcel, and add two carriage homes above covered garages along the alleyway side of the site for a total of seven units.

Since then, the concept has been further refined and was presented to the Heritage Preservation Commission (HPC) on April 2, 2019. The HPC approved the site alteration permit for the project at that meeting. Drawings of the proposed project as presented at this meeting are attached.

A public hearing must be held to establish a TIF district. At its April 1, 2019 meeting, the City Council called for a public hearing to be held at tonight's meeting for the purpose of establishing the proposed TIF District #22.

Prior to holding a public hearing, State Statute requires the Planning Commission to approve a resolution finding the general plans for redevelopment to be supported by the proposed TIF district conform to general plans for development or redevelopment of the City as a whole. Accordingly, the Planning Commission approved resolution 2019-01 at its April 10, 2019 meeting.

Analysis – TIF District

As the process continues in line with the developer's original timeline for implementation, the TIF district for the project needs to be established. The site of the redevelopment is located within the City of Chaska's Flood Control Redevelopment Project #4 TIF Area, however a modification to the Plan/Area and establishment of TIF District #22 therein are necessary.

The letter of intent between the Chaska EDA and Talle & Associates, Inc. commits the City of Chaska to establish a TIF district to support redevelopment costs of the site. The City Council must hold a public hearing to establish TIF District # 22 and the Chaska EDA must approve the TIF district by resolution. Notices have been sent out to nearby property owners, the Chaska Herald, as well as the other major taxing authorities affected.

The City generally provides TIF for eligible costs to support redevelopment projects. The increment is captured from the increased value and property taxes resulting from the redevelopment.

This TIF District qualifies as a redevelopment district because it meets the following criteria defined in statute:

- Parcels comprising at least 70% of the area of the district is occupied by buildings streets, utilities, paved or gravel parking lots, or other similar structures, and;
- More than 50% of the buildings, not including outbuildings, are structurally substandard requiring substantial renovation or clearance, and;
- The parcel is deemed "occupied" because at least 15% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots; or other similar structures.

Redevelopment TIF districts are permitted to remain in existence for 25 years from the date of receipt by the Authority of the first tax increment. This district would set 2022 as the first year to receive tax increment and reserves the right to allow the District to remain in existence through 2047. The estimated public costs of the TIF District total \$586,349 for a combination of site acquisition and eligible improvements and administrative expenses. Estimated sources of revenue through the TIF District is \$586,349.

The original tax capacity on the site is \$1,637 as of January 2, 2018 for taxes payable 2019, and the anticipated total tax capacity on the site following improvements is expected to be \$15,750 as of January 2, 2021 for taxes payable 2022. See the attached draft TIF Plan from Springsted for more details.

Recommendation

Staff believes this redevelopment opportunity advances City and EDA goals to redevelop underutilized locations in and around downtown and to preserve the historic nature of the Ernst House and the Walnut Street District. The proposed project achieves the goals of all parties involved.

Council action will authorize the establishment of the TIF district. The EDA will also take action following Council to approve the TIF district and associated plan.

For the district to be fully implemented, staff must certify the district with Carver County. Staff intends to hold on certification until the developer successfully completes the planning process and closes on the property. Staff continues to negotiate the purchase and development agreements and will be bringing those to Council and the EDA when complete.

Staff recommends creation of TIF District #22.

CITY COUNCIL ACTION REQUESTED

Motion to approve Resolution establishing a redevelopment tax increment financing district and approve a tax increment financing plan therefor (Ernst House Redevelopment Project).

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE April 15, 2019 **RESOLUTION NO.** 2019-39

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

**A RESOLUTION ESTABLISHING A REDEVELOPMENT TAX INCREMENT FINANCING
DISTRICT AND APPROVING A TAX INCREMENT FINANCING PLAN THEREFOR
(ERNST HOUSE REDEVELOPMENT PROJECT)**

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

Section 1. Recitals.

1.01 The Chaska Economic Development Authority (the "EDA") has proposed to establish Tax Increment Financing (Redevelopment) District No. 22 (the "TIF District") within Redevelopment Project Area No. 4 (the "Project Area") and to adopt a Tax Increment Financing Plan relating thereto (the "TIF Plan"), all pursuant to Minnesota Statutes, Sections 469.001 through 469.047, 469.090 through 469.1082, and 469.174 through 469.1794, as amended (collectively, the "TIF Act"), all as reflected in that certain document, dated April 15, 2019, entitled "Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 22 Within Redevelopment Project Area No. 4" and presented for the Council's consideration.

1.02 The Council has investigated the facts relating to the establishment of the TIF District and the adoption of the TIF Plan.

1.03 The City has performed all actions required by law to be performed prior to the adoption and approval of the TIF Plan, including, but not limited to, 30 days' prior notification of the County Auditor and School District Clerk and of the individual affected County Commissioner, a review of the TIF Plan by the City Planning Commission, and the holding of a public hearing thereon following notice thereof published in the City's official newspaper at least 10 but not more than 30 days prior to the public hearing. The City duly noticed a public hearing on April 15, 2019, and has, on this date, conducted a public hearing.

1.04 Certain information and material (collectively, the "Materials") relating to the TIF Plan and to the activities contemplated therein have heretofore been prepared and submitted to the Council and/or made a part of the City or EDA files and proceedings on the TIF Plan. The Materials include information and/or substantiation, which are incorporated herein by reference, constituting or relating to (1) the "studies and analyses" on why the new TIF District meets the requirements to be a redevelopment tax increment financing district, including a report prepared by LHB, Inc., Minneapolis, Minnesota, (2) why the TIF District meets the so-called "but for" test,

including an analysis of the proforma and other materials submitted by a private developer; and (3) the bases for the other findings and determinations made in this resolution. The Council hereby confirms, ratifies and adopts the Materials, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The City anticipates that Talle & Associates, Inc., a Minnesota corporation, an affiliate thereof, or another developer selected by the EDA (the "Developer") will acquire certain property located in the City (the "Development Property"), rehabilitate an existing building thereon, construct a new building for residential housing to be developed thereon, and construct detached parking garages thereon (the "Development").

Section 2. Findings for the Modification of the Redevelopment Plan, the Creation of the TIF District and Adoption of a TIF Plan Therefor.

2.01 The Council hereby finds that: (a) the land within the Project Area would not be available for redevelopment without the financial aid to be sought under the Redevelopment Plan; (b) the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise and redevelop a historically significant building for a new use; and (c) the Redevelopment Plan conforms to the general plan for the development of the City as a whole. The Project Area is not being expanded and the only modification of the Redevelopment Plan relates to the incorporation by reference of the proposed TIF District and the terms of the TIF Plan therefor.

2.02 The Council finds that the Project Area constitutes a "blighted area" as well as, in part, an area that is underused or inappropriately used, within the meaning of Minnesota Statutes, Section 469.002, subd. 11 and Section 469.028, subd. 4.

2.03 The Council further finds that the rehabilitation, demolition, clearance, and related activities to redevelop the Project Area, all in accordance with the Plan, constitute a "redevelopment project" within the meaning of Minnesota Statutes, Sections 469.002, subd. 14 and Section 469.028, subd. 4.

2.04 The City Council hereby finds that the TIF District is in the public interest and is a redevelopment district, in accordance with Minnesota Statutes, Section 469.174, Subdivision 10 for the following reasons:

The TIF District is, pursuant to Minnesota Statutes, Section 469.174, Subdivision 10(a), a "redevelopment district" because it consists of a project or portions of a project within which the following conditions, reasonably distributed throughout the TIF District, exist: (1) parcels consisting of at least 70% of the area of the TIF District are occupied or deemed occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and (2) more than 50% of the buildings located or deemed to exist within the TIF District are "structurally substandard" (within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10(b) and (c)) to a degree requiring substantial renovation or clearance.

The TIF District consists of three parcels and one right-of-way parcel, or portions thereof, and each parcel is considered "occupied" as defined in Minnesota Statutes, Section 469.174, Subd. 10(a)(1), in that at least 15% of the area of the parcel is occupied or

deemed occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures. Parcels consisting of 72.3% of the area of the TIF District are occupied or deemed occupied. There is 1 building in the TIF District, which building is structurally substandard to a degree requiring substantial renovation or clearance. In addition, the costs of bringing the structurally substandard building into compliance with building codes applicable to new buildings would exceed 15% of the cost of constructing new structures of the same size and type on the site.

The Materials, including without limitation the report of LHB, Inc. and other supporting facts for these determinations, are on file with the staff of the City. There have been no building permits issued or improvements made to the parcels since the date of the report.

2.05 The City Council hereby makes the following additional findings:

(a) The City Council further finds that the proposed Development, in the opinion of City Council, would not occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary. The specific basis for such finding being:

The property on which the development will occur would not be developed in the reasonably foreseeable future. The building and the property have been vacant for a number of years. The costs of rehabilitating the existing building of the age, size and condition of the building in the TIF District are higher than for new development and the Developer proposing the Development has represented that it could not proceed with the Development without tax increment assistance.

(b) The City Council further finds that the TIF Plan conforms to the general plan for the development or redevelopment of the City as a whole. The specific basis for such finding being:

The TIF Plan will generally complement and serve to implement policies adopted in the City's comprehensive plan. The Development contemplated is or will be in substantial accordance with the existing zoning or any permitted exception for the property. The Planning Commission has reviewed the Redevelopment Plan and the TIF Plan, and approved the same as being in conformity with the City's comprehensive plan and the general plan for the development and redevelopment of the City as a whole.

(c) The City Council further finds that the TIF Plan will afford maximum opportunity consistent with the sound needs of the City as a whole for the development of the Project Area by private enterprise. The specific basis for such finding being:

The proposed Development to occur within the TIF District is anticipated to be residential and is consistent with other uses in the area. The proposed development will help rehabilitate a historically significant building for another use. The Development will increase the taxable market valuation of the City.

(d) For purposes of compliance with Minnesota Statutes, Section 469.175, Subdivision 3(b)(2), the City Council hereby finds that the increased market value of the property to be developed within the TIF District that could reasonably be expected to occur without the use of tax increment financing is \$0 (other than amounts due to inflation), which is less than the market value estimated to result from the proposed development (\$3,037,951 approximately), after subtracting the present value of the projected tax increments for the maximum duration of the TIF District (i.e., \$362,676 approximately), which is approximately \$2,675,275. In making these findings, the City Council has noted that the existing building on the Development Property is blighted and has been vacant and unused for an extended period of time and would likely remain in its current condition if tax increment financing were not available. Thus, the use of tax increment financing will be a positive net gain to the City, the School District, and the County, and the tax increment assistance does not exceed the benefit which will be derived therefrom.

2.06 The provisions of this Section 2 are hereby incorporated by reference into and made a part of the TIF Plan.

2.07 The Council further finds that the TIF Plan is intended and, in the judgment of this Council, its effect will be, to promote the public purposes and accomplish the objectives specified in the TIF Plan.

Section 3. Creation of the TIF District and Approval and Adoption of the Plan; Interfund Loans.

3.01 The creation of the TIF District and the adoption of the TIF Plan, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted.

3.02 The City elects to retain all of the captured tax capacity to finance the costs of the TIF District. The City elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subd. 3(a).

3.03 In accordance with Minnesota Statutes, Section 469.175, Subd. 1(b), the City elects to delay the receipt of the first increment until tax payable year 2022.

3.04 The Council hereby approves a policy on interfund loans or advances ("Loans") for this TIF District, as follows:

(a) The authorized tax increment eligible costs (including without limitation out-of-pocket administrative expenses incurred prior to or after the date hereof in an amount up to \$58,637 and other project costs, including without limitation the cost of the acquisition of the property within the TIF District, in an amount up to \$527,712) payable from the TIF District, as its TIF Plan is originally adopted or may be amended, may need to be financed on a short-term and/or long-term basis via one or more Loans, as may be determined by the City Administrator from time to time.

(b) The Loans may be advanced if and as needed from available monies in the City's or the EDA's general fund or other City or EDA fund designated by the City Administrator.

(c) Neither the maximum principal amount of any one Loan nor the aggregate principal amount of all Loans may exceed \$586,349 outstanding at any time.

(d) All Loans shall mature not later than February 1, 2048 or such earlier date as the City Administrator may specify in writing. All Loans may be pre-paid, in whole or in part, whether from tax increment revenue, tax increment revenue bond proceeds or other eligible sources.

(e) The outstanding and unpaid principal amount of each Loan shall bear interest at the rate prescribed by the statute (Minnesota Statutes, Section 469.178, Subdivision 7), which is the greater of the rates specified under Minnesota Statutes, Sections 270C.40 or 549.09 at the time a Loan, or any part of it, is first made, subject to the right of the City Administrator to specify a lower rate (but not less than the City's or the EDA's then-current average investment return for similar amount and term).

(f) Such Loans within the above guidelines are pre-approved. The Loans need not take any particular form and may be undocumented, except that the City Administrator shall specify the principal amount and interest rate and maintain all necessary or applicable data on the Loans.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 15th day of April 2019.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk

City of Chaska, Minnesota
Chaska Economic Development Authority

Tax Increment Financing Plan

for

Tax Increment Financing (Redevelopment)
District No. 22

Within Redevelopment Project Area No. 4

Dated: April 12, 2019
Scheduled Public Hearing: April 15, 2019
Anticipated Approval Date: April 15, 2019

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Section A Definitions

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

"Authority" means the Chaska Economic Development Authority.

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

"City Council" means the City Council of the Chaska; also referred to as the "Governing Body".

"County" means Carver County, Minnesota.

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

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

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

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

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, as amended.

"TIF District" means Tax Increment Financing (Redevelopment) District No. 22.

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

Section B Statutory Authorization

Minnesota Statutes, Sections 469.001-469.047, as amended (Housing and Redevelopment Authority Act) grants the Authority to designate redevelopment areas within the boundaries of the Municipality. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the Municipality's public purpose. The project consists of a redevelopment project as defined in Section 469.002, Subdivision 14. The Redevelopment Plan is hereby amended to incorporate the TIF District and this TIF Plan.

Section C Statement of Need and Public Purpose

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

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

Section D Statement of Objectives

The Authority, through implementation of the TIF Plan, seeks to achieve the following objectives:

1. Redevelopment of an existing blighted building and underutilized land in the project area.
2. Funding of eligible improvements related to the qualification of the property as a redevelopment district, through the use of tax increment.
3. Redevelopment of blighted historically significant building for new use as residential rental buildings.
4. The TIF Plan is expected to achieve some of the objectives set forth in the Redevelopment Plan.

**Section E Designation of Tax Increment Financing District as a
Redevelopment District**

Redevelopment districts are a type of tax increment financing district in which one or more of the following conditions exists and is reasonably distributed throughout the district:

- (1) parcels comprising at least 70% of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50% of the buildings, not including outbuildings, are structurally substandard requiring substantial renovation or clearance. A parcel is deemed "occupied" if at least 15% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots; or other similar structures.
- (2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used railyards, rail storage facilities, or excessive or vacated railroad right-of-ways; or
- (3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in section 115C.02, subdivision 15, if the tank facilities:
 - (i) have or had a capacity of more than 1,000,000 gallons;
 - (ii) are located adjacent to rail facilities; and
 - (iii) have been removed or are unused, underused, inappropriately used, or infrequently used; or
- (4) a qualifying disaster area, as defined in Minnesota Statutes, 469.174, subd. 10(b).

For districts consisting of two more noncontiguous areas, each area must individually qualify under the provisions listed above, as well as the entire area must also qualify as a whole.

The TIF District qualifies as a redevelopment district in that it meets all of the criteria listed in (1) above. The supporting facts and documentation for this determination are summarized in Exhibit VI and will be retained by the Authority for the life of the TIF District and are available to the public upon request.

"Structurally substandard" is defined as buildings containing defects or deficiencies in structural elements, essential utilities and facilities, light and ventilation, fire protection (including egress), layout and condition of interior partitions, or similar factors. Generally, a building is not structurally substandard if it is in compliance with the building code applicable to a new building or could be modified to satisfy the existing code at a cost of less than 15% of the cost of constructing a new structure of the same size and type.

A city may not find that a building is structurally substandard without an interior inspection, unless it can not gain access to the property and there exists evidence which supports the structurally substandard finding. Such evidence includes recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence. Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained pursuant to Minnesota Statutes, Section

469.175, subd. 3, clause (1). A parcel is deemed to be occupied by a structurally substandard building if the following conditions are met:

- (1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the district;
- (2) the demolition or removal of the substandard building was performed or financed by the Authority, or was performed by a developer under a development agreement with the Authority,
- (3) the Authority found by resolution before such demolition or removal occurred that the building was structurally substandard and that the Authority intended to include the parcel in the TIF district, and
- (4) the Authority notifies the county auditor that the original tax capacity of the parcel must be adjusted upon filing the request for certification of the tax capacity of the parcel as part of a district.

In the case of (4) above, the County Auditor shall certify the original net tax capacity of the parcel to be the greater of (a) the current tax capacity of the parcel, or (b) a computed tax capacity of the parcel using the estimated market value of the parcel for the year in which the demolition or removal occurred, and the appropriate classification rate(s) for the current year.

At least 90 percent of the tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation as a redevelopment district. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of land, removal of hazardous substances or remediation necessary to develop the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the Authority may be included in the qualifying costs.

Section F Duration of the TIF District

Redevelopment districts may remain in existence 25 years from the date of receipt by the Authority of the first tax increment. Modifications of this plan (see Section Z) shall not extend these limitations.

Pursuant to Minnesota Statutes, Section 469.175, subd. 1(b), the Authority specifies 2022 as the first year in which it elects to receive tax increment from the TIF District, which is no later than four years following the year of approval of the TIF District. Thus, the Authority reserves the right to allow the TIF District to remain in existence the maximum duration allowed by law (projected to be through the year 2047) but anticipates that the TIF District may be decertified early. However, the Authority reserves the right to allow the district to remain active for the maximum duration allowed (see Section P) and will decertify the TIF District as early as possible should the projected increment be received in a shorter period than originally projected. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the Authority.

Section G Property to be Included in the TIF District

The TIF District is an approximate .68-acre area of land located within the Project Area. A map showing the location of the TIF District is shown in Exhibit I. The boundaries and area encompassed by the TIF District are described below:

Parcel Number	Legal Description
30.0502740	LOT 2 EXC NLY 6' OF WLY 48' THEREOF & ALSO INCL S 4' OF ELY 94' OF LOT 1 BLK 37
30.0502750	LOT 3, BLOCK 37
30.0502760	LOT 4 EXC: COMM AT SW CORN LOT 4 TH NELY ALONG S LINE LOT 4 72' TH NWLY PARALLEL

	WITH WLY LINE LOT 4 2' TH SWLY PARALLEL TO SELY LINE LOT 4 TO WLY LINE LOT 4 TH SELY ALONG WLY LINE OF LOT 4 TO PT OF BEG
ROW	

** parcels listed above are anticipated to be replatted prior to development*

The area encompassed by the TIF District shall also include all adjacent roads and all street or utility right-of-ways located upon or adjacent to the property described above.

Section H Property to be Acquired in the TIF District

The Authority may acquire and sell any or all of the property located within the Project Area. The Authority currently owns the property located within the TIF District and anticipates selling the land to a private developer for redevelopment.

Section I Specific Development Expected to Occur Within the TIF District

The proposed project is expected to consist of the redevelopment of the above properties to establish a new housing development. The existing substandard building will be rehabilitated to become two new residential units. In addition to rehabilitation of the existing structure, the developer has proposed the construction of a new building on the adjacent vacant lot to house additional residential units, with detached parking garages. The City anticipates using tax increment to finance eligible redevelopment costs including acquisition, building renovation costs, site grading, public infrastructure improvements and other related and necessary redevelopment costs, including eligible administrative expenses.

The Authority anticipates redevelopment commencing in 2019 and continuing into 2020. The project is expected to be fully completed by December 31, 2019 for assess 2020 and taxes payable 2022.

Section J Findings and Need for Tax Increment Financing

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

- (1) The TIF District qualifies as a redevelopment district;

The City of Chaska retained the services of LHB to inspect and evaluate property within the proposed Tax Increment Financing District No. 22 to be established by the Authority. The purpose of the evaluation was to determine if the proposed district met the statutory requirements for coverage and if the buildings met the qualifications required for a Redevelopment District.

The final report was prepared for the Authority to retain on file in City offices for public inspection. The report contains the details of the findings summarized below regarding the substandard qualifications:

- The TIF District consists of three parcels or portions thereof that are occupied with 72.3 percent of the area of the proposed TIF District is occupied (exceeding the 70 percent coverage test);
- 100 percent (1 of 1) of the buildings in the proposed District contain code deficiencies exceeding the 15 percent threshold;
- The buildings are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a

combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance; and

- The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

These findings are described more completely in Exhibit VI.

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

Factual basis:

Proposed development not expected to occur:

The proposed project consists of the redevelopment of property within the Municipality that consists of a blighted building that was found to be substandard and will be rehabilitated following establishment of the District for residential uses. The development will also consist of construction of a new building containing residential housing and detached parking garages. The proposed development allows the City to retain a historically significant building in the City for new uses. The Authority has identified extraordinary costs including acquisition, rehabilitation, site grading, other public improvements and infrastructure needs associated with redevelopment of the project site in conjunction with the new development. The estimated total redevelopment costs make the total cost of this effort significantly higher than costs reasonably incurred for similar developments on a clean site. The City's finding that the proposed redevelopment would be unlikely to occur solely through private investment within the reasonably foreseeable future is based on an analysis of the proforma and other materials submitted by the developer. As necessary, the City anticipates analyzing future proformas in detail to determine the minimal amount of assistance needed to compensate developers for extraordinary and allowable costs.

No higher market value expected:

If the proposed redevelopment did not go forward, for the same reasons described above, no alternative redevelopment of the project site is expected to occur in the foreseeable future. The currently blighted building needs to be rehabilitated to allow development to occur and without tax increment assistance, the result would be only a modest increase in market value compared to the more significant value growth created by the proposed redevelopment. In short, there is no basis for expectation that the area would redevelop or be renovated in any significant way purely by private action without public subsidy given the improvements necessary for the development of the project area.

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

- a. The Authority's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is anywhere from \$0 to some modest amount based on small scale renovation or redevelopment that could be possible without assistance; any estimated values would be too speculative to ascertain.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately \$3,037,951, including the value of the building (See Exhibit V).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$362,676 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$2,675,275 (the amount in clause b less the amount in clause c) without tax increment assistance.

- (3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the Authority as a whole, for development of the Project Area by private enterprise.

Factual basis: The anticipated redevelopment of the project site may include the redevelopment of an existing vacant historically significant building for residential housing and the construction of new residential housing units, and the redevelopment of the Project Area is consistent with the City's design goals.

- (4) The TIF Plan conforms to general plans for development of the Authority as a whole.

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

- (5) The Authority elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subdivision 3(a); therefore subdivision 3(a) shall apply which indicates the original net tax capacity and the current net tax capacity shall be determined after the application of the fiscal disparity provisions (see method (a) in Section P).

Section K Estimated Public Costs

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

Land/Building acquisition, Demolition, Special Assessments, Public Utilities, Site Improvements/Preparation Costs, and other Eligible Improvements	527,712
Bond/Note Interest Payments	
Administrative expenses	58,637
Other Expenditures	
Total	586,349

The Authority anticipates using tax increment to the extent available to assist with financing a portion of the site acquisition, site improvements, infrastructure and building rehabilitation costs, related administrative expenses, and other TIF-eligible expenditures as necessary and related to development of the project. The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost is not increased. The Authority reserves the right to spend available tax increment outside of the TIF District boundaries and within the project area.

Section L Estimated Sources of Revenue

Tax Increment revenue	586,349
Interest on invested funds	
Other	
Total	586,349

The Authority anticipates using future tax increments for reimbursement of public costs incurred from Section K. As increments are collected from the TIF District in future years, these taxes will be reserved by the Authority as reimbursement for public costs incurred (primarily land acquisition), through internal funding and general obligation or revenue debt. The Authority also reserves the right to provide financial assistance to the proposed development through the use of a pay-as-you-go technique if necessary and revenues available. With pay-as-you-go, as tax increments are collected from the TIF District in future years, a portion of these taxes will be distributed to the developer/owner as reimbursement for public costs incurred that relate to redevelopment of the project site.

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

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is \$586,349. The Authority currently plans to finance the improvement costs through an interfund loan and issuance of bonds but reserves the right to finance the costs in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF Act.

Section N Original Net Tax Capacity

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

The Estimated Market Value of all the land within the TIF District as of January 2, 2018, for taxes payable in 2019, is \$163,700 and the estimated original net tax capacity of the TIF District following establishment will be \$1,637. This assumes the property is classified as residential rental.

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

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

Section O Original Local Tax Rate

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

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

The sum of all local tax rates that apply to property in the TIF District for taxes levied in 2018 and payable in 2019 is 104.219% as shown below. This rate has been used for purposes of estimating the tax increment generated by the TIF District. If the request for certification is made prior to June 30, 2019, the original local tax rate will be the rate that applies for taxes payable in 2019 and the County Auditor shall certify this amount as the original tax capacity rate of the TIF District.

<u>Taxing Jurisdiction</u>	<u>2018/2019 Local Tax Rate</u>
City of Chaska	27.676%
Carver County	36.488%
ISD # 112	33.631%
Other	6.423%
Total	104.219%

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

The Authority anticipates that the project will begin construction in 2019 and be completed by December 31, 2020, creating a total tax capacity for the TIF District of \$15,750 as of January 2, 2021. The captured tax capacity as of that date is estimated to be \$14,113 and the first-year of tax increment is estimated to be \$14,708 payable in 2022. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

The estimates shown in this TIF Plan assume that residential homestead class rates remain at 1% of estimated market value. The projections also assume a 3% annual increase in market values.

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

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The Authority elects method (a), or M.S. Section 469.177, Subdivision 3(a). Residential homestead classification not subject to fiscal disparities calculation.

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

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

Section Q Use of Tax Increment

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

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

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

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

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

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

Section R Excess Tax Increment

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

- (1) prepay any outstanding tax increment bonds;

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

Section S Tax Increment Pooling and the Five-Year Rule

At least 75% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 25% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments paid by properties in the TIF District are considered to have been spent within the TIF District if such amounts are:

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

Beginning with the sixth year following certification of the TIF District, at least 75% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that an eligible portion of tax increments will be spent outside the TIF District (including allowable administrative expenses), and such expenditures are expressly authorized in this TIF Plan.

Section T Limitation on Administrative Expenses

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

- (1) amounts paid for the purchase of land;
- (2) amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the project;
- (3) relocation benefits paid to or services provided for persons residing or businesses located in the project;

- (4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or
- (5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

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

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

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

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

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

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

1. The total amount of tax increment that will be generated over the life of the district is estimated to be \$588,468.
2. To the extent the project in TIF District 22 generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the district upon the ability to issue other debt for general fund purposes, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City anticipates issuing General Obligation TIF Bonds to finance a portion of the redevelopment costs.
3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$189,898.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be \$206,031.
5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

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

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

Section X Development Agreements

If within a project containing a redevelopment district, more than 25% of the acreage of the property to be acquired by the Authority is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority should the development not be completed.

The Authority anticipates entering into an agreement for development and anticipates acquiring property located within the TIF District.

Section Y Assessment Agreements

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

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

The Authority anticipates entering into an assessment agreement and reserves the right to enter into an assessment agreement for individual projects.

Section Z Modifications of the Tax Increment Financing Plan

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

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

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

Section AA Administration of the Tax Increment Financing Plan

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

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

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

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

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

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

MAP OF TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 22
within Redevelopment Project No. 4



Assumptions Report

City of Chaska, Minnesota
Tax Increment Financing (Redevelopment) District No. 22
Proposed Ernst House Redevelopment
Draft TIF Plan Exhibits: 7 units valued at \$225,000/unit

Type of Tax Increment Financing District Redevelopment
Maximum Duration of TIF District 25 years from 1st increment

Projected Certification Request Date 10/30/19
Decertification Date 12/31/47 (26 Years of Increment)

	<u>2019/2020</u>
Base Estimated Market Value *	\$163,700
Parcels: 30.0502740	
30.0502750	
30.0502760	

Original Net Tax Capacity * \$1,637

	Assessment/Collection Year			
	2019/2020	2020/2021	2021/2022	2022/2023
Base Estimated Market Value	\$163,700	\$163,700	\$163,700	\$163,700
Increase in Estimated Market Value	0	0	1,411,300	1,458,550
Total Estimated Market Value	163,700	163,700	1,575,000	1,622,250
Total Net Tax Capacity	\$1,637	\$1,637	\$15,750	\$16,223

City of Chaska	27.676%
Carver County	36.488%
ISD	33.631%
Other (TAG 3005/3006)	6.423%
Local Tax Capacity Rate	104.219% 2018/2019

Fiscal Disparities Contribution From TIF District	NA
Administrative Retainage Percent (maximum = 10%)	10.00%
Pooling Percent	0.00%

<u>Bonds</u>	<u>Note</u>	
Bonds Dated	Note Dated	08/01/19
Bond Issue @ 0.00% (NIC)	Note Rate	3.00%
Eligible Project Costs	Note Amount	\$355,000
Present Value Date & Rate	08/01/19 3.00%	Present Value Amount
		\$322,859

Notes

Assumptions assume no change to future tax rates, class rates, and a 3% annual MV inflator is assumed
Calculations include payable 2019 final tax capacity rates
Total EMV upon completion based on City estimate for new development
* Base EMV based on assumptions for existing land and building value

Projected Tax Increment Report

City of Chaska, Minnesota
 Tax Increment Financing (Redevelopment) District No. 22
 Proposed Ernst House Redevelopment
 Draft TIF Plan Exhibits: 7 units valued at \$225,000/unit
 Fiscal Disparities Contribution Not Included

Annual Period Ending (1)	Total Estimated Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Net Tax Increment (9)	Less: Admin. Retainage 10.00% (10)	Annual Net Revenue (11)	P.V. Annual Net Rev. To 08/01/19 3.00%	P.V. Annual Retainage To 08/01/19 3.00%
12/31/19	163,700	1,637	1,637	0	104.219%	0	0	0	0	0	0	0
12/31/20	163,700	1,637	1,637	0	104.219%	0	0	0	0	0	0	0
12/31/21	163,700	1,637	1,637	0	104.219%	0	0	0	0	0	0	0
12/31/22	1,575,000	15,750	1,637	14,113	104.219%	14,708	53	14,655	1,466	13,189	12,010	1,335
12/31/23	1,622,250	16,223	1,637	14,586	104.219%	15,201	55	15,146	1,515	13,631	12,051	1,339
12/31/24	1,670,918	16,709	1,637	15,072	104.219%	15,708	57	15,651	1,565	14,086	12,091	1,343
12/31/25	1,721,045	17,210	1,637	15,573	104.219%	16,230	58	16,172	1,617	14,555	12,130	1,348
12/31/26	1,772,676	17,727	1,637	16,090	104.219%	16,769	60	16,709	1,671	15,038	12,167	1,352
12/31/27	1,825,857	18,259	1,637	16,622	104.219%	17,323	62	17,261	1,726	15,535	12,203	1,356
12/31/28	1,880,632	18,806	1,637	17,169	104.219%	17,894	64	17,830	1,783	16,047	12,238	1,360
12/31/29	1,937,051	19,371	1,637	17,734	104.219%	18,482	67	18,415	1,842	16,573	12,271	1,364
12/31/30	1,995,163	19,952	1,637	18,315	104.219%	19,087	69	19,018	1,902	17,116	12,304	1,367
12/31/31	2,055,018	20,550	1,637	18,913	104.219%	19,711	71	19,640	1,964	17,676	12,337	1,371
12/31/32	2,116,668	21,167	1,637	19,530	104.219%	20,354	73	20,281	2,028	18,253	12,368	1,374
12/31/33	2,180,168	21,802	1,637	20,165	104.219%	21,015	76	20,939	2,094	18,845	12,398	1,378
12/31/34	2,245,573	22,456	1,637	20,819	104.219%	21,697	78	21,619	2,162	19,457	12,427	1,381
12/31/35	2,312,941	23,129	1,637	21,492	104.219%	22,399	81	22,318	2,232	20,086	12,455	1,384
12/31/36	2,382,329	23,823	1,637	22,186	104.219%	23,122	83	23,039	2,304	20,735	12,483	1,387
12/31/37	2,453,799	24,538	1,637	22,901	104.219%	23,867	86	23,781	2,378	21,403	12,510	1,390
12/31/38	2,527,413	25,274	1,637	23,637	104.219%	24,634	89	24,545	2,455	22,090	12,536	1,393
12/31/39	2,603,235	26,032	1,637	24,395	104.219%	25,424	92	25,332	2,533	22,799	12,561	1,396
12/31/40	2,681,332	26,813	1,637	25,176	104.219%	26,238	94	26,144	2,614	23,530	12,586	1,398
12/31/41	2,761,772	27,618	1,637	25,981	104.219%	27,077	97	26,980	2,698	24,282	12,610	1,401
12/31/42	2,844,625	28,446	1,637	26,809	104.219%	27,940	101	27,839	2,784	25,055	12,633	1,404
12/31/43	2,929,964	29,300	1,637	27,663	104.219%	28,830	104	28,726	2,873	25,853	12,655	1,406
12/31/44	3,017,863	30,179	1,637	28,542	104.219%	29,746	107	29,639	2,964	26,675	12,678	1,409
12/31/45	3,108,399	31,084	1,637	29,447	104.219%	30,689	110	30,579	3,058	27,521	12,699	1,411
12/31/46	3,201,651	32,017	1,637	30,380	104.219%	31,661	114	31,547	3,155	28,392	12,719	1,413
12/31/47	3,297,700	32,977	1,637	31,340	104.219%	32,662	118	32,544	3,254	29,290	12,739	1,415
						\$588,468	\$2,119	\$586,349	\$58,637	\$527,712	\$322,859	\$35,875

(1) value based on value estimates provided by City and County staff and future buildout assumptions (7 rental housing units valued at \$225,000/unit) and 3% annual mv inflator

(2) tax capacity based on residential homestead rate of 1% for value up to \$500,000 (per unit)

(3) original net tax capacity will be based on existing land and building value upon sale to private developer

(4) combined local tax capacity rate of City of Chaska, School District, and Carver County for payable 2019 (TAG 3005/3006)

Estimated Impact on Other Taxing Jurisdictions Report

City of Chaska, Minnesota

Tax Increment Financing (Redevelopment) District No. 22

Proposed Ernst House Redevelopment

Draft TIF Plan Exhibits: 7 units valued at \$225,000/unit

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District					
	2018/2019 Taxable Net Tax Capacity (1)	2018/2019 Local Tax Rate	2018/2019 Taxable Net Tax Capacity (1)	Projected Retained Captured Net Tax Capacity +	New Taxable Net Tax Capacity =	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Chaska	29,367,561	27.676%	29,367,561	\$31,340	29,398,901	27.647%	0.030%	8,664
Carver County	140,664,214	36.488%	140,664,214	31,340	140,695,554	36.480%	0.008%	11,433
ISD	81,718,870	33.631%	81,718,870	31,340	81,750,210	33.618%	0.013%	10,536
Other (2)	---	6.423%	---	31,340	---	6.423%	---	---
Totals		104.219%				104.168%	0.051%	

*** Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.051% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

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

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

(2) The impact on these taxing jurisdictions is negligible since they represent only 6.16% of the total tax rate.

Market Value Analysis Report

City of Chaska, Minnesota

Tax Increment Financing (Redevelopment) District No. 22

Proposed Ernst House Redevelopment

Draft TIF Plan Exhibits: 7 units valued at \$225,000/unit

<u>Assumptions</u>				
Present Value Date			10/30/19	
P.V. Rate - Gross T.I.			3.00%	
Increase in EMV With TIF District			\$3,037,951	
Less: P.V of Gross Tax Increment			362,676	
Subtotal			\$2,675,275	
Less: Increase in EMV Without TIF			0	
Difference			\$2,675,275	
	Year	Annual Gross Tax Increment	Present Value @ 3.00%	
1	2022	14,708	13,492	
2	2023	15,201	13,538	
3	2024	15,708	13,582	
4	2025	16,230	13,625	
5	2026	16,769	13,667	
6	2027	17,323	13,708	
7	2028	17,894	13,747	
8	2029	18,482	13,785	
9	2030	19,087	13,822	
10	2031	19,711	13,858	
11	2032	20,354	13,893	
12	2033	21,015	13,927	
13	2034	21,697	13,960	
14	2035	22,399	13,992	
15	2036	23,122	14,023	
16	2037	23,867	14,053	
17	2038	24,634	14,082	
18	2039	25,424	14,110	
19	2040	26,238	14,138	
20	2041	27,077	14,165	
21	2042	27,940	14,191	
22	2043	28,830	14,216	
23	2044	29,746	14,241	
24	2045	30,689	14,264	
25	2046	31,661	14,287	
26	2047	32,662	14,310	
		\$588,468	\$362,676	

REDEVELOPMENT QUALIFICATIONS FOR THE DISTRICT

EXECUTIVE SUMMARY**PURPOSE OF EVALUATION**

LHB was hired by the City of Chaska to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located on three parcels as shown below (Diagram 1). The purpose of LHB's work was to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether the two buildings on three parcels, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.

Diagram 1 – Proposed TIF District



SCOPE OF WORK

The proposed TIF District consists of three (3) parcels with one (1) structure.

The buildings received an on-site interior and exterior inspection on December 28, 2018. Building code and Condition Deficiency reports are located in Appendix B.

CONCLUSION

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 72.3 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Redevelopment District

TIF District No. 22: Ernst House Redevelopment Chaska, Minnesota



February 18, 2019

Prepared For the
City of Chaska

Prepared by:



LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

LHB Project No. 181003

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Chaska to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District (“TIF District”) proposed to be established by the City. The proposed TIF District is bounded by 3rd Street East, Walnut Street North and 2nd Street East (Diagram 1). The purpose of LHB’s work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one (1) building on three (3) parcels and one (1) right-of-way parcel, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.



Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of three (3) parcels and one (1) right-of-way parcel with one (1) building. One (1) building was inspected on December 28, 2018. A Building Code and Condition Deficiency report for the building that was inspected is located in Appendix B.

CONCLUSION

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 72.3 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

INTERIOR INSPECTION

“The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property...”

EXTERIOR INSPECTION AND OTHER MEANS

“An interior inspection of the property is not required, if the municipality finds that
(1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
(2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.”

DOCUMENTATION

“Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1).”

QUALIFICATION REQUIREMENTS

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires three tests for occupied parcels:

A. COVERAGE TEST

...“parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots...”

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: “For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures.”

B. CONDITION OF BUILDINGS TEST

Minnesota Statutes, Section 469.174, Subdivision 10(a) states, “...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: “For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”
 - a. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

“Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)* for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
- Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. In order for an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions, “reasonably distributed throughout the district.”

- (1) “Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;
- (2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;
- (3) tank facilities, or property whose immediately previous use was for tank facilities...”

Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all of the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all of the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

PART 3 – PROCEDURES FOLLOWED

LHB inspected one (1) building during the day of December 28, 2018.

PART 4 – FINDINGS

A. COVERAGE TEST

1. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
2. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
3. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING:

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 72.3 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.



Diagram 2 – Coverage Diagram

Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether or not a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

2. REPLACEMENT COST

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2018.

A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Chaska, Minnesota.

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

3. CODE DEFICIENCIES

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2018; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING:

One (1) out of one (1) building (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, then in order for such building to be “structurally substandard” under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building’s defects or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, to determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors and doors.

The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of “service life” used up for a particular component unless it was an obvious part of that component’s deficiencies.

After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify “substantial renovation or clearance.”

FINDING:

In our professional opinion, one (1) out of one (1) building (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by *Minnesota Statutes, Section 469.174, Subdivision 10*. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING:

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



Diagram 3 – Substandard Buildings

Shaded green area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

PART 5 - TEAM CREDENTIALS

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has 30 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning Masters degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards and community task forces, including a term as a City Council President and as Chair of a Metropolitan Planning Organization. Most recently, he served as Chair of the Edina, Minnesota planning commission and is currently a member of the Edina city council. Michael has also managed and designed several award-winning architectural projects, and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

Philip Waugh – Project Manager/TIF Analyst

Philip is a project manager with 13 years of experience in historic preservation, building investigations, material research, and construction methods. He previously worked as a historic preservationist and also served as the preservation specialist at the St. Paul Heritage Preservation Commission. Currently, Phil sits on the Board of Directors for the Preservation Alliance of Minnesota. His current responsibilities include project management of historic preservation projects, performing building condition surveys and analysis, TIF analysis, writing preservation specifications, historic design reviews, writing Historic Preservation Tax Credit applications, preservation planning, and grant writing.

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports Code Deficiency Cost Reports Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	300502740	217 Walnut St N	Vacant	Exterior	8,276	0	0.0%	0	0					
B	300502750	211 Walnut St N	Improved	Interior/Exterior	8,276	3,634	43.9%	8,276	1	\$221,832	\$33,275	\$61,007	1	1
C	300502760	207 Walnut St N	Improved	Exterior	8,276	7,952	96.1%	8,276	0					
D	ROW	NA	Improved	Exterior	5,003	5,003	100.0%	5,003	0					
TOTALS					29,832	Total Coverage Percent:		21,555	1				1	1
													100.0%	100.0%
													Percent of buildings determined substandard:	
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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

TIF District No. 22: Ernst House Redevelopment

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	B Ernst House
Address:	211 Walnut St N. Chaska, MN 55318
Parcel ID:	300502750
Inspection Date(s) & Time(s):	December 28, 2018 1:00 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is <u>Substandard</u> because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.
Estimated Replacement Cost:	\$221,832
Estimated Cost to Correct Building Code Deficiencies:	\$61,007
Percentage of Replacement Cost for Building Code Deficiencies:	27.5%

Defects in Structural Elements

1. Porch roof has failed and should be repaired/replaced to comply with code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-required potable water connected to the house.
 - b. There is no code-required electrical service connected to the house.
 - c. Bathrooms do not comply with code for proper fixture spacing.
2. Light and Ventilation
 - a. The HVAC system does not comply with code.
 - b. Electrical wiring is not code-compliant.
3. Fire Protection/Adequate Egress
 - a. There are no code-required smoke detectors in the building.
 - b. There are no code-required Ground Fault Circuit Interrupters in the building.
 - c. There are no code-required Arc Fault Circuit Interrupters in the building.
 - d. There are no code-required carbon monoxide detectors in the building.
 - e. There is no code-compliant safe way to exit the building.
4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls are damaged and should be repaired/repainted.
 - b. Interior ceilings are damaged and should be repaired/repainted.
 - c. Interior wood flooring should be re-sanded and finished.
 - d. Wooden baseboards are missing.
 - e. Basement stairway does not comply with code.
 - f. Second floor stairway does not comply with code.

5. Exterior Construction

- a. Exterior brick and mortar are cracked and/or missing, allowing for water intrusion, contrary to code.
- b. The front porch has not been finished.
- c. Windows have failed, allowing for water intrusion, contrary to code.
- d. Metal gutters should be repainted.
- e. All exposed exterior wood should be repainted.
- f. The exterior stairway leading to the second floor is missing and should be re-installed.
- g. Roofing material has failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. Code-required potable water should be connected to the building.
2. Code-required electrical service should be connected to the building.
3. Bathrooms should be modified to comply with code for proper fixture spacing.
4. The HVAC system does not comply with code.
5. Electrical wiring does not comply with code.
6. Code-required smoke detectors should be installed.
7. There are no code-required GFCI's in the building.
8. There are no code-required AFCI's in the building.
9. There are no code-required carbon monoxide detectors in the building.
10. There is no code-required safe way to exit the building.
11. The basement stairway does not comply with code.
12. The second-floor stairway does not comply with code.
13. Exterior brick and mortar should be repaired/replaced to prevent water intrusion, per code.
14. The roof over the front porch should be repaired to comply with code.
15. Failed windows should be replaced to prevent water intrusion per code.
16. Failed roofing material should be removed and replaced to prevent water intrusion, per code.

Overview of Deficiencies

This historical brick residence was moved to its current location several years ago. There is no code-required electrical service or potable water connected to the building. The exterior brick and mortar should be repaired to prevent water intrusion per code. Exterior wood surfaces should be repainted. The front porch is damaged and should be repaired/replaced to create a code-required safe environment. There is no code-compliant HVAC system in the building. Electrical wiring is not code-compliant. Interior walls and ceilings should be repaired/repainted. Interior stairways do not comply with code. Bathrooms fail to comply with code for proper spacing of fixtures. Windows have failed allowing for water intrusion, contrary to code. Roofing material has failed allowing for water intrusion, contrary to code.

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APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

TIF District No. 22: Ernst House Redevelopment

Replacement Cost Report

RSMeans data
from **BORDIAN**

Square Foot Cost Estimate Report

Date:

1/2/2019

Estimate Name:

211 Walnut Street North

City of Chaska

211 Walnut Street North , Chaska , Minnesota ,
55318

Building Type:

Average 2 Story with Brick Veneer - Wood Frame

Location:

CHASKA, MN

Story Count:

2

Story Height (L.F.):

8

Floor Area (S.F.):

1608

Labor Type:

RES

Basement Included:

No

Data Release:

Year 2019

Cost Per Square Foot:

\$137.94

Building Cost:

\$221,832.63



Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

	% of Total	Cost Per S.F.	Cost
01 Site Work	1.52%	1.91	3,074.12
Footing excavation, building, 26' x 46', 4' deep		1.91	3,074.12
02 Foundation	12.15%	15.24	24,499.66
Footing systems, 10" thick by 20" wide footing		1.72	2,765.04
Block wall systems, 8" wall, grouted, full height		6.02	9,677.10
Block wall systems, 8" wall, grouted, full height		5.27	8,467.47
Floor slab systems, 4" thick slab		2.23	3,590.05
03 Framing	13.74%	17.22	27,706.44
Floor framing systems, 2" x 10", 16" OC		4.88	7,853.18
Floor framing, wood joists, #2 or better, pine, 2" x 8", 16" OC		1.06	1,709.79
Floor framing, bridging, wood 1" x 3", joists 16" OC		0.20	328.68
Box sills, #2 or better pine, 2" x 8"		0.16	257.02
Girders, including lally columns, 3 pieces spiked together, 2" x 8"		0.86	1,388.52
Exterior wall framing systems, 2" x 6", 16" OC		6.51	10,463.56
Exterior wall framing systems, 2" x 6", 16" OC		0.31	495.68
Partition framing systems, 2" x 4", 16" OC		3.24	5,210.01
04 Exterior Walls	22.10%	27.72	44,567.96
Brick/stone veneer systems, select common brick		17.23	27,705.84
Non-rigid insul, batts, fbgl, kraft faced, 6" thick, R19, 15" wide		1.02	1,643.53
Non-rigid insul, batts, fbgl, kraft faced, 12" thick, R38, 15" wide		0.81	1,301.13
Double hung window systems, builder's quality wood window 2' x 3'		7.06	11,355.02
Door systems, solid core birch, flush, 3' x 6'-8"		1.23	1,970.30
Storm door, al, combination, storm & screen, anodized, 3'-0" x 6'-8"		0.37	592.14
05 Roofing	2.25%	2.82	4,528.12
Gable end roofing, asphalt, roof shingles, class A		2.82	4,528.12

06 Interiors	25.14%	31.52	50,693.79
Wall system, 1/2" drywall, taped & finished		9.44	15,184.62
1/2" gypsum wallboard, taped & finished ceilings		2.83	4,548.57
Birch, flush door, hollow core, interior		5.01	8,051.99
Closet door, bi-fold, pine, louvered, 6'-0" x 6'-8"		4.47	7,190.41
Resilient flooring, vinyl sheet goods, backed, .070" thick, maximum		1.05	1,694.40
Resilient flooring, prefinished, oak, 2-1/2" wide		3.97	6,385.77
Resilient flooring, sleepers, treated, 16" OC, 1" x 3"		0.55	889.30
Resilient flooring, subfloor, plywood, 1/2" thick		0.88	1,420.13
Stairways 14 risers, oak treads, box stairs		2.56	4,114.49
Basement stairs, open risers		0.76	1,214.11
07 Specialties	5.28%	6.62	10,640.68
Kitchen, average grade		4.53	7,280.71
Sinks, stainless steel, single bowl 22" x 25"		1.14	1,838.32
Water heater, electric, 40 gallon		0.95	1,521.65
08 Mechanical	2.75%	3.44	5,539.54
Three fixture bathroom installed with vanity		3.36	5,410.44
Thermostat, manual, 1 set back		0.08	129.10
09 Electrical	3.97%	4.98	8,013.68
200 amp electric service		1.34	2,149.21
Duplex receptacles using non-metallic sheathed cable		0.35	561.52
Wiring device systems, average to 1200 S.F.		2.44	3,929.89
Light fixture systems, average to 1200 S.F.		0.85	1,373.06
10 Additional Features	11.11%	13.93	22,402.04
1.00-Additional kitchen adjustment		6.39	10,268.00
1.00-Additional bath adjustment		5.04	8,111.00
1.00-Additional entry & exit adjustment		1.12	1,804.00
1608-Heating systems, hot water		1.38	2,219.04
SubTotal	100%	\$125.40	\$201,666.03
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$12.54	\$20,166.60
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$137.94	\$221,832.63

TIF District No. 22: Ernst House Redevelopment

Code Deficiency Cost Report

Parcel B - 211 Walnut Street North, Chaska, Minnesota 55318 - PID 300502750

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Bathrooms				
	Install code compliant bathrooms	\$ 9.75	SF	1608	\$ 15,678.00
Structural Elements					
	Porch Roof				
	Repair porch roof to comply with code for structural safety	\$ 5,000.00	Lump	1	\$ 5,000.00
Exiting					
	Exiting				
	Install code compliant means for emergency exiting	\$ 3,500.00	Lump	1	\$ 3,500.00
	Stairways				
	Install code compliant basement stairway	\$ 0.76	SF	1608	\$ 1,222.08
	Install code compliant second floor stairway	\$ 2.56	SF	1608	\$ 4,116.48
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 125.00	EA	4	\$ 500.00
	Carbon Monoxide Detectors				
	Install code required carbon monoxide detectors	\$ 125.00	EA	4	\$ 500.00
	Ground Fault Circuit Interrupters				
	Install code required GFCI's	\$ 125.00	EA	5	\$ 625.00
	Arc Fault Circuit Interrupters				
	Install code required AFCI's	\$ 125.00	EA	8	\$ 1,000.00
Exterior Construction					
	Exterior Brick Walls				
	Repair/replace damaged brick and mortar to prevent water intrusion per code	\$ 2.00	SF	1608	\$ 3,216.00
	Windows				
	Install code compliant windows to prevent water intrusion	\$ 7.06	SF	1608	\$ 11,352.48
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 0.25	SF	1608	\$ 402.00
	Install code compliant roofing material to prevent water intrusion	\$ 2.82	SF	1608	\$ 4,534.56

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical- Electrical					
	Mechanical				
	Connect code required potable water to building	\$ 250.00	Lump	1	\$ 250.00
	Install code compliant HVAC system	\$ 1.38	SF	1608	\$ 2,219.04
	Electrical				
	Connect code required electrical service to building	\$ 250.00	Lump	1	\$ 250.00
	Install code compliant electrical wiring	\$ 4.13	SF	1608	\$ 6,641.04
Total Code Improvements					\$ 61,007

TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



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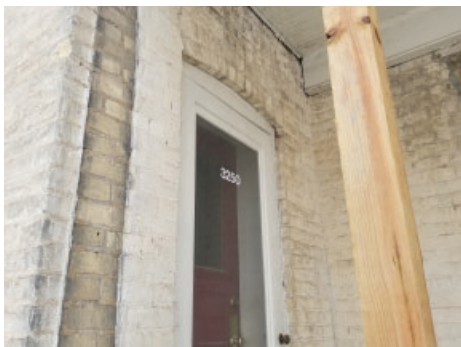
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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



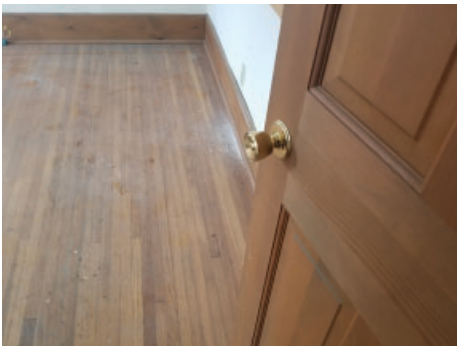
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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



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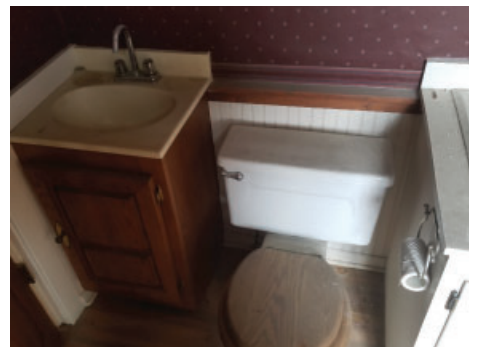
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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



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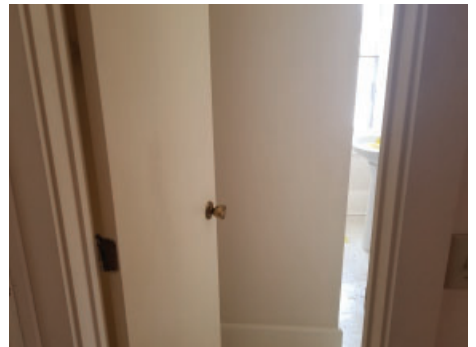
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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



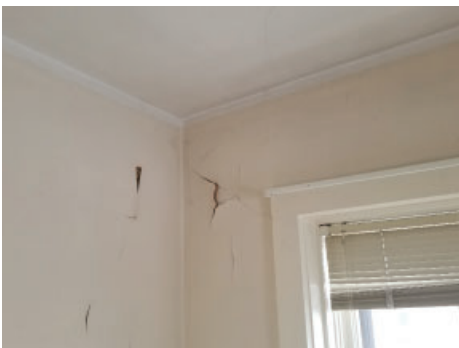
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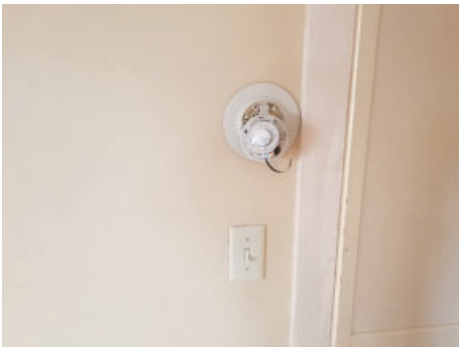
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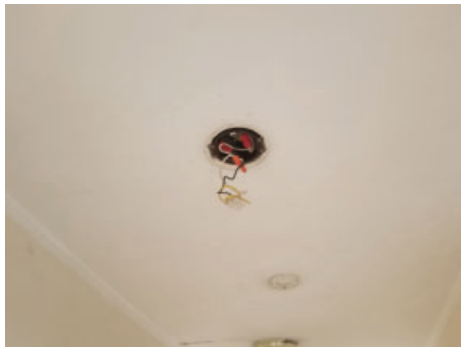
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TIF District No. 22: Ernst House Redevelopment

Photos: Parcel B - 211 Walnut Street North - Ernst House



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THIES & TALLE

ENTERPRISES, INC

December 12, 2018

City of Chaska
1 City Hall Plaza
Chaska, MN 55318
Attn.: Mr. Nate Kabat, Asst. City Administrator and Mr. Matt Podhradsky, City Administrator

Re: The Ernst House property

Dear Mr. Kabat:

This letter of intent ("Letter of Intent") sets forth the basic terms and conditions upon which the undersigned would purchase the above-captioned property located in Chaska, Minnesota:

1. Seller: City of Chaska, Minnesota.
2. Buyer: Talle & Associates, Inc., or its assignee.
3. Title Company: First American Title Insurance Company.
4. Property: The land ("Land") and building ("Building") having an address of 211 North Walnut Street, Chaska, Minnesota, and any improvements and personalty owned by Seller located thereon (collectively, the "Property").
5. Price: \$20,000, payable \$2,000 as earnest money to an interest-bearing trust account of the Title Company upon execution of the definitive purchase agreement, (the "Agreement") and the balance at closing.
6. Contingencies/Due Diligence: Buyer shall have one hundred twenty (120) days after the execution of the Agreement to complete its due diligence, with two (2) sixty (60) day extensions, at Buyer's option, if needed. The Agreement shall provide that closing will be contingent upon:
 - a. Buyer's determination that all aspects of the Property are acceptable to Buyer, in its sole discretion, including all improvements thereon, and including, without limitation, status of title; survey results; zoning classification of the Property; availability and adequacy of all utilities; availability and receipt of all approvals and permits from the municipality and all necessary county, state and federal agencies as required for Buyer's intended use of the Property; rezoning of the Property and receipt of special land use approval, if needed, for the Buyer's intended use of the Property; the economic suitability and feasibility of the Property for the Buyer's intended use; availability of financing acceptable to Buyer; availability of sufficient parking to serve Buyer's intended use; review and

THIES & TALLE ENTERPRISES, INC

952.949.2200 phone

952.949.0331 fax

470 West 78th Street, Suite 260

Chaska, MN 55318

thiestalle.com

acceptance of environmental and geotechnical inspections; review and acceptance of the physical condition of the Property, including subsurface conditions; availability of adequate access to the Property by public or private roadway or acceptable easements; and review and approval of such other matters as Buyer shall deem necessary for its intended use of the Property.

- b. Seller's delivery to Buyer, at Seller's expense, of a geotechnical study of the Land (including, but not limited to, soil quality and buried objects) within 30 days after the date of execution of this Letter of Intent, which must be certified to Buyer and Buyer's lender (if any) for reliance thereon and updated to a date within six (6) months of closing.
- c. Seller's delivery to Buyer, at Seller's expense, of an ALTA/ACSM Land Title Survey, to be certified to Buyer, Buyer's lender (if any) and the Title Company, to include Table A Items 1, 2, 3, 4 (in square feet or acres), 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10(a) and 10(b), 11(b), 13, 16, 17, 18, 19, within 30 days after the date of execution of this Letter of Intent.
- d. Seller's delivery to Buyer, at Seller's expense, of a current Commitment for Title Insurance issued by the Title Company with respect to the Property within 10 days after the date of execution of this Letter of Intent. Seller shall deliver good and marketable title to the Property to Buyer by Limited/Special Warranty Deed and Buyer shall take title to the Property subject to the Permitted Encumbrances to be described in the Agreement.
- e. Seller's delivery to Buyer, at Seller's expense, of a Phase I Environmental Audit of the Property, within 60 days after the date of execution of this Letter of Intent, which must be certified to Buyer and Buyer's lender (if any) for reliance thereon and updated to a date within six (6) months of closing. The Property must be free of oil, hazardous substances and contamination of any kind at closing. Seller shall be responsible for any remediation, removal or other environmental clean-up required by law in order to meet clean-up standards for unrestricted use of the Property, as well as for the removal of any and all underground and above-ground storage tanks, pumps, lines and any other components of fuel and/or oil delivery and storage systems located on the Property, if any.
- f. Seller's agreement to waive all building permits and fees in connection with the initial development of the Property, which obligation shall survive termination of the Agreement, and which shall include, but is not limited to: Building Plan Review and Permits, Mechanical Plan Review and Permits, Electrical Plan Review and Permits, Plumbing Plan Review and Permits, and Utility Fees for connections and relocations and easements, Fees for Right-Of-Way work (sidewalks, streets, etc.), and SAC/WAC charges.
- g. Seller's agreement to pay for any stormwater management design and installation charges in excess of current capacity in the event stormwater management is required for the Property's intended development, which obligation shall survive termination of the Agreement; provided, however, Seller agrees to impose only the standard minimum requirements with respect to stormwater retention and/or rate control.

- h. Buyer's obtaining a loan grant in the amount of \$100,000 pursuant to the Storefront Loan Program.
- i. Seller's hiring, at Seller's expense, a consultant with expertise in historic preservation tax credits and the process for registration/approval of the Property by the State/Federal Historic Preservation Office (SHPO) in order to assist the parties with assessing the feasibility of registering the Property, and all aspects/phases of the process to obtain the benefit of historic tax credits; provided, however, the closing shall not be contingent on Buyer's obtaining historic tax credits if Buyer, in its sole discretion, determines that Buyer's development plans are not economically advantageous given the requirements imposed by SHPO to complete the process to obtain the tax credits.
- j. Seller's providing assistance to Buyer with respect to the development planning and approvals process involving the City Council and Planning Commission. Buyer and Seller shall cooperate in achieving necessary governmental approvals for Buyer's intended use and development of the Property.
- k. Seller's resolution, at Seller's expense and to Buyer's reasonable satisfaction, of any issues related to utility easements/encroachments, including without limitation, the gas line located on the Property and the electric poles and transformer in the alley adjoining the Property, which obligation shall survive termination of the Agreement.
- l. Seller's cooperation with Buyer to allow Buyer and Buyer's contractors and consultants the ability to provide input and feedback with respect to any Seller deliverables (including scope and process) under the Agreement.
- m. Seller's agreement to pay for the cost of waterproofing of the basement of the Building, which obligation shall survive termination of the Agreement.

The parties agree that any of the foregoing obligations that survive closing may be addressed in a Development Agreement to be executed at closing by the parties, the form of which shall be attached as an exhibit to the Agreement.

7. Buyer may, at Buyer's sole risk and expense, access the Property to perform any due diligence activities following the execution of this Letter of Intent; provided that Buyer delivers to Seller satisfactory evidence of liability insurance and Buyer agrees to indemnify, defend and hold Seller harmless from and against any and all claims and liabilities to the extent arising out of Buyer's negligence or willful misconduct at the Property.

8. Closing: Within 30 days after the above contingencies have been satisfied.

9. Closing Costs: The Agreement shall provide for prorations and allocation of costs in accordance with local custom.

10. Representations and Warranties: Customary.

11. Brokers: It is understood that conditioned upon the closing, Seller shall pay a brokerage commission per separate agreement to Seller's broker in connection with this

transaction and that Seller shall either pay Buyer's broker directly or shall ensure that Seller's broker pays Buyer's broker the requisite commission upon closing.

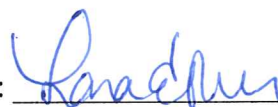
12. Purchase Agreement: Seller and Buyer agree to negotiate in good faith towards the execution of the Agreement incorporating the terms of this Letter of Intent on or before the date thirty (30) days after Seller executes this Letter of Intent and delivers an executed copy to the undersigned. If the parties have not executed the Agreement on or before such date, this Letter of Intent shall be automatically null and void and neither party shall have any liability hereunder. If Seller executes this Letter of Intent, Seller agrees to not entertain any offers by others unless the Agreement between Seller and Buyer is not executed on or before the aforementioned date. This Letter of Intent is not binding except for the agreement to negotiate in good faith, and Seller's agreement not to entertain other offers as set forth in this paragraph. It is also understood that, prior to the execution of an Agreement, any action or inaction on the part of any party shall be at the sole risk of the party taking or omitting to take any such action. Buyer's attorney will be the party responsible for preparing the initial draft of the Agreement.

13. Effective Date. This Letter of Intent shall not be effective unless executed by Seller and Buyer and Seller delivers a countersigned copy to Buyer within 5 (five) days after the date stated at the beginning of this letter.

If the terms and conditions described above are acceptable, please sign in the space provided below and deliver it to the undersigned at lruess@thiestalle.com. We look forward to a successful consummation of this transaction.

Very truly yours,

Talle & Associates, Inc.

By: 
 Laura Russ
 Its: Vice-President

AGREED AND ACCEPTED THIS ____ DAY OF DECEMBER, 2018

City of Chaska, Minnesota

By: 
 Its: City Administrator

ERNST HOUSE REDEVELOPMENT

211 N Walnut Street, Chaska, MN 55318

Project Contacts

Developer

Thies & Talle Management
470 West 78th St, Suite 260
Chanhassen, MN 55317

Laura Russ
D | 952-906-7206
LRuss@thiestalle.com

Architect

U+B Architecture and Design, Inc.
2609 Aldrich Avenue South, Suite 100
Minneapolis, Minnesota 55408
Phone: 612-870-2538

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Structural Engineer

Bunkers and Associates
Eric Bunkers P.E.
C | 651-366-2853
ericb@bunkersandassociates.com

Civil Engineer

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, Minnesota 55110
Phone: 651-481-9120

Eric Meyer P.E.
D | 651.888.8112
emeyer@larsonengr.com

Landscape Design-Build

Field Outdoor Spaces
412 Harding St. NE,
Minneapolis, Minnesota 55413
Phone: 612-789-9381

Jason Rathe
C | 612-209-5223
jason@fieldoutdoorspaces.com



Sheet Index

No	TITLE
G000	COVER SHEET
G001	SURVEY
G002	EXISTING SITE PLAN
ARCHITECTURAL DRAWINGS	
A001	ARCHITECTURAL SITE PLAN
L001	LANDSCAPE PLAN
AE100	ERNST HOUSE: DEMOLITION PLANS
AE110	ERNST HOUSE: FLOOR & ROOF PLANS
AE200	ERNST HOUSE: EXTERIOR ELEVATIONS
AT110	TOWNHOMES: BSMNT & ROOF PLANS
AT111	TOWNHOMES: 1ST & 2ND FLR PLANS
AT200	TOWNHOMES: EXTERIOR ELEVATIONS
AC110	CARRIAGE HOUSE: FNDN & ROOF PLANS
AC111	CARRIAGE HOUSE: 1ST & 2ND FLR PLANS
AC200	CARRIAGE HOUSE: EXTERIOR ELEVATIONS
AC201	CARRIAGE HOUSE: EXTERIOR ELEVATIONS
A700	RENDERINGS
A800	PHOTOS

U+B architecture & design, inc.

2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

Site Alteration Permit Set

3/25/19

Not For Construction

Ernst House Redevelopment

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued Date

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

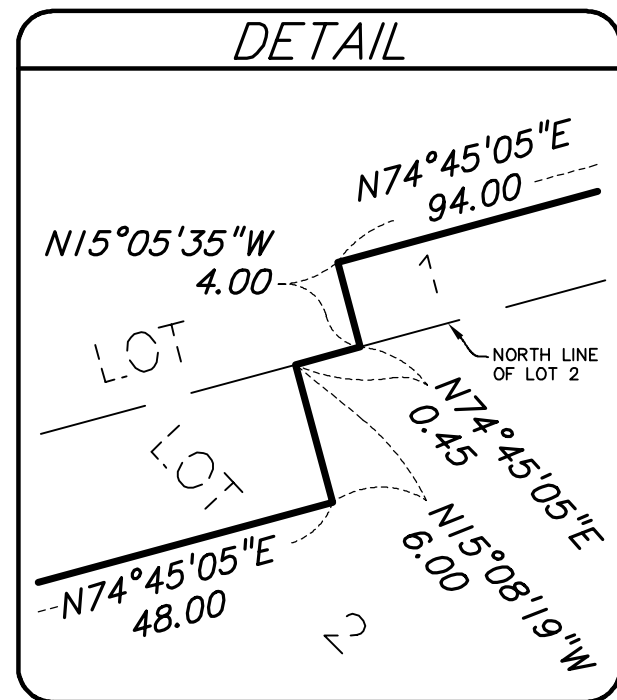
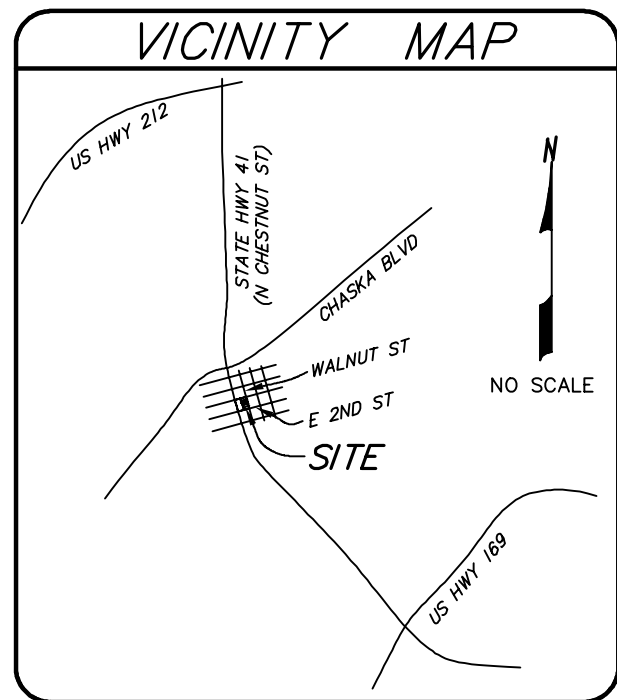
Signature

Printed Name

Registration Number

COVER SHEET

G000



BENCHMARKS (BM)

(NAVD 88)

- 1) MnDOT 1008R survey disk in bridge railing in Chaska, 2.2 miles south along Trunk Highway 41 from the junction of Trunk Highway 41 and Trunk Highway 212, in rail in the northeast corner bridge rail of Trunk Highway 41 bridge number 10012 over the Minnesota River, 29.8 feet east of Trunk Highway 41.
Elevation = 727.548 feet
- 2) Scribed "X" 2.0'-feet easterly of the west end of the concrete wall in the northwest corner of the subject property.
Elevation = 734.81 feet
- 3) Top of spike in the northwest side of the power pole located midway along the west boundary of the subject property.
Elevation = 733.64 feet
- 4) Top of top nut of fire hydrant in the southeast quadrant of 3rd Street and Walnut Street.
Elevation = 734.24 feet

GENERAL NOTES

- 1.) Survey coordinate and bearing basis: Carver County coordinates
- 2.) Adjoining ownership information shown hereon was obtained from the Carver County Property Tax Information web site.
- 3.) There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- 4.) There are no proposed changes in street right of way lines per the City of Chaska Engineering Department. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 5.) There were no wetland delineation markers observed in the process of conducting the fieldwork.
- 6.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 190250334.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- 1.) The subject property appears to lie within Other Areas Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2752340236D, dated December 21, 2018. This information was obtained from the FEMA Map Service Center web site.
- 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

PARKING

There are no parking spaces designated on the subject property.

AREA

Gross = 17,230 square feet or 0.396 acres

LEGEND

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

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC)

Parcel 1:

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

Parcel 2:

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

Property is: Abstract

PLAT RECORDING INFORMATION

The plat of Map of Chaska Townsite was filed of record on February 15, 1868, in Book A of Townsites.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. 1906676, commitment date January 25, 2019, issued by Title Mark, LLC, was relied upon as to matters of record.

Schedule B Exceptions:

- ① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

There are no easements listed in Schedule B - Section 2 of the title commitment to be shown.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- ☒ Possible encroachments are indicated on survey with boxed letters as listed below.

A.) Concrete curb, parking areas and sign lying within the subject property along the southeasterly property line.

B.) Transformer lying easterly of the southwesterly property line.

C.) Storm sewer lying within the property and draining towards the southeast without an easement.

SURVEYOR'S CERTIFICATION

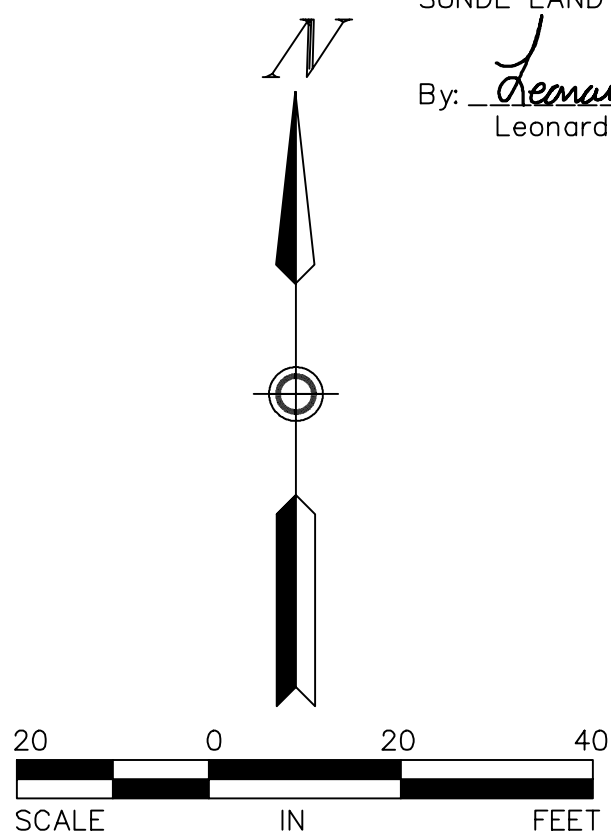
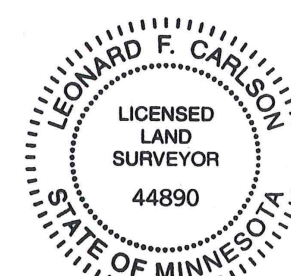
To Chaska Economic Development Authority, Thies & Talle Management, Inc., Title Mark, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on February 8, 2019.

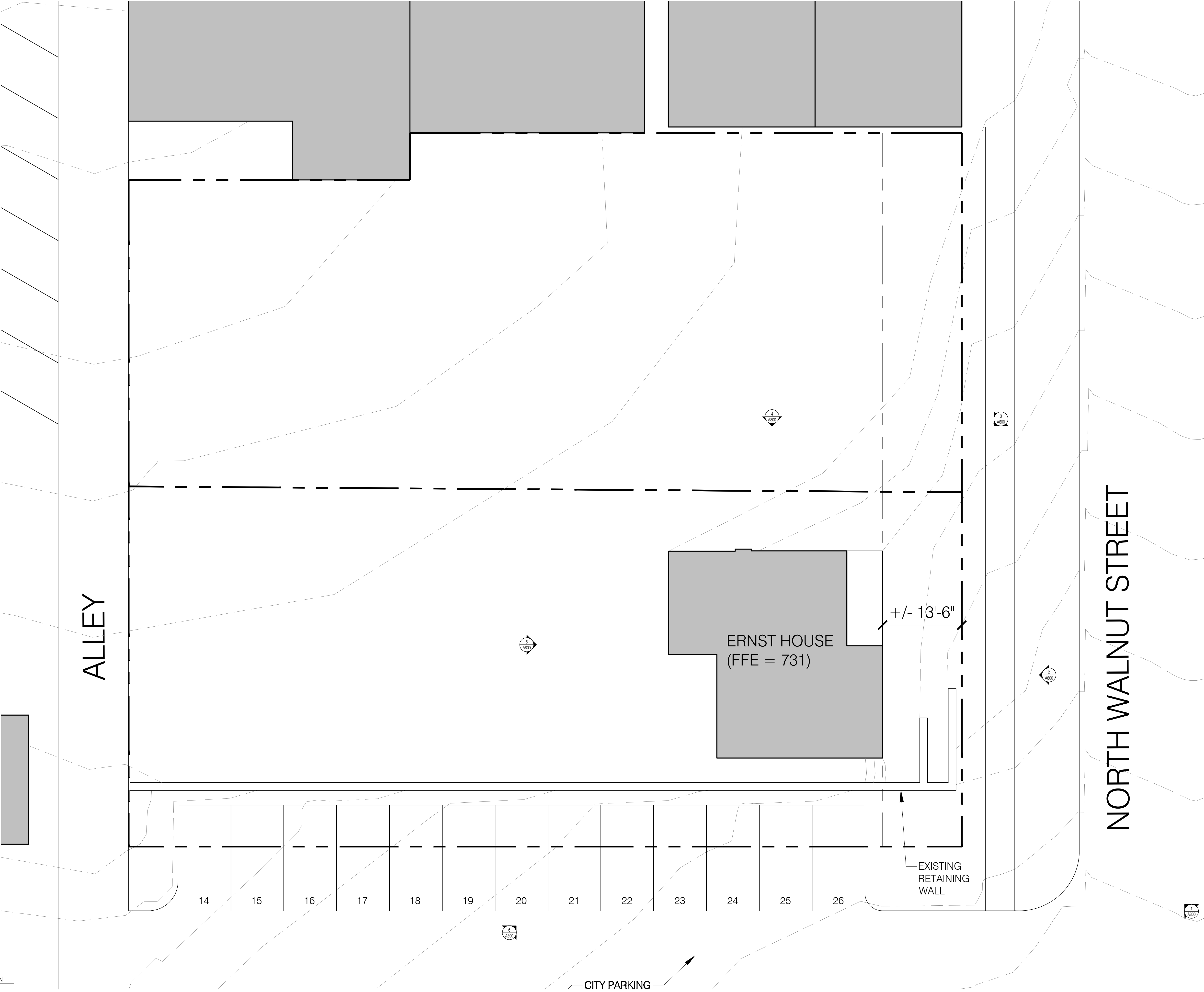
Dated this 12th day of February, 2019

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	SMT	
Drawing Title:		
ALTA/NSPS LAND TITLE SURVEY FOR:		
CITY OF CHASKA		
Ernst House		
211 and 217 Walnut Street, Chaska, MN		
SUNDE LAND SURVEYING www.sunde.com		
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9526)		
Project: 2019-007	Bk/Pg: 918/42	Date:
Township: 11S Range: 23 Section: 9		02/12/2019
File: 2019007001.dwg		Sheet: 1 of 1



1
P001
EXISTING SITE PLAN
1/8" = 1'-0"
PLAN
NORTH

U+B architecture & design, inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538
www.uplusb.com

Project Contacts

Nate Golin, AIA
C | 612-384-1405
nate.golin@uplusb.com

**Site Alteration
Permit Set**

3/25/19

Not For Construction

**Ernst House
Redevelopment**

211 North Walnut Street
Chaska, MN 55318
Project: 2018007_211N

Drawings Issued **Date**

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

Signature

Printed Name

Registration Number

EXISTING SITE PLAN

G002

SITE PLAN NOTES:	
PARCEL SIZE	
ACREAGE:	0.396 ACRES
GROSS AREA:	17,230 SF
RESIDENTIAL UNITS	
ERNST HOUSE	2 UNITS
TOWNHOMES	3 UNITS
CARRIAGE HOUSE APARTMENTS	2 UNITS
TOTAL	7 UNITS
PARKING	
SURFACE TOTAL	6 SPACES
GARAGES	
ERNST HOUSE (1 GARAGE/UNIT)	2 SPACES
TOWNHOMES (1 GARAGE/UNIT)	3 SPACES
APARTMENTS (1 GARAGE/UNIT)	2 SPACES
GARAGE TOTAL	7 SPACES
TOTAL DEVELOPMENT PARKING	13 SPACES
ERNST HOUSE:	
BASEMENT	799 SF
1ST FLOOR (BASEMENT ACCESS)	61 SF
1ST FLOOR (UNIT #1)	795 SF
2ND FLOOR (UNIT #2)	856 SF
ERNST HOUSE TOTAL	2,511 SF
TOWNHOMES:	
BASEMENT (PER UNIT)	632 SF
1ST FLOOR (PER UNIT)	643 SF
2ND FLOOR (PER UNIT)	718 SF
TOTAL (PER UNIT)	1,993 SF
TOTAL (BUILDING)	5,979 SF
CARRIAGE HOUSE	
1ST FLOOR (PER UNIT)	82 SF
2ND FLOOR (PER UNIT)	1,156 SF
TOTAL (PER UNIT)	1,238 SF
ATTACHED GARAGE (x2)	264 SF
DETACHED GARAGE (x5)	262 SF
TOTAL GARAGE	1,838 SF
TOTAL (BUILDING)	4,314 SF



HR architecture & design, inc.

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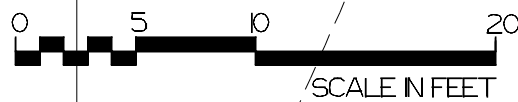
Printed Name _____

Registration Number

SITE PLAN

A001

11



SCALE IN FEET

Call Outs:
Aluminum Fence - 188' of 4" fence; 5 gates.
Back yard enclosures, plus top of masonry wall on the southside of the property.
2500 sq. ft. of planting beds (for mulch)
350' of edging
3000 sq. ft. sod

ALLEY

HERITAGE RAILING

PROPERTY LINE

(1) Maple Northwoods

LAWN -- Doggy Area

Raingarden

- (3) Molinia 'Sky Racer'
- (5) Armonia 'hubrechtii'
- (20) Salvia 'May Night'
- (20) Allium 'Millenium'

GARAGE #1

GARAGE #2

GARAGE #3

(28) Calamagrostis Karl Foerster

GARAGE #4

GARAGE #5

GARAGE #6

GARAGE #7

YARD #1

YARD #2

YARD #3

YARD #4

YARD #5

Backyards (1-5):

- (5) Amur Maackia - 25' BB Trees
- (6) Calamagrostis Karl Foerster
- (75) Geranium 'Bevan's Variety'

Fence:

4' 2-rail aluminum fencing with 42" gates. Fence is replaced with a 2-sided wall (3) between properties.
14' 2-sided horizontal board dividing walls

Interior Walkways:

- (2) Blue hosta
- (6) Aralia - 'Sun King'
- (27) Allium 'Millenium'

ERNST HOUSE UNIT #1

South Side:
(12) Indian Currant
(6) Joe Pye Weed - 'Lil' Joe

North Side:

- (15) Diervilla lonicera
 - (18) 2x2 Concrete paver (gravel set)
- Note: This area mulched with wood mulch

Boulevards:

- 1500 sq. ft. sod
- (5) Swamp White Oaks

Tree Underplanting:

- (8) Calamagrostis brachytricha
- Aluminum Edging

Front Foundation:

- (1) Prairie Fire Crabapple
- (2) Red Wing Viburnum
- (5) Ninebark 'Little Devil'
- (15) Calamagrostis brachytricha
- (4) Prairie Dropseed
- (8) Armonia 'hubrechtii'
- (5) Salvia 'May Night'
- (10) Allium 'Millenium'
- (3) Path lights
- (5) Flood lights
- (2) Molinia 'Sky Racer'

Stair Beds:

- (8) Prairie Dropseed
- (24) Armonia 'Blue Ice'
- (12) Salvia 'May Night'
- (6) Six Packs - Sedum kamtschaticum
- 1 Ton Trap Boulder
- (6) Path Lights
- Aluminum edging

Slope Bed:

- (7) Diervilla lonicera
 - (15) Prairie Dropseed
 - (20) Armonia 'Blue Ice'
 - (12) Salvia 'May Night'
 - 3 Tons Trap Boulder
 - (3) Multi-stem Prairie Fire Crab apple
- Note: No need for wall here if planted.
- (3) Path lights

Designer:

Date/Rev#:

Scale:

1" = 8'
(24x36)

1209 Tyler St. NE, Suite 250
Minneapolis, MN 55413
612-789-9381
field@fieldoutdoorspaces.com

ERNST HOUSE - ROOF DEMOLITION PLAN
1/4" = 1'-0"

ERNST HOUSE - FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

ERNST HOUSE - SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

ERNST HOUSE - BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- | | |
|---|---|
|  | EXISTING WALL TO REMAIN |
|  | EXISTING WALL TO BE DEMOLISHED |
|  | EXISTING MASONRY WALL TO BE DEMOLISHED |
|  | DEMO (VARIES) |
|  | DENOTES DEMOLITION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS |

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3/25/19

Not For Construction

Ernst House Redevelopment

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Project: 2018007 211N

Drawings Issued	Date

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Printed Name _____

Registration Number

ERNST HOUSE: DEMOLITION PLANS

AE100

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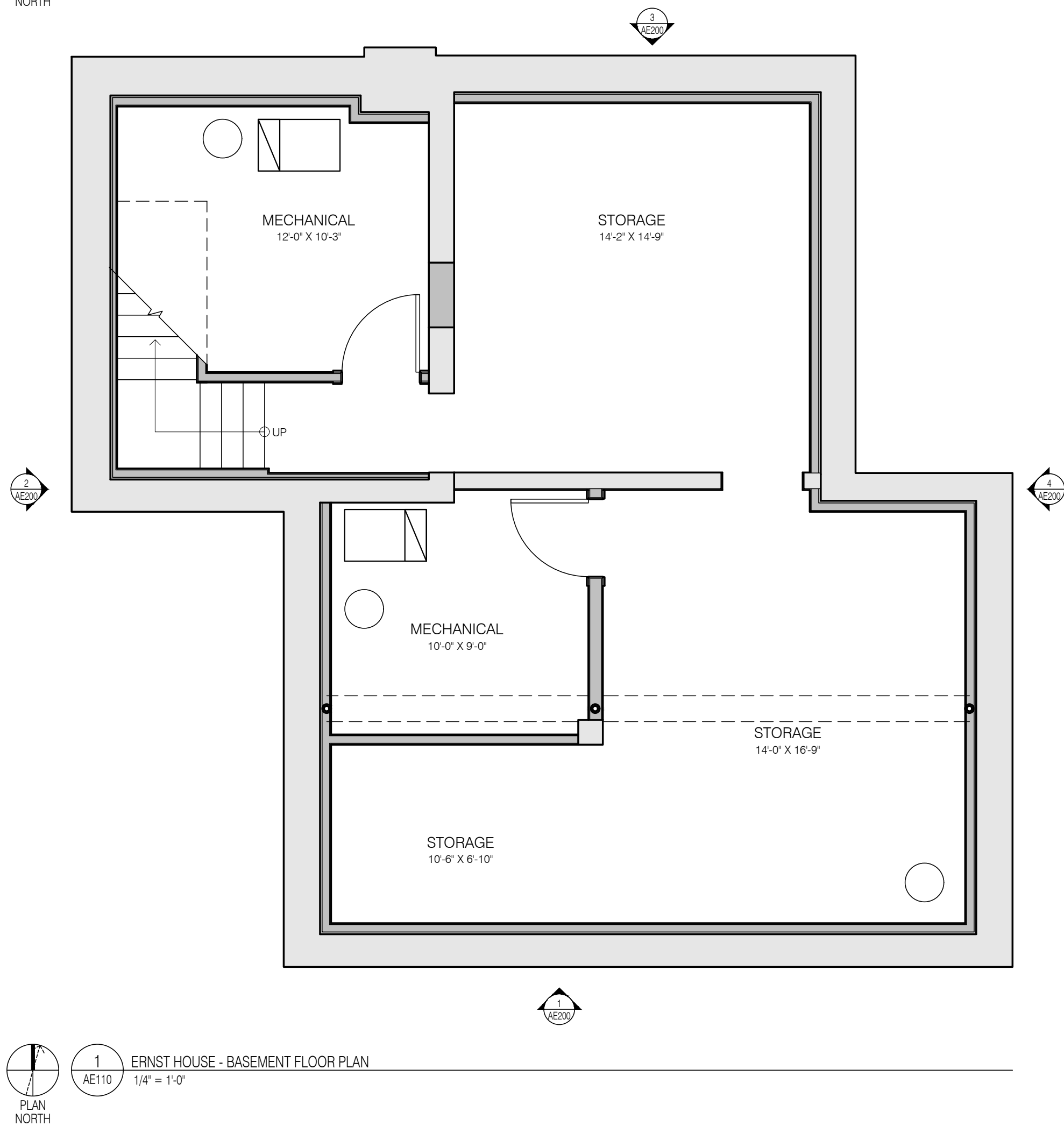
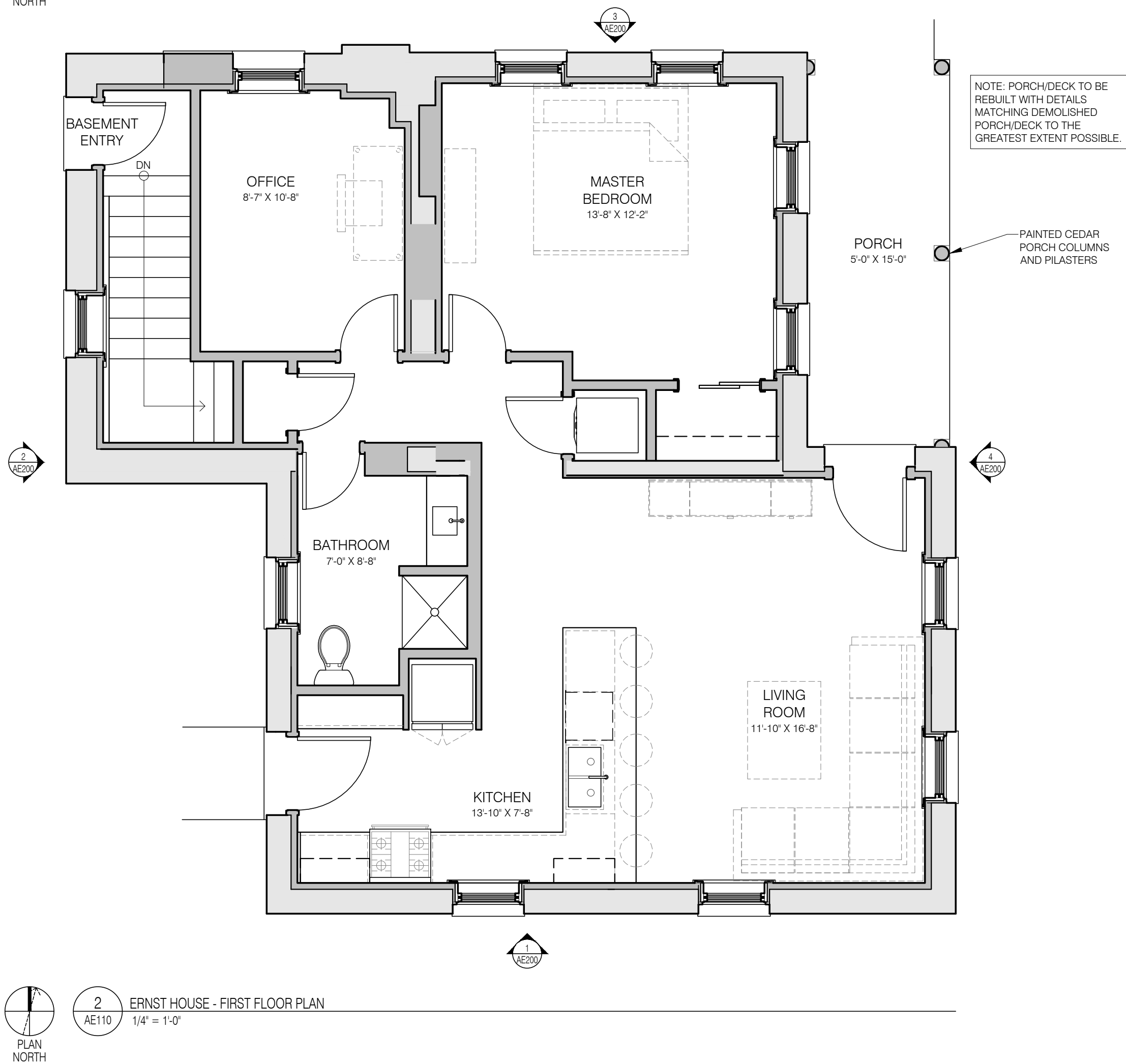
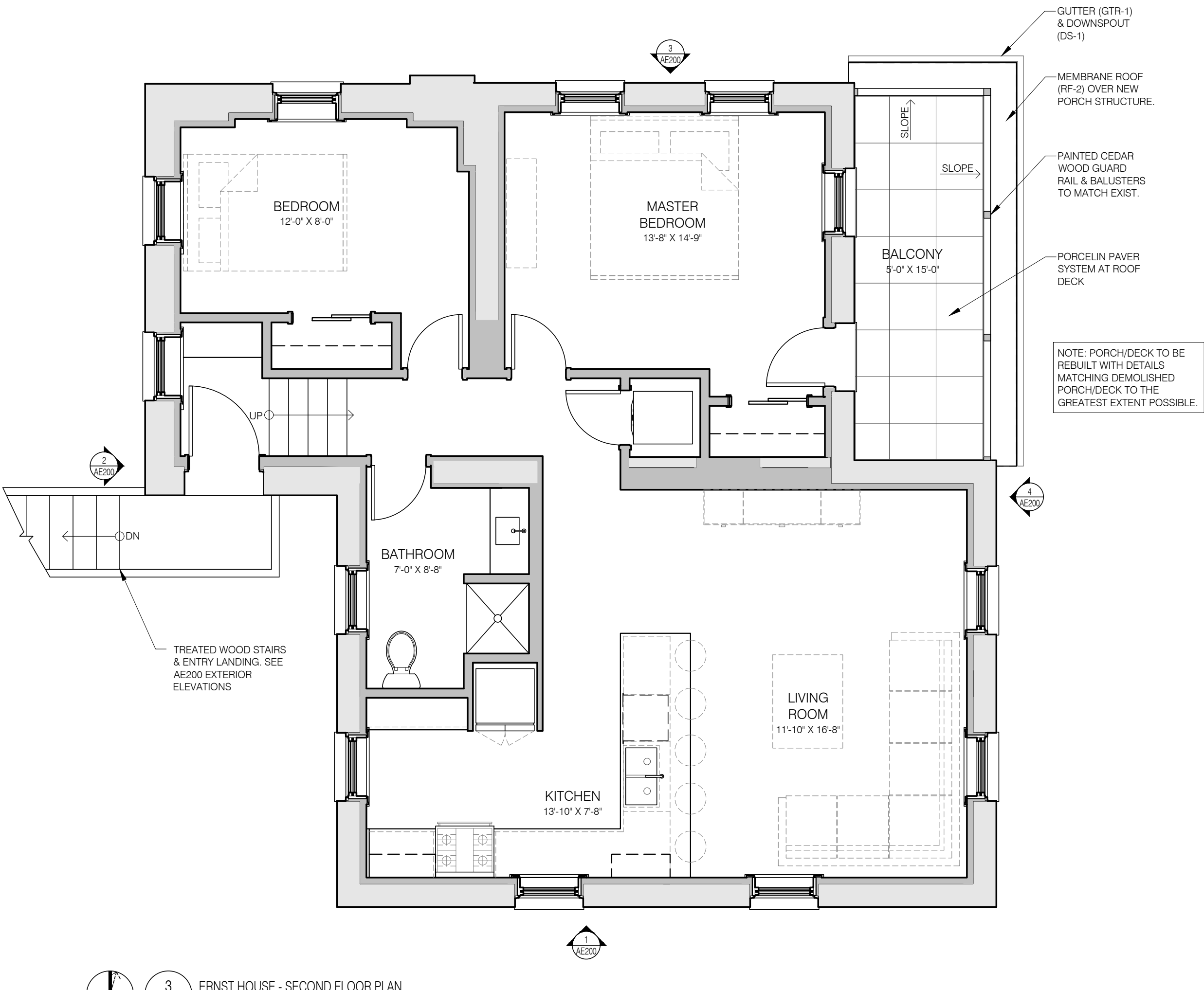
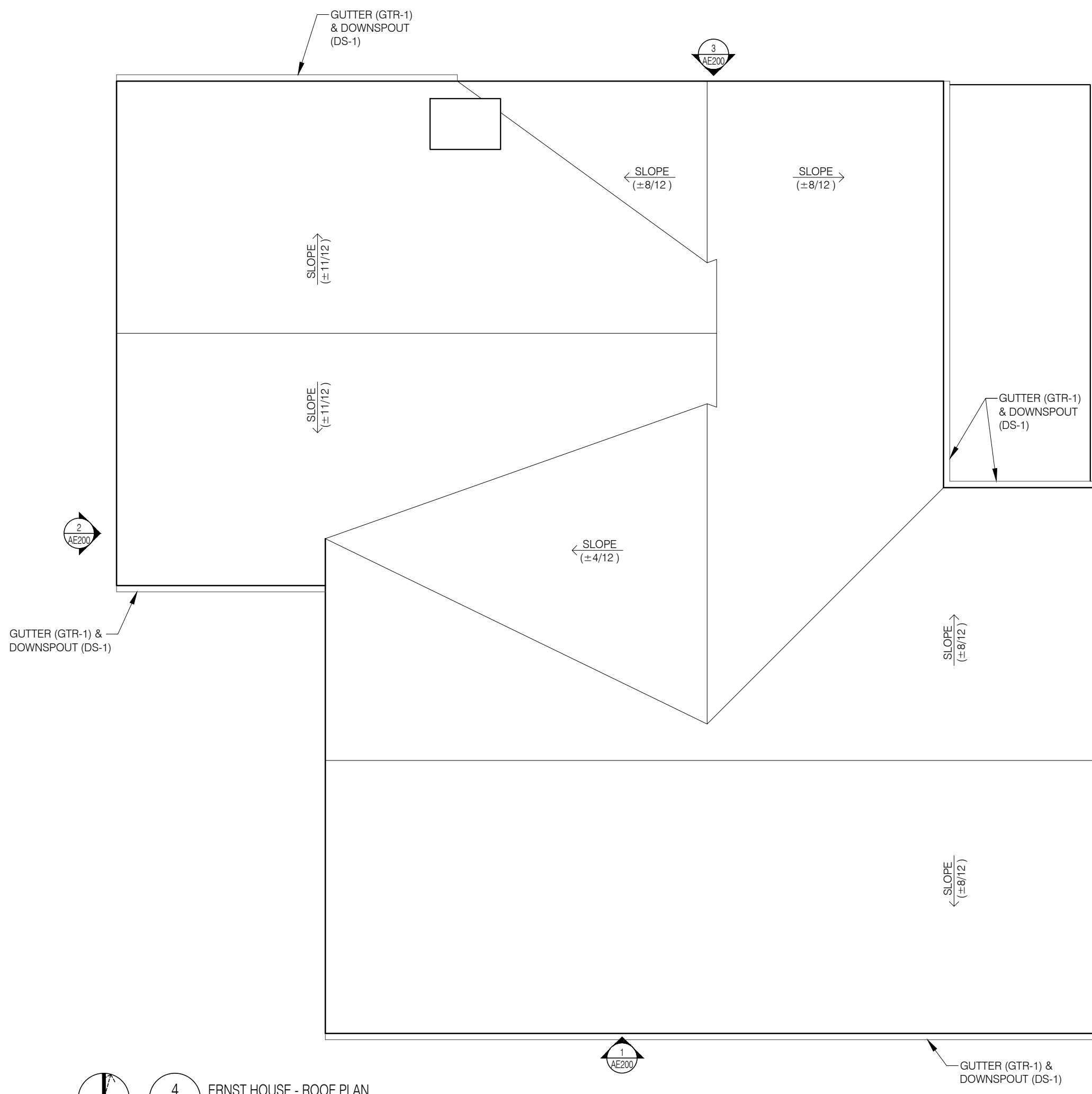
Signature

Printed Name

Registration Number

ERNST HOUSE:
FLOOR & ROOF PLANS

AE110





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



3 ERNST HOUSE - NORTH ELEVATION
1/4" = 1'-0"



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



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

EXTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DIMENSIONS NOTED FOR EXISTING BUILDING ARE APPROXIMATE.
2. CONNECT ALL DOWNSPOUTS TO BELOW GRADE DRAIN LEADING TO CITY STORM SEWER.
3. EXISTING BRICK TO BE CLEANED, REPAIRED, AND REPOINTED. SEE OUTLINE SPEC FOR ADDITIONAL REPOINTING AND MASONRY REQUIREMENTS.

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Signature

Printed Name

Registration Number

ERNST HOUSE:
EXTERIOR ELEVATIONS

AE200

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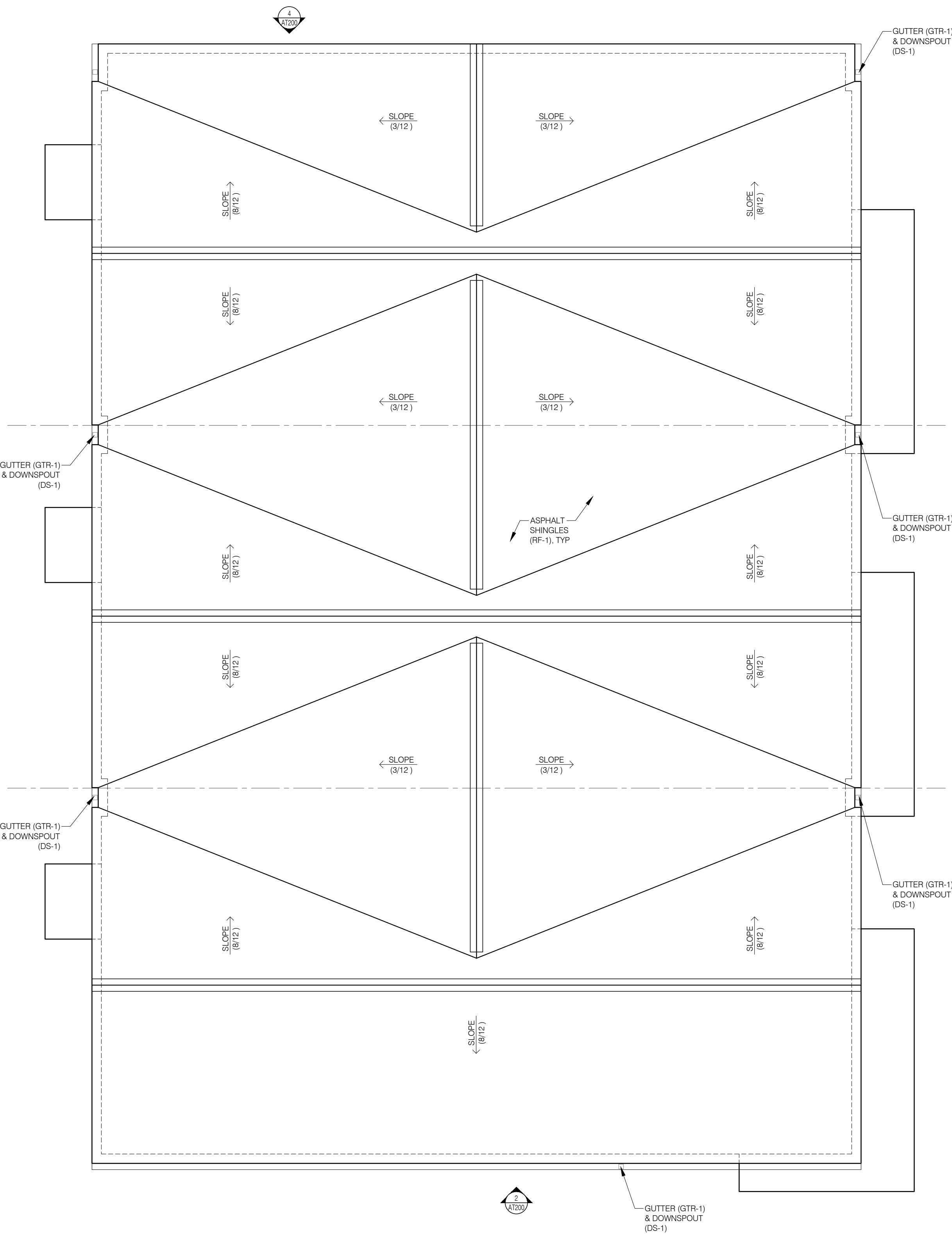
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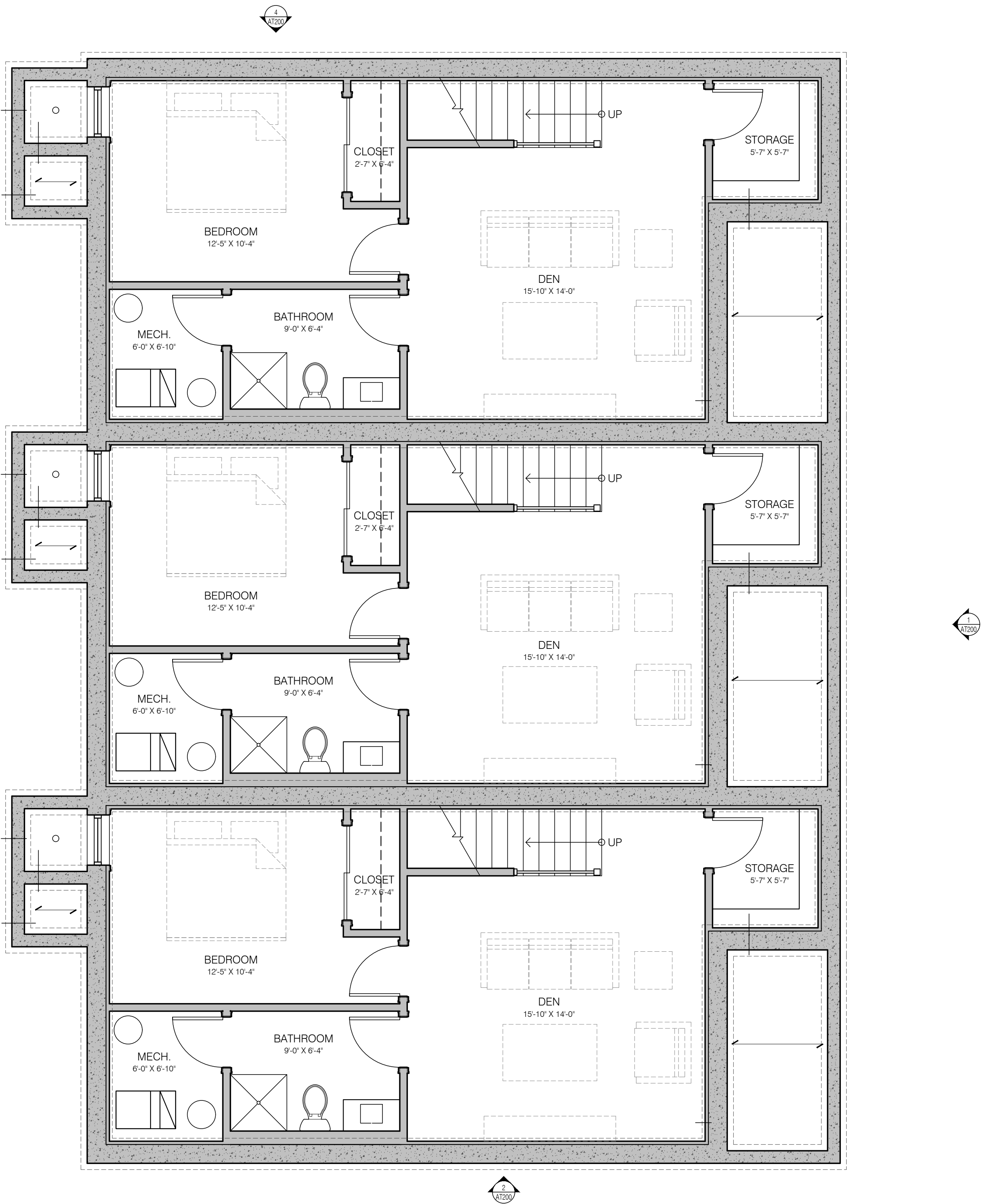
Registration Number

TOWNHOMES:
BSMNT & ROOF PLANS

AT110



PLAN NORTH
1 AT110 TOWNHOUSE - ROOF PLAN
1/4" = 1'-0"



PLAN NORTH
1 AT110 TOWNHOUSE - BASEMENT FLOOR PLAN
1/4" = 1'-0"

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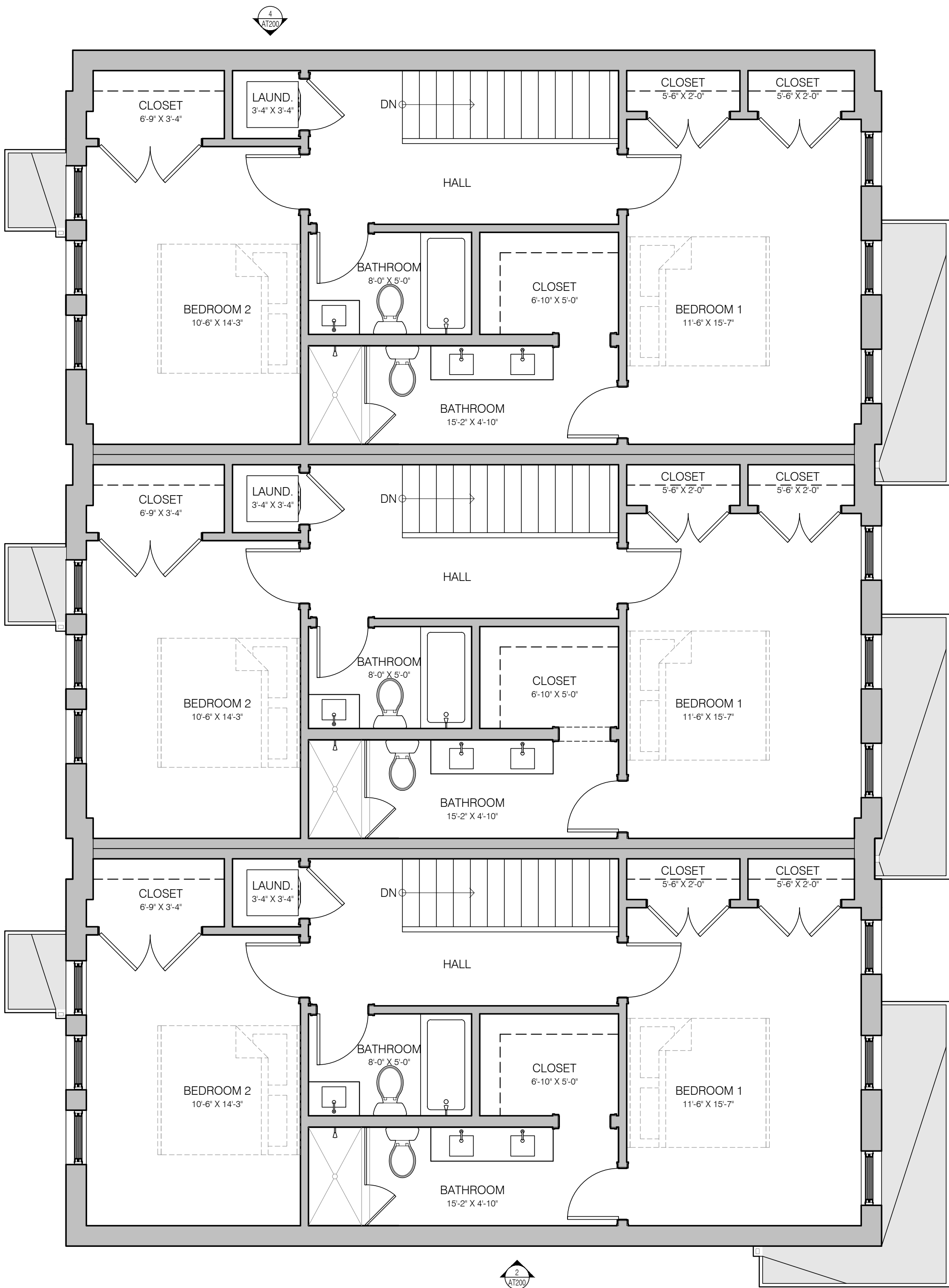
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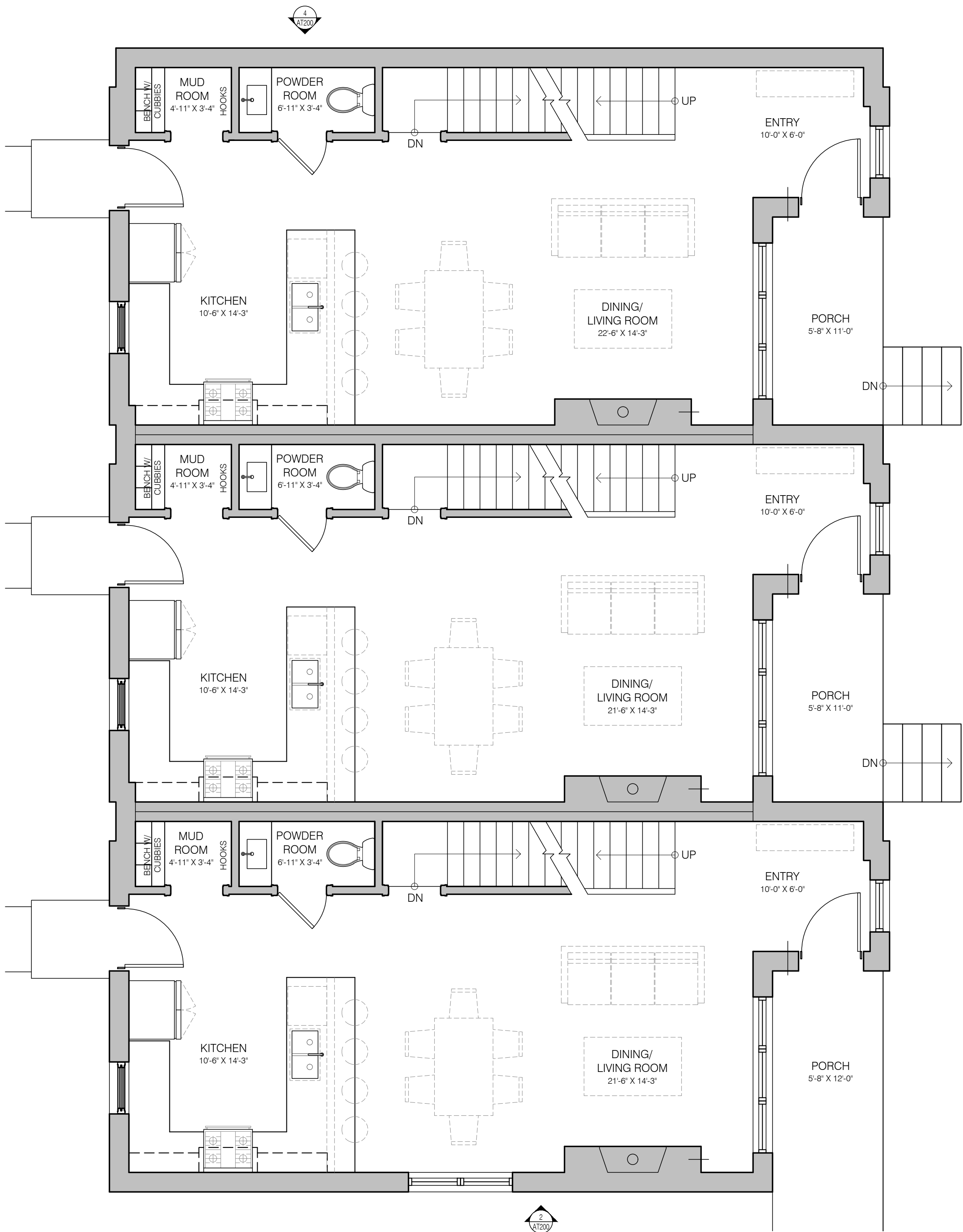
Registration Number

TOWNHOMES:
1ST & 2ND FLR PLANS

AT111



2 TOWNHOUSE - SECOND FLOOR PLAN (OPTION #1 - SAWTOOTH)
AT111 1/4" = 1'-0"



1 TOWNHOUSE - FIRST FLOOR PLAN
AT111 1/4" = 1'-0"



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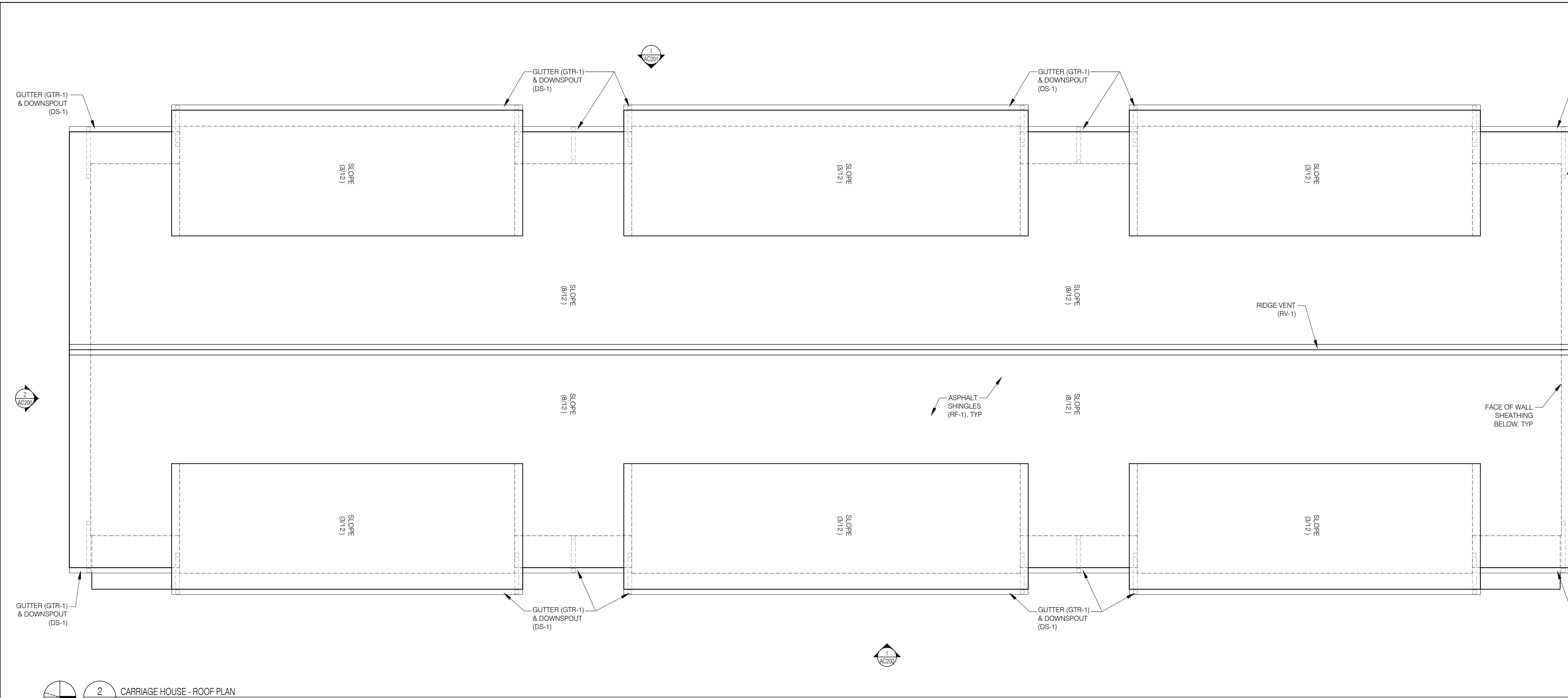
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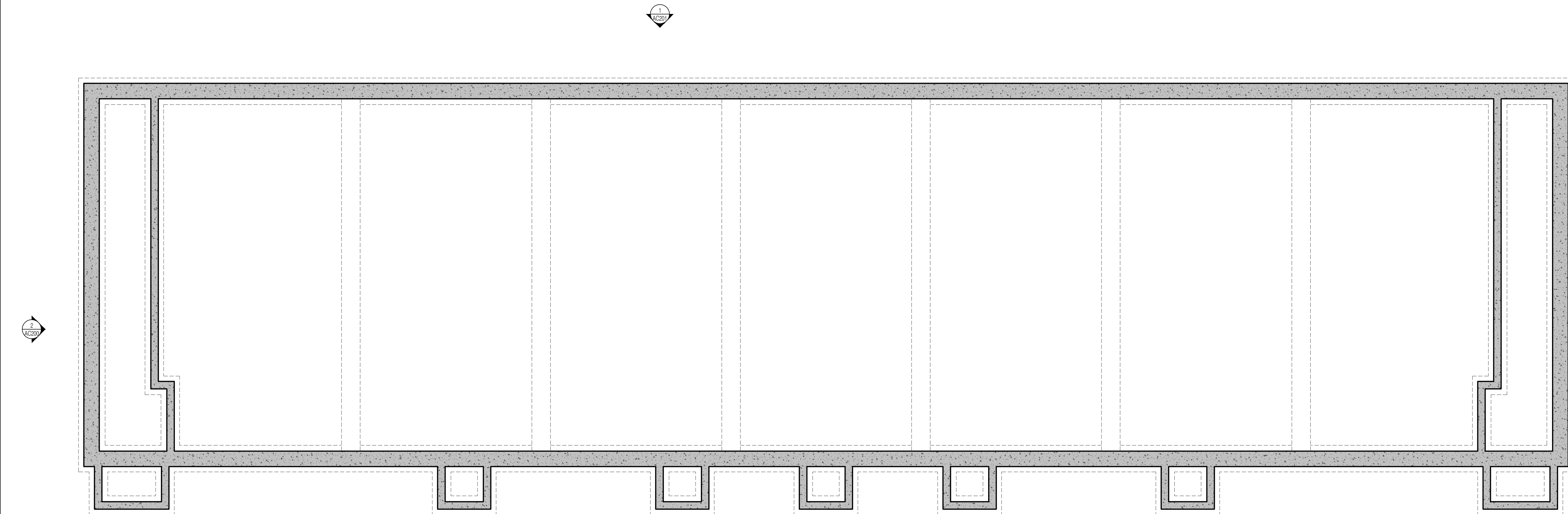
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TOWNHOMES:
EXTERIOR ELEVATIONS

AT200



2 CARRIAGE HOUSE - ROOF PLAN
AC110 1/4" = 1'-0"



1 CARRIAGE HOUSE - FOUNDATION PLAN
AC110 1/4" = 1'-0"

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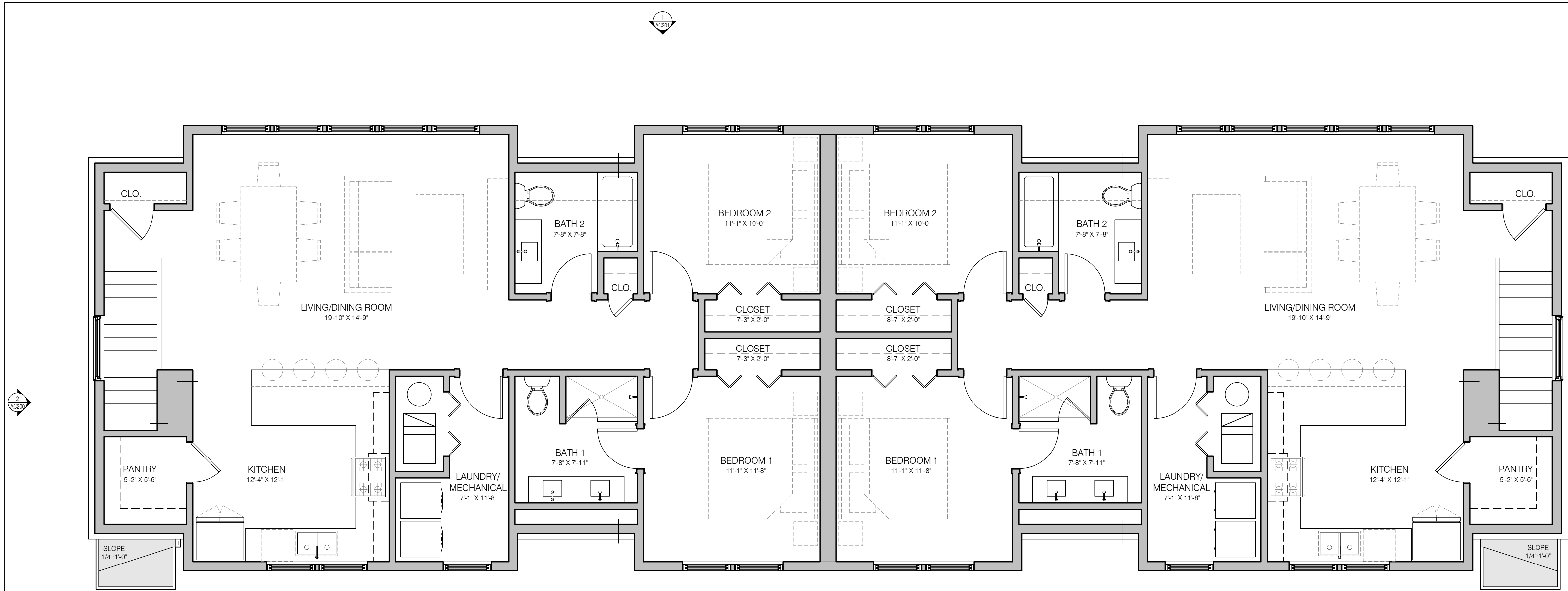
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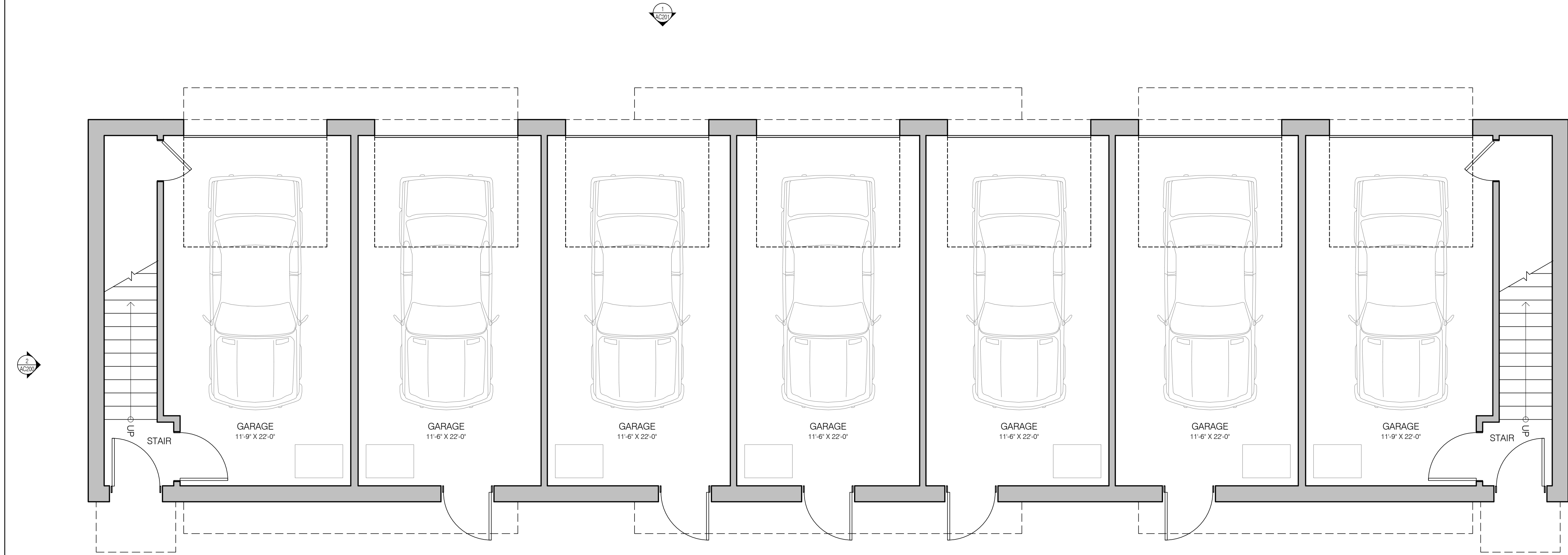
Registration Number

CARRIAGE HOUSE:
FNDN & ROOF PLANS

AC110



2 CARRIAGE HOUSE - SECOND FLOOR PLAN
AC111 1/4" = 1'-0"
PLAN NORTH



1 CARRIAGE HOUSE - FIRST FLOOR PLAN
AC111 1/4" = 1'-0"
PLAN NORTH

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**CARRIAGE HOUSE:
1ST & 2ND FLR PLANS**

AC111

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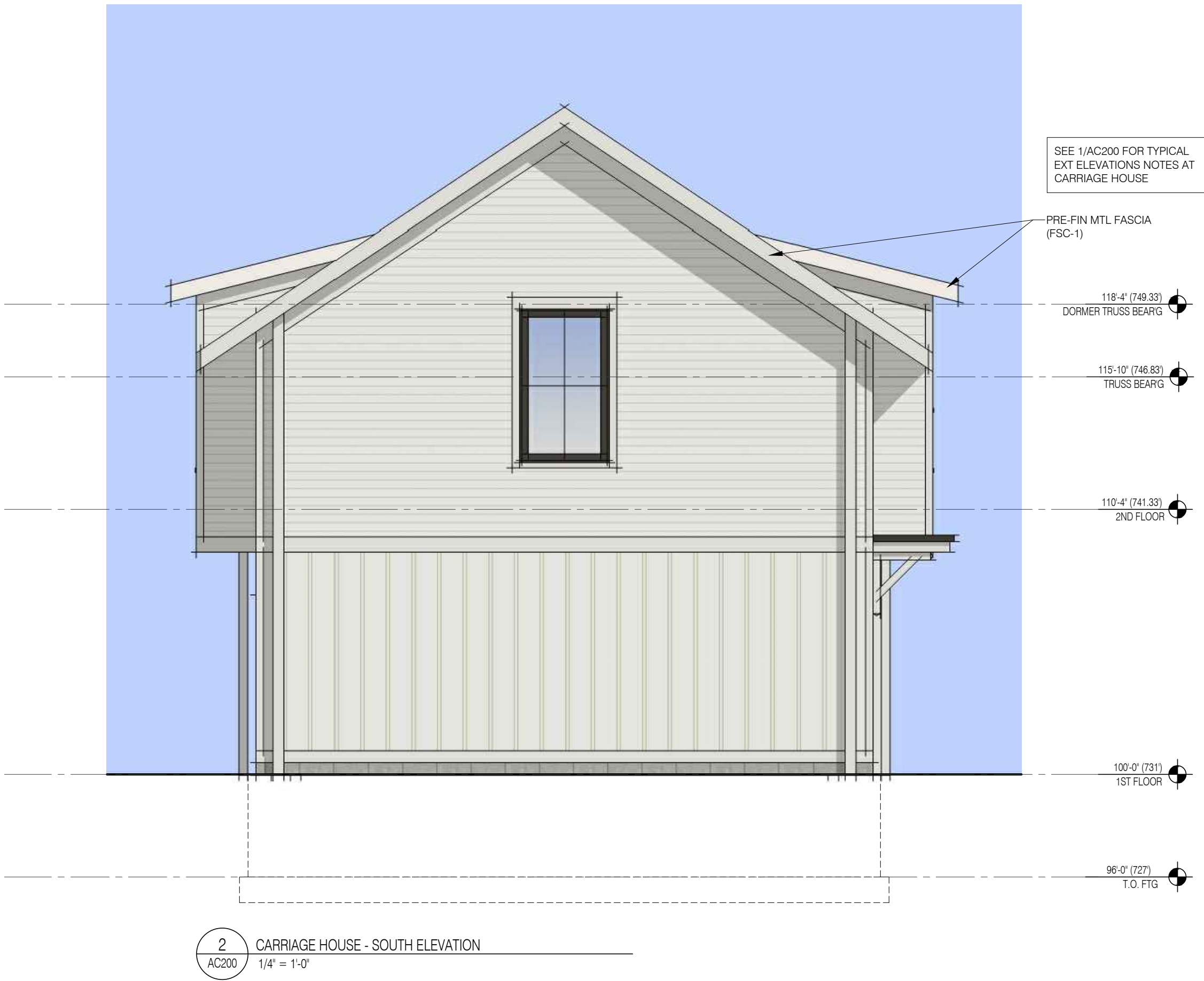
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CARRIAGE HOUSE:
EXTERIOR ELEVATIONS

AC200



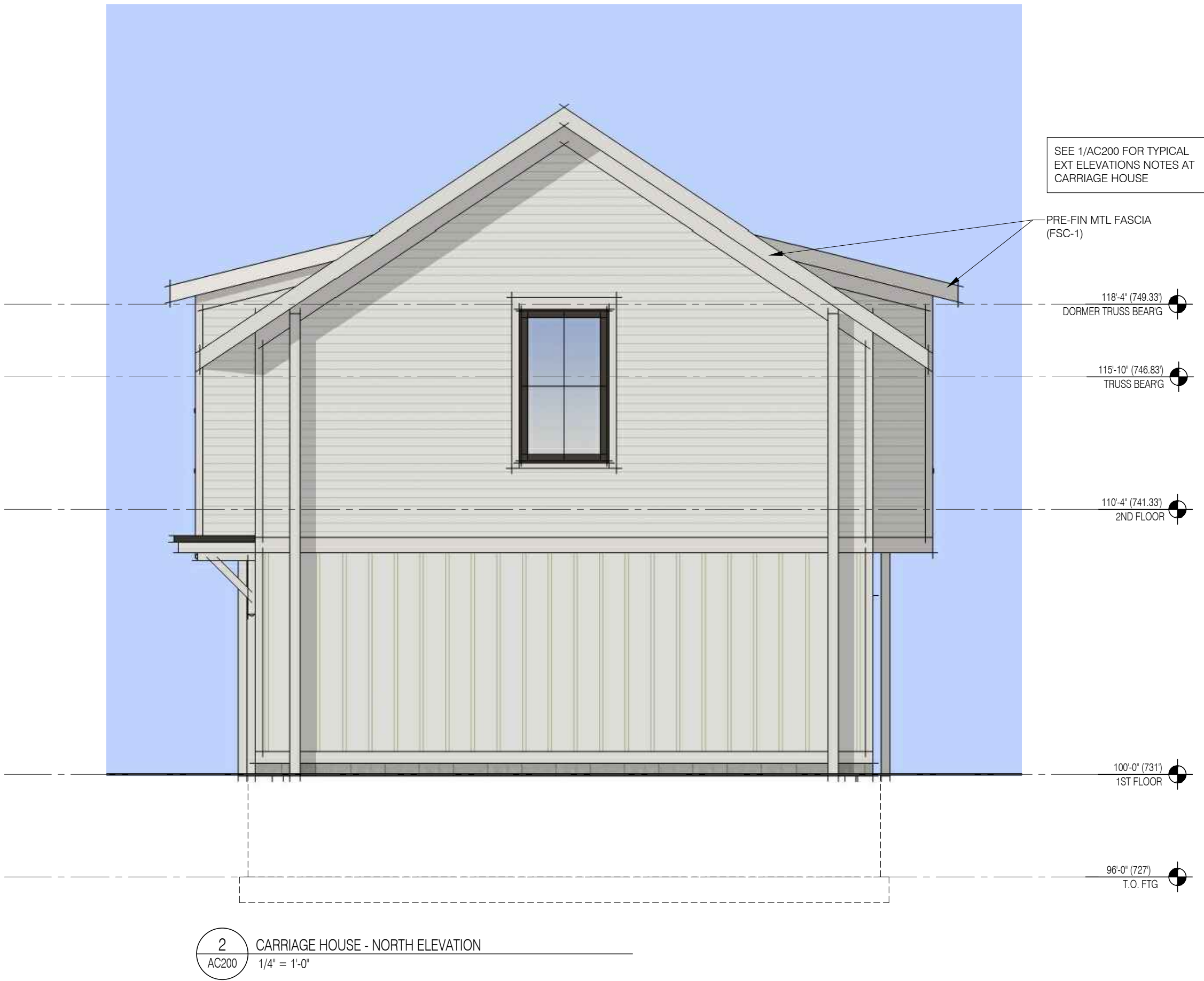
2 CARRIAGE HOUSE - SOUTH ELEVATION
1/4\"/>



1 CARRIAGE HOUSE - EAST ELEVATION
1/4\"/>

Project Contacts

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2 CARRIAGE HOUSE - NORTH ELEVATION
AC200
1/4" = 1'-0"

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CARRIAGE HOUSE:
EXTERIOR ELEVATIONS

AC201



6 ALLEY VIEW FROM WEST
A700 N.T.S.



5 COURTYARD VIEW
A700 N.T.S.



4 STREET VIEW FROM SOUTHEAST
A700 N.T.S.



3 STREET VIEW FROM NORTHEAST
A700 N.T.S.



2 AERIAL VIEW FROM SOUTHWEST
A700 N.T.S.



1 AERIAL VIEW FROM SOUTHEAST
A700 N.T.S.

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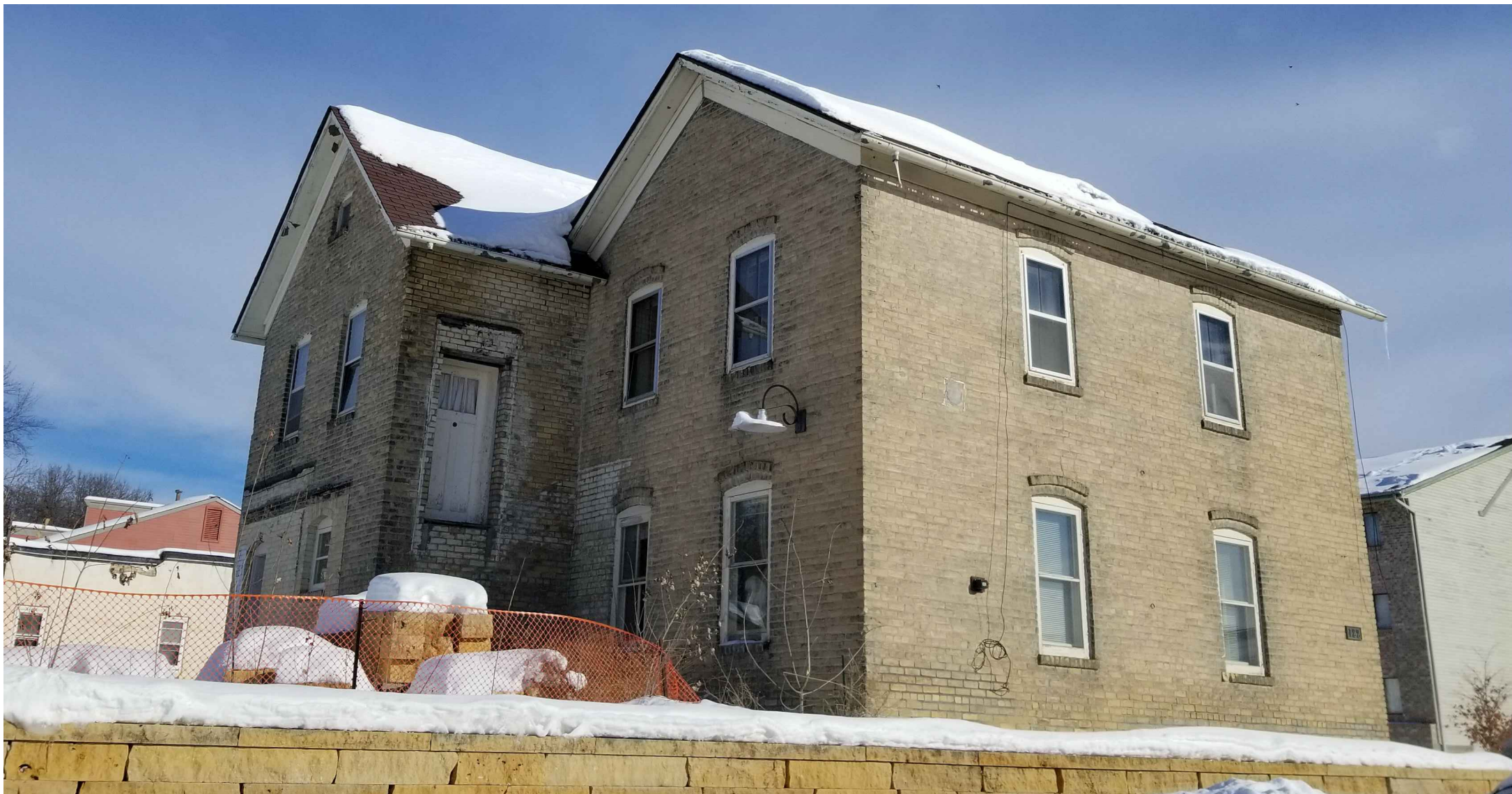
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Printed Name

Registration Number

RENDERINGS

A700



6 SOUTH FACADE - ERNST HOUSE
A800 N.T.S.



5 WEST FACADE - ERNST HOUSE
A800 N.T.S.



4 NORTH FACADE - ERNST HOUSE
A800 N.T.S.



3 STREET VIEW FROM NORTHEAST - ERNST HOUSE
A800 N.T.S.



2 EAST FACADE - ERNST HOUSE
A800 N.T.S.



1 SITE VIEW FROM SOUTHEAST
A800 N.T.S.

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PHOTOS

A800

REQUEST FOR ACTION CHASKA CITY COUNCIL 4/15/2019

Subject: Limited Use Permit for Off-Road, Single-Track Multi-Use Trail

Prepared By: Marshall Grange, City of Chaska Parks & Recreation Director

The City of Chaska is requesting a Limited Use Permit (LUP) from both Carver County and MnDOT to create off-road, single-track multi-use trails within right-of-way land that each entity respectively owns along Highway 212 across from Pioneer Ridge Middle School (Exhibit A). The City of Chaska will enter into an agreement with Carver Trails, a local non-profit group, who will manage volunteers to build and maintain such trails utilizing established sustainability and best practices defined by the International Mountain Biking Association.

Background:

Tim Vossberg, who lives in Chaska and helps coach the Chaska/Chanhassen Mountain Bike Club Team, contacted the City in early 2018 about building local off-road trails for the safety and benefit of both the club team and the public. Tim shared his extensive experience and passion in mountain biking that includes past involvement on the Minnesota Off-Road Cyclist's (MORC) board which is a non-profit volunteer organization that promotes responsible riding and has worked with many metro cities to establish and maintain mountain biking trails.

Tim informed City staff that he had contacted MnDOT regarding right of way land along Highway 212 and learned that a LUP can be obtained to build mountain bike trails, however, MnDOT requires a governmental agency to obtain such LUP. Tim, along with other coaches, had presented their request to the Carver County Park Board and it was determined by their board that either Chanhassen or Chaska become the planning authority. Tim's group then presented to Chanhassen's Park Board of which they were in support of the project but determined that Chaska should obtain the LUP given the majority of proposed trails and the primary trail entrance will fall within the City of Chaska limits.

City of Chaska staff support this project and invited Tim's group to present their request to the Chaska Park Board at their April 2018 meeting. The Chaska Park Board was in favor of the project; however, they had requested Tim's group organize as a non-profit group and obtain insurance so a formal agreement could be made between the City of Chaska and their organization. Tim's group has formed a board and obtained legal status as a non-profit organization called Carver Trails.

The Chaska Park Board made a recommendation to City Council at their July 9th, 2018 meeting approve to a resolution for the City to obtain a LUP from MnDOT and enter into a Memorandum of Understanding between the City of Chaska and Carver Trails.

Shortly thereafter, the City of Chaska was informed by MnDOT that some of the right-of-way area that was being requested in the LUP had been turned over to Carver County. This new information requires the City of Chaska to obtain a LUP from Carver County to utilize their right-of-way as part of this project, thus the need for two (2) resolutions to support two (2) LUPs.

The proposed site for the trails is predominately prairie grass with rolling hills and minimal trees making it beginner friendly. It is estimated that approximately 3-4 miles of trails can be built which will provide a great practice facility for the Chaska/Chanhassen Mountain Bike Club Team. Mountain biking is a growing activity as evidenced with the anticipation of 100+ kids participating on the club team this upcoming season. Additionally, Carver County recently helped the 112 School District obtain a fleet of 40 bikes through a grant, thus this site will provide PE teachers an option for their students to ride on off-road trails. Lastly, the trails will be available for the general public to enjoy and given the multi-use nature the trails can be used for to running/hiking, along with snow shoeing and fat tire biking in the winter.

Attachments:

Exhibit A (Map of permit area)

Draft Memorandum of Understanding

CITY COUNCIL ACTION REQUESTED

Motion to adopt Resolutions approving the City of Chaska to obtain a Limited Use Permit/Agreement from MnDOT and Carver County respectively.

RESOLUTION

DATE 04/15/2019 RESOLUTION NO. 2019-37

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

**CITY OF CHASKA LIMITED USE PERMIT/BIKE PARK AGREEMENT WITH CARVER COUNTY
FOR A NON-MOTORIZED RECREATIONAL TRAIL IN THE RIGHT- OF-WAY OF TRUNK
HIGHWAY 212 IN CARVER COUNTY**

WHEREAS, the City of Chaska is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Chaska has approved a plan to construct a non-motorized recreational trail in the right-of way of Trunk Highway 212 to provide off-road multi-use trails benefiting the Chaska/Chanhassen Mountain Bike Team, the School District's bike curriculum, and the general public.

WHEREAS, the Carver County requires a Limited Use Permit/Bike Park Agreement for the construction and utilization of said recreational trail.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska hereby requests a Limited Use Permit from Carver County for the following purposes:

To work with Carver Trails, a non-profit organization, who will construct, operate and maintain a non-motorized recreational trail within the right- of- way of Trunk Highway 212 in Carver County of the State of Minnesota between N Chestnut St and Bluff Creek Drive as identified in Exhibit A of the Limited Use Permit. The City of Chaska shall ensure Carver Trails constructs, operates and maintains said trail in accordance with the Limited Use Permit granted by Carver County.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and the City Council of the City of Chaska, MN are authorized to execute the Limited Use Permit and any amendments to the Permit.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the City Council of the City of Chaska at an authorized meeting held on the 15th day of April, 2019.

Mark Windschitl, Mayor of Chaska

Attest: _____
Chaska Senior Clerk

RESOLUTION NO

DATE 04/15/2019 **RESOLUTION NO.** 2019-38

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

**CITY OF CHASKA LIMITED USE PERMIT
WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION
FOR A NON-MOTORIZED RECREATIONAL TRAIL IN THE RIGHT- OF-WAY OF
TRUNK HIGHWAY 212 IN CARVER COUNTY**

WHEREAS, the City of Chaska is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Chaska has approved a plan to construct a non-motorized recreational trail in the right-of way of Trunk Highway 212 to provide off-road multi-use trails benefiting the Chaska/Chanhassen Mountain Bike Team, the School District's bike curriculum, and the general public.

WHEREAS, the State of Minnesota, Department of Transportation requires a Limited Use Permit for the construction and utilization of said recreational trail.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Chaska hereby requests a Limited Use Permit from the State of Minnesota, Department of Transportation for the following purposes:

To work with Carver Trails, a non-profit organization, who will construct, operate and maintain a non-motorized recreational trail within the right- of- way of Trunk Highway 212 in Carver County of the State of Minnesota between N Chestnut St and Bluff Creek Drive as identified in Exhibit A of the Limited Use Permit. The City of Chaska shall ensure Carver Trails constructs, operates and maintains said trail in accordance with the Limited Use Permit granted by the Minnesota Department of Transportation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Mayor and the City Council of the City of Chaska, MN are authorized to execute the Limited Use Permit and any amendments to the Permit.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the City Council of the City of Chaska at an authorized meeting held on the 15th day of April, 2019.

Mark Windschitl, Mayor of Chaska

Subscribed and sworn to before me
this _____ day of _____, 20__

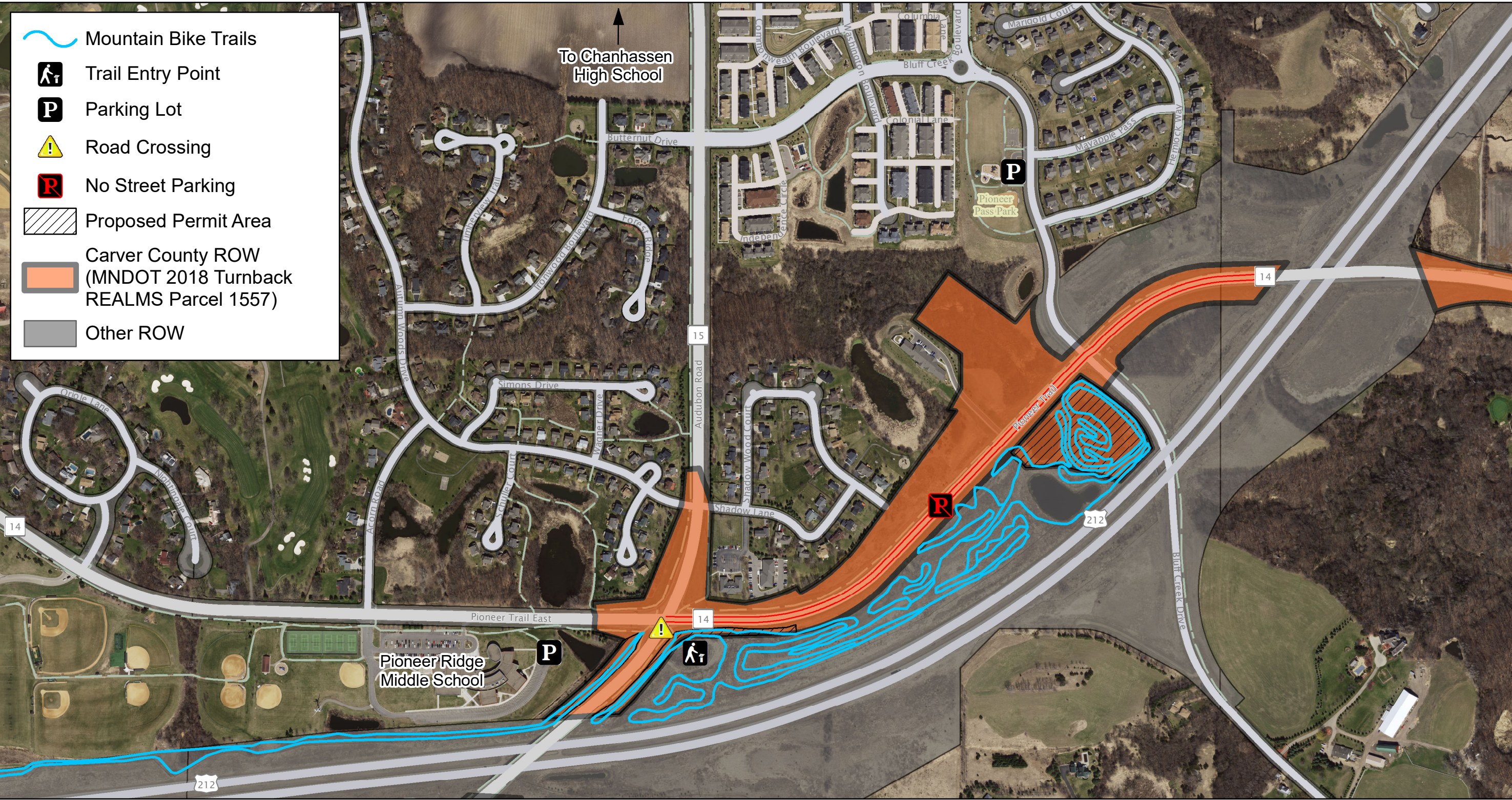
Notary Public _____

My Commission Expires _____

Attest:

Chaska Senior Clerk

Chaska Mountain Bike Park Permit Area



This map was created using a compilation of information and data from various City, County, State, and Federal offices. It is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

0 1,000 2,000 Feet



Public Works Division
11360 Hwy 212, Suite 1
Cologne, MN 55322
(952) 466-5200
Created: 12/11/2018

MEMORANDUM OF UNDERSTANDING BETWEEN CARVER TRAILS AND CITY OF CHASKA – PERMIT TO CONSTRUCT SINGLE TRACK MOUNTAIN BIKE TRAILS ON MNDOT AND CARVER COUNTY PROPERTY AS OUTLINED IN THE LIMITED USE PERMITS

THIS PERMIT is made this _____ day of _____, 2019 by the CITY OF CHASKA, Carver County, Minnesota (“City”), and conveyed to the entity known as Carver Trails a non-profit corporation.

PERMIT CONDITIONS

The City hereby authorizes Carver Trails to route and construct a 6 +/- mile mountain biking trail(s) upon MNDOT property located south of Pioneer Trail and East and West of Audubon Rd., near Pioneer Ridge Middle School as shown in Exhibit A - further referred herein as the “Trail”. Pursuant to such approvals the following conditions are required and applied to this Permit:

1. Carver Trails shall install and complete the Phase 1 section 1 Trails as shown not later than one year from “clear to build” date. All Trails shall be installed following the established sustainability and other best practices as defined by the International Mountain Biking Association (IMBA) and any additional provisions outlined in this Permit. Carver Trails shall certify and warrant in writing to the City that the Trail is completed to such standard prior to any official opening or use. Phase 1 section 2 will be built after Phase 1 Section 1 is complete.
2. Carver Trails shall ensure that such trails constructed hereunder shall be open to the general public and acknowledges that such Trail shall be multi-purpose and not intended as sole or single purpose facility and shall accommodate reasonably compatible uses.
3. Carver Trails shall mark the Trail route and layout for inspection by the City and MNDOT/Carver County prior to any construction taking place. Once trail layout is approved, and MOU, and other paperwork is signed, construction may commence. Carver Trails shall provide a construction staging plan. Construction must be staged in a methodology so as to ensure that any Trail segments are initiated and fully completed prior to the advancement of other construction. Construction volunteers shall park in the designated parking lot.
4. All workers for any installations shall be deemed volunteers and under the direct authority and control of Carver Trails. All workers shall be required to execute a waiver of liability to the City on forms provided by the City prior to engaging in any construction activities. Persons under the age of 18 must have such forms signed by their parents / legal guardian.

5. Carver Trails shall regularly monitor the Trail for the establishment or incidence of persons leaving the established Trail. Carver Trails shall be responsible to identify such actions and shall take necessary steps to prevent such actions.
6. Carver Trails construction of the Trails will be accomplished with standard homeowner hand and motorized tools. Care to minimize impact to the surrounding area of the trail route, will be taken. No living trees or vegetation may be removed that exceeds 4" in diameter.
7. Carver Trails shall install appropriate signage to ensure all trail users are informed as to the operations, rules, risks and access points. Such signage plan shall include notices to all Trail users that the user acknowledges and assumes all risk. A signage plan shall be supplied to the City for review prior to any installations. Signage Plan shall be affixed hereto as Exhibit B.
8. Carver Trails shall in any formal promotional materials and on-site signage direct that parking for the Trail shall be at Pioneer Ridge Middle School (after school days and on non-school days such as Saturdays, Sundays and holidays) legal roadside or nearby lots so designated in Exhibit A.
9. The Trail shall close to all non-foot traffic at 9:30pm. Carver Trails shall ensure adequate signage at the Trailhead and conspicuous locations along the Trails advising users of Trail closing times.
10. Carver Trails shall be solely responsible for regular trail way maintenance including but not limited to: trail maintenance, erosion control, garbage removal, sign maintenance. Carver Trails shall also be responsible to close trail ways to activities that may cause tire-rutting or other trail damages when conditions warrant.
11. Carver Trails shall provide regular updates to the City Parks and Recreation Director regarding the operations, issues and status of the trail systems. Carver Trails shall provide an annual written report to the City outlining the type of uses, successes, failures, problems, needs, future plans, etc.
12. Carver Trails may not hold any formal staged race events.
13. Carver Trails shall provide a supplemental indemnification policy to the City with regard to any general liability for claims from intended trail use or trail maintenance causes of action or demands that might be brought against the City arising out of the uses authorized by this Agreement; and further, Carver Trails agrees to provide to the City evidence of insurance coverage of at least \$1,000,000 of combined single limits covering claims that might be brought against them and/or the City that arise out of the uses authorized by this Agreement and to name the City as an additional insured party on their policy. This proof of insurance shall be provided to the City Administrator not later than April 1st of each year.

14. Failure on the part of Carver Trails to comply with any specific or general provisions of this Agreement may result in the revocation of this permit. The City will provide written notice to Carver Trails of any defects or known deficiencies for which the Carver Trails shall promptly address to the satisfaction of the City not later than twenty (20) days prior to any opening date and not later than April 1st of each year.

15. Carver Trails shall have the following responsibilities:

- Provide and supervise volunteers in the construction of approved technical features and alignment changes.
- Technical features and alignment changes must conform to IMBA guidelines and the City approved designs.
- Train and supervise volunteers in appropriate construction techniques in accordance with IMBA guidelines.
- Identify crew leader(s) and submit name, address and phone numbers to the City of Chaska.
- Volunteers may use bikes in the on-site planning and testing of technical features prior to official trail opening.
- Provide volunteers to accomplish the regular inspection and maintenance of the trail.
- Perform routine inspection and maintenance activities. In the event that Carver Trails is unable to safely and promptly address an identified issue that may create an unsafe situation, a Carver Trails volunteer should notify the City.
- Train and supervise volunteers in appropriate trail grooming and maintenance techniques in accordance with Carver Trails guidelines for summer and/or winter trail use. Winter grooming may involve a motorized groomer.
- Carver Trails shall report any suspicious activity, to the Chaska City Police Department non-emergency, (952) 448-4200.
- During the course of any construction, inspection, maintenance, or grooming work, Carver Trails shall communicate with trail users regarding matters concerning uncooperative behaviors, unauthorized Trail use by any users or persons causing unsafe conditions on the Trail. If any such users do not suspend such activity or are uncooperative with the Carver Trails official, said user shall be removed from the Trail. If said user refuses to leave the Trail, said Trail official shall report same to the Chaska City Police Department.

16. Hold Harmless and Indemnification

The City and Carver Trails agree that they will be responsible for their own acts and the results thereof and shall not be responsible for the acts of the other party and the results thereof. Each party, therefore, agrees that it will assume all risk and liability to itself, its agents or employees, for the injury to persons or property resulting in any manner from the conduct of its own operations and their accepted responsibilities found in this Permit. The City does not provide any warranty or certification that this area is best suited for the planned uses by Carver Trails and Carver Trails accepts all associated risks. Carver Trails shall indemnify the City from any and all liabilities associated with the installation and general operation of the Trails by its volunteer workers, for mountain biking purposes authorized under this Permit as it is Carver Trails responsibility to ensure all trails are constructed and maintained to the defined standards for such uses. Authorized non-maintenance uses include mountain bikers, hikers, walkers, trail runners and snowshoers. Carver Trails is not responsible for alternative uses of such trail or other non-permit related elements or activities.

17. Carver Trails shall have a written Emergency Operations Plan, that additionally shows extraction points and shall be affixed hereto as Exhibit C and shall be updated as needed.

18. The City makes no warranty that the route selected by Carver Trails are in a condition that best suits this use. Carver Trails is obligated to address any conditions that it may deem unsafe for its riders and correct such deficiencies promptly.

This permit shall expire at such time any of the following occur:

1. Carver Trails fail to maintain and/or operate such Trails as outlined in the Permit.
2. The City or Carver Trails may revoke or suspend this Permit at any time it deems necessary. This PERMIT does not create any expressed or inherent property rights to Carver Trails. Prior to any such revocation the City shall endeavor to provide reasonable notice of such closure, indicating to Carver Trails the reasons for closure. If applicable, the City will provide a timeline for reinstatement of the Permit and the necessary conditions.
3. This Permit shall automatically expire on December 31, 2028, unless prior thereto Carver Trails give written notice to City that it desires to extend this Permit for additional time; and City, Carver Trails, MnDOT and Carver County have all agreed to such extension.

PERMIT TERMS AND CONDITIONS ACCEPTED BY THE APPLICANTS:

For Carver Trails

Board Member, Carver Trails

Date _____

PERMIT ISSUED BY:

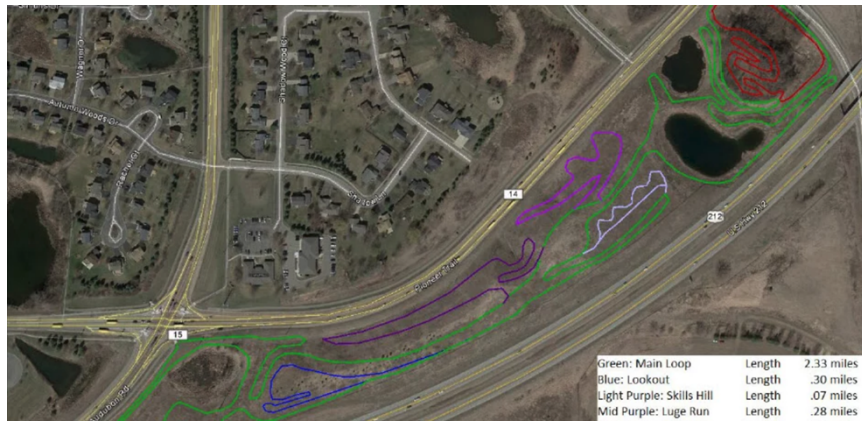
Matt Podhradsky, City Administrator

(PERMIT NOT VALID UNTIL SIGNED)

Exhibit A – General Trail Layout

Example of trail layout for phase 1 section 1:





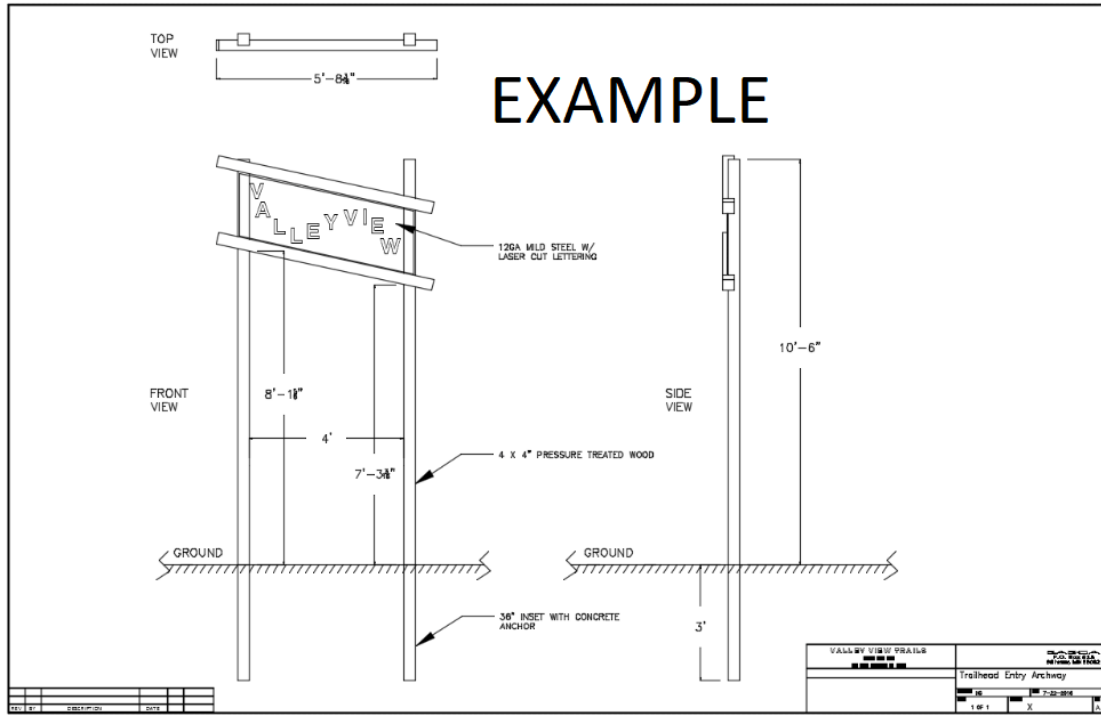
Example of trail layout in phase 1 section 2:



Exhibit B - SIGNAGE PLAN

1. Entry Portal

Entry portal would be a visible start to the trail near the trailhead. While it is not shown, a simple and lockable hinged bar could be installed to alert the trail users that the trail is temporarily closed due to wet conditions, season changes or major maintenance.



2. Exit Portal

If possible and the location warrants it, a second identical portal would be installed at the end of the trail close to the trailhead. A “WRONG WAY” sign would be mounted to the front of the portal to alert the trail users that it is the wrong entrance.

3. Trailhead Kiosk (Trail Summary and Map)

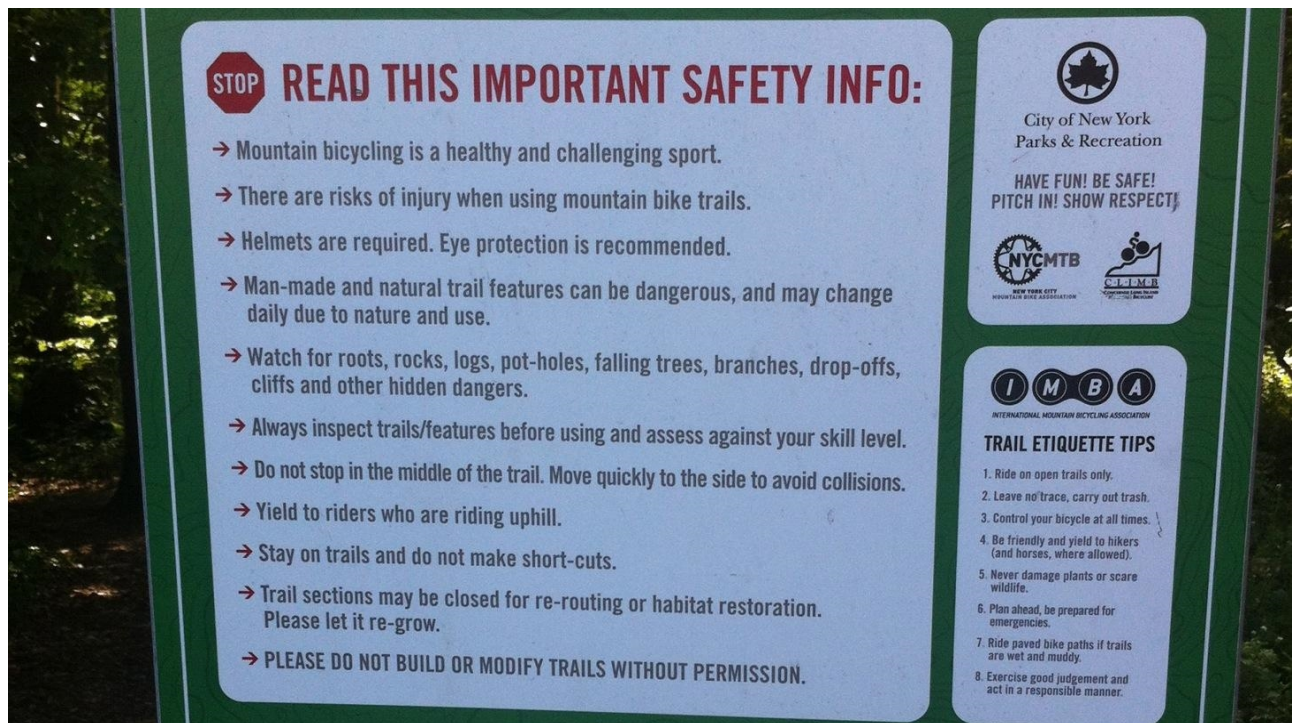
A trailhead kiosk will be installed near to the start of the trail. The kiosk will have one or two sides, may or may not have a roof (Image included is to represent scale only). It will have a large printout of a map of the paved trails and single-track trails.



An information board with rules and regulations for trail use may be installed. This list will need to be reviewed and approved by the Parks Commission or City Staff before it is printed out and installed. Amended wording is included below the picture.

Carver Trails shall install additional signage directing trail users to park in the designated areas as shown in Exhibit A.

The Carver Trails contact information shall be prominently presented at the KIOSK with directions to contact them should there be any non-emergency or maintenance needs.



List above amended to read the following (subject to modification and approval from the City of Chaska)

-
- All trail users acknowledge and assume all risk.
 - Trails are open to mountain bikers, hikers, walkers, trail runners and snowshoers.
 - No horses nor any motorized vehicles allowed at any time. Motorized maintenance equipment is allowed.
 - Helmets are required for mountain bikers; eye protection is recommended for all users.
 - Natural trail features can be dangerous, and may change daily due to mature and use.
 - Watch for roots, rocks, logs, pot-holes, falling trees, branches, drop-offs, cliffs and other hidden dangers.
 - Always inspect trails/features before using and assess against your skill level.
 - Do not stop in the middle of the trail. Move quickly to the side to avoid collisions.
 - Yield to riders who are riding uphill.
 - Stay on trails and do not make shortcuts of any kind.
 - Announce your approach to other trail users.
 - NEVER RIDE IN THE RAIN, exit the trail as quickly and safely as possible.
 - NEVER RIDE WHEN TRAIL IS CLOSED.
 - In an emergency, dial 911 and proceed to the closest road.
-

IMBA Trail Etiquette Tips will be reprinted exactly as shown above.

4. Trail Markers (1/4mi)

Trail markers will be placed at 1/4mi intervals on the trail. These markers will show the trail user the direction in which they are travelling and the mileage they have covered.

The markers will also have icons installed to remind users that biking and foot travel are welcome.

The markers are standardly used around the country and work well in forest, prairie and mixed lands.

They are made from a composite material which resist impacts and hold up well to all kinds of weather.

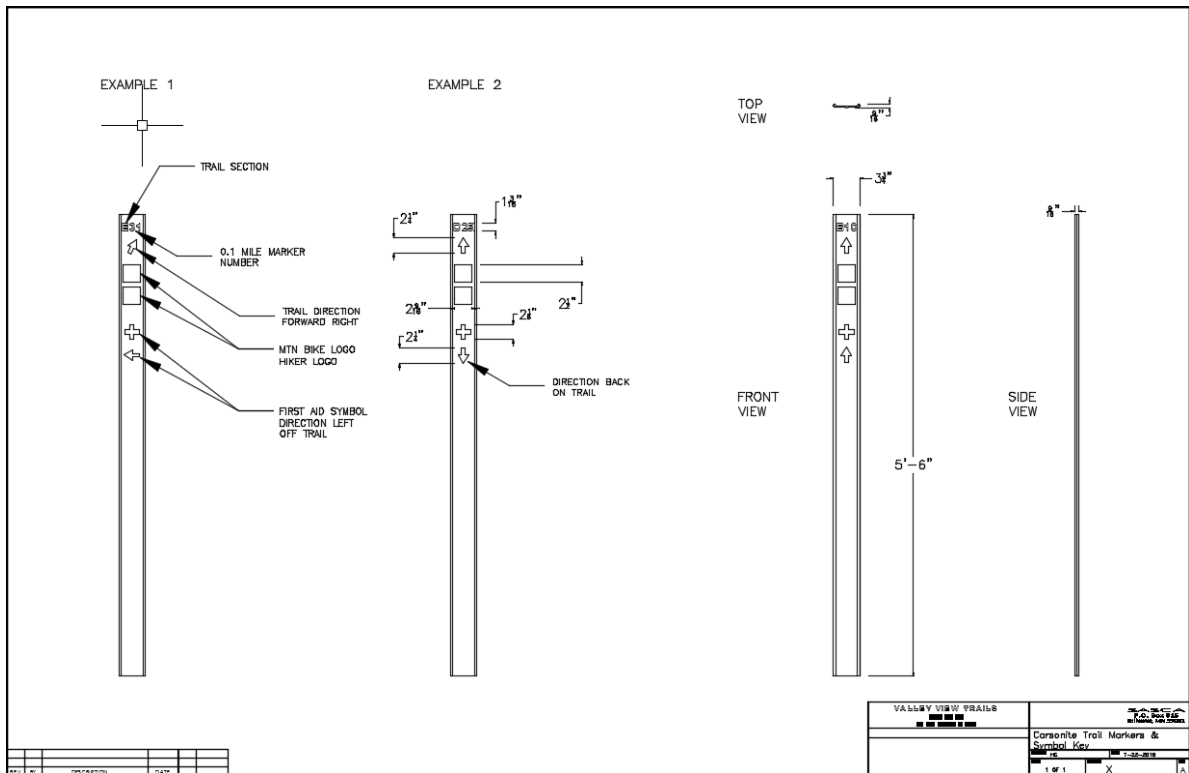


Exhibit C – EMERGENCY OPERATIONS PLAN

Emergency protocols for a single-track mountain bike trail with allowances for multi-use movement on foot are defined by accidents including falls resulting in hitting the ground or an obstruction like a rock or tree. Non-accidental medical emergencies resulting in participation of these types of sport can include but not be limited to cardiac incidents, dizziness or vertigo, shortness of breath, nausea or heat exhaustion.

1. Hawk's Ridge is within 5 minutes of a regional hospital, Two Twelve Medical Center.
2. Hawk's Ridge is well served with several paved road access points close to many sections of the trail.
3. An emergency incident on the trail will require the following method to be implemented for safe extraction from the trail within the park to transportation and medical attention.
 - a. Since 911 and first responders are available, if the situation warrants it, 911 should be called immediately.
 - b. If necessary, first aid needs to be administered including full assessment of the situation at hand to be prepared to inform the first responders when they arrive.
 - c. If on the trail assess the closest road for an ambulance or emergency transport vehicle.
 - d. Determine the shortest and safest route on the trail to the closest road (shown on the map).
 - e. If the injured is capable of walking themselves, assist them down the trail, with or against the riding direction to the closest road.
 - f. If the injured is not capable of walking themselves and needs to be extracted as soon as possible, the injured will have to be carried along the trail to the closest road and medical attention.
 - g. Going off the trail and cutting through the field may be necessary to cut down on carrying time and distance.
 - h. Off-trail emergency routes would be added if deemed necessary.

CLAIMS ROSTER REPORT

FOR COUNCIL MEETING:

April 15, 2019

Paid and Unpaid Invoices:

Check #'s 347489-327660

\$2,146,217.28

Paid Electronic Invoices:

Wire #'s 1860-1874

\$4,197,968.86

Amount for Approval-Council Meeting:

April 15, 2019

\$6,344,186.14

Checks

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City of Chaska
VENDOR INVOICE LIST



P 1
apinvlst

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103825 ACUSHNET COMPANY									
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CHECK DATE: 04/16/2019									



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City of Chaska
VENDOR INVOICE LIST

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apinvlst

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100073 AMARIL UNIFORM CO									
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100122 ARAMARK REFRESHMENT SERVICES									
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CHECK DATE: 04/16/2019									



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City of Chaska
VENDOR INVOICE LIST

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apinvlst

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100214 BORDER STATES INDUSTRIES INC									
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100220 BOYER FORD TRUCKS INC									
19269D		03/28/2019	041619	327508	16.53	04/28/2019	INV	PD	#703 ELECTRIC (BUCKET TRU
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100242 BRIDGESTONE GOLF INC									
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107421 BRINK, KAREN									
10002457-2		03/29/2019	041619	327510	20.67	04/29/2019	INV	PD	CREDIT BALANCE REFUND-310



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City of Chaska
VENDOR INVOICE LIST

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apinvlst

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100285 CARVER COUNTY ATTORNEY									
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107496 STATE OF MINNESOTA									
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PARCEL 23		03/27/2019	040119	327490	19,350.00	04/01/2019	INV	PD	CONDEMNATION-MARK A GROSS
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PARCEL 26		03/27/2019	040119	327490	55,500.00	04/01/2019	INV	PD	CONDEMNATION-CHRISTINA BO
CHECK DATE: 04/01/2019									



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City of Chaska
VENDOR INVOICE LIST

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apinvlst

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PARCEL 35 CHECK DATE: 04/01/2019		03/27/2019	040119	327490	61,900.00	04/01/2019	INV	PD	CONDEMNATION-KARL T TAYLO
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PARCEL 7 CHECK DATE: 04/01/2019		03/27/2019	040119	327490	28,600.00	04/01/2019	INV	PD	CONDEMNATION-JAMES J HOLA
PARCEL 8 CHECK DATE: 04/01/2019		03/27/2019	040119	327490	35,200.00	04/01/2019	INV	PD	CONDEMNATION-JONATHAN E M
					1,222,650.00				
100292 CARVER COUNTY ENVIRONMENTAL CENTER									
1317 CHECK DATE: 04/16/2019		03/18/2019	041619	327515	157.32	04/18/2019	INV	PD	DISPOSAL OF JUNK BATTERIE
100314 CARVER COUNTY IS/GIS DEPT									
2204 CHECK DATE: 04/16/2019		02/18/2019	041619	327516	265.00	03/18/2019	INV	PD	FEB 2019 INTERNET SERVICE
2224 CHECK DATE: 04/16/2019		03/07/2019	041619	327516	265.00	04/07/2019	INV	PD	MAR 2019 INTERNET SERVICE
2247 CHECK DATE: 04/16/2019		04/04/2019	041619	327516	265.00	05/04/2019	INV	PD	APR 2019 INTERNET SERV
					795.00				
107503 CARVER COUNTY PHEASANTS FOREVER									
2005059.002 CHECK DATE: 04/16/2019		04/05/2019	041619	327517	300.00	05/05/2019	INV	PD	DAMAGE DEPOSIT REFUND-3/2 PAYEE: CARVER COUNTY PHEASANTS FOREVER
100320 CCP INDUSTRIES INC									
IN02288033 CHECK DATE: 04/16/2019		03/29/2019	041619	327518	958.65	04/29/2019	INV	PD	TOWELS FOR TERMINATING
100323 CDW GOVERNMENT INC									
RPW7744 CHECK DATE: 04/16/2019		03/26/2019	041619	327519	167.37	04/25/2019	INV	PD	IPAD CASES
RQL9126 CHECK DATE: 04/16/2019		03/27/2019	041619	327519	55.75	04/26/2019	INV	PD	IPAD CASES



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
ZR00088304		03/28/2019	041619	327519	49.00	04/27/2019	INV	PD	WEBEX LICENSING
CHECK DATE: 04/16/2019									
100332 CENTERPOINT ENERGY RESOURCES CORP					272.12				
109045922/MAR19		04/04/2019	041619	327520	7,723.07	05/02/2019	INV	PD	MAR 2019 1661 PARK RIDGE
CHECK DATE: 04/16/2019									
109052076/MAR19		04/04/2019	041619	327520	4,044.14	05/02/2019	INV	PD	MAR 2019 1611 PARK RIDGE
CHECK DATE: 04/16/2019									
100337 QWEST CORPORATION					11,767.21				
313773369/APR19		04/01/2019	041619	327521	80.41	04/29/2019	INV	PD	APR 2019 CCC BURGLAR ALAR
CHECK DATE: 04/16/2019									
100338 QWEST CORPORATION									
202000790/MAR19		03/21/2019	040819	327494	3,549.52	04/16/2019	INV	PD	MAR 2019 PHN/LONG DIST SV
CHECK DATE: 04/08/2019									
100374 CHANHASSEN, CITY OF									
64821		04/04/2019	041619	327522	19.81	04/26/2019	INV	PD	MAR 2019 TH41/82ND ST SIG
CHECK DATE: 04/16/2019									
100408 CITYSPRINT									
42908		03/31/2019	041619	327523	34.64	04/30/2019	INV	PD	Deliver CEC Brochures to
CHECK DATE: 04/16/2019									
100418 CLEARSOFT INC									
114-337		04/01/2019	041619	327524	75.00	04/27/2019	INV	PD	APR 2019 WATER SOFTENER R
CHECK DATE: 04/16/2019									
100428 COBRA GOLF INC									
DC109666		09/05/2018	041619	327525	-554.00	10/05/2018	CRM	PD	resale net down
CHECK DATE: 04/16/2019									
DC114325		12/12/2018	041619	327525	-810.00	01/12/2019	CRM	PD	resale credit returned sh
CHECK DATE: 04/16/2019									
G1610821		03/25/2019	041619	327525	5,657.00	06/23/2019	INV	PD	RESALE



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
G1629536		03/22/2019	041619	327525	579.00	05/21/2019	INV	PD	2019 DEMO/RENTALS
CHECK DATE: 04/16/2019									
100436 COMCAST CORPORATION					4,872.00				
0033141Apr19CCC		03/25/2019	041619	327526	42.01	04/19/2019	INV	PD	CCC cable
CHECK DATE: 04/16/2019									
0318609Apr19Fitness		03/23/2019	041619	327526	316.08	04/17/2019	INV	PD	cable tv fitness
CHECK DATE: 04/16/2019									
107399 OCCUPATIONAL HEALTH CENTERS OF MN PC					358.09				
102949455		03/20/2019	041619	327527	164.00	04/20/2019	INV	PD	Heitkamp-pre-employment p
CHECK DATE: 04/16/2019									
100429 COORDINATED BUSINESS SYSTEMS LTD									
INV12443		04/02/2019	041619	327528	17.56	04/12/2019	INV	PD	HP Color M452DW
CHECK DATE: 04/16/2019									
INV12447		04/02/2019	041619	327529	498.72	05/02/2019	INV	PD	Contract Invoice
CHECK DATE: 04/16/2019									
INV13014		04/05/2019	041619	327528	356.50	04/15/2019	INV	PD	APR 2019 PRINTER CONTRACT
CHECK DATE: 04/16/2019									
100464 CREATIVE ARC INC					872.78				
14002		04/01/2019	041619	327530	225.00	05/01/2019	INV	PD	Web hosting-qtr pay
CHECK DATE: 04/16/2019									
104613 CP CHASKA INC									
64797		01/21/2019	041619	327531	246.96	05/04/2019	INV	PD	HRC-MLK DAY BREAKFAST
CHECK DATE: 04/16/2019									
64910		02/15/2019	041619	327531	3,425.00	04/30/2019	INV	PD	Mixed bon spiel
CHECK DATE: 04/16/2019									
64912		03/08/2019	041619	327531	5,077.60	04/30/2019	INV	PD	5 and Under Spiel
CHECK DATE: 04/16/2019									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100475 CRYSTEEL TRUCK EQUIPMENT INC					8,749.56				
FP172108 CHECK DATE: 04/16/2019		02/27/2019	041619	327532	318.51	04/27/2019	INV	PD	SNOW PLOW PARTS FOR TRAIL
100477 CTM SERVICES INC									
4277 CHECK DATE: 04/16/2019		04/01/2019	041619	327533	198.97	05/01/2019	INV	PD	resurfacers parts
100478 CULLIGAN-METRO MINNETONKA									
101X32432208 CHECK DATE: 04/16/2019		03/31/2019	041619	327534	499.23	04/20/2019	INV	PD	CCC softener service
100481 CUSTOM FIRE APPARATUS INC									
0018794-IN CHECK DATE: 04/16/2019		03/12/2019	041619	327535	139.85	04/12/2019	INV	PD	#311 LIGHT BULBS
100490 DAKOTA SUPPLY GROUP INC									
E627072 CHECK DATE: 04/16/2019		04/02/2019	041619	327536	207.90	05/25/2019	INV	PD	SILICONE LUBRICANT
106328 DANCO COMMERCIAL PAINTING INC									
2120 CHECK DATE: 04/16/2019		03/25/2019	041619	327537	1,800.00	04/25/2019	INV	PD	LION'S PARK SHELTER-DOORS
100517 DE LAGE LANDEN FINANCIAL SERVICES									
62922108 CHECK DATE: 04/16/2019		03/23/2019	041619	327538	501.00	04/15/2019	INV	PD	Ricoh/MPC5503
100537 DITCH WITCH OF MN									
P34555 CHECK DATE: 04/16/2019		02/11/2019	041619	327539	152.14	04/09/2019	INV	PD	UNIT #715
105629 DICKS SANITATION SERVICE INC									
DT0002570026 CHECK DATE: 04/16/2019		03/31/2019	041619	327540	757.32	04/15/2019	INV	PD	trash pick-up



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100557 DSS SERVICES									
242586 CHECK DATE: 04/16/2019		04/05/2019	041619	327541	518.34	05/08/2019	INV	PD	CARPET CLEANING
102657 ENERGY MANAGEMENT SOLUTIONS INC									
9537 CHECK DATE: 04/16/2019		04/01/2019	041619	327542	6,803.85	05/06/2019	INV	PD	MONTHLY RETAINER
104192 ENVIRONMENTAL EQUIPMENT & SERVICES INC									
15028 CHECK DATE: 04/16/2019		03/28/2019	041619	327543	456.00	04/28/2019	INV	PD	#144 STORM
105728 FIDELITY SECURITY LIFE INSURANCE COMPANY									
163848960 CHECK DATE: 04/03/2019		03/21/2019	040319	327491	584.67	04/21/2019	INV	PD	APR 2019 EMP VISION INS P
100650 FEDERAL SIGNAL CORP									
7152145 CHECK DATE: 04/16/2019		03/29/2019	041619	327544	13,000.00	04/29/2019	INV	PD	SIREN #2 REPLACEMENT
100653 FERGUSON ENTERPRISES INC									
6482462 CHECK DATE: 04/16/2019		03/21/2019	041619	327545	32.97	04/21/2019	INV	PD	BLADDER CARTRIDGE KIT FOR
100655 FERRELLGAS 7780961									
1105880723 CHECK DATE: 04/16/2019		03/22/2019	041619	327546	140.98	04/22/2019	INV	PD	PROPANE
106319 CHAD JEREMY FIGG									
MAR 2019 CHECK DATE: 04/16/2019		04/01/2019	041619	327547	521.40	05/01/2019	INV	PD	MAR TAE KWON DO
104338 FORD, MICHAEL									
MAR 2019 CHECK DATE: 04/16/2019		03/31/2019	041619	327548	75.34	04/30/2019	INV	PD	MAR IS MILEAGE



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107491 FRAYNE & JONES CO									
10001760 CHECK DATE: 04/16/2019		03/29/2019	041619	327549	15.67	04/29/2019	INV	PD	CREDIT BALANCE REFUND-110
100708 GEAR WASH LLC									
15037 CHECK DATE: 04/16/2019		03/20/2019	041619	327550	1,089.16	04/19/2019	INV	PD	GEAR WASH FOR FF
100729 GILBERT MECHANICAL CONTRACTORS INC									
178170 CHECK DATE: 04/16/2019		03/22/2019	041619	327551	673.00	04/01/2019	INV	PD	HVAC SERVICE
103943 GREGORY WIRES									
01905 CHECK DATE: 04/16/2019		04/08/2019	041619	327552	500.00	05/08/2019	INV	PD	ADVERTISING
100682 NBC UNIVERSAL LLC									
5100176914 CHECK DATE: 04/16/2019		03/26/2019	041619	327553	1,000.00	04/26/2019	INV	PD	ANNUAL SOFTWARE LEASE
100745 DEBBIE M BACKLUND									
64848 CHECK DATE: 04/16/2019		04/04/2019	041619	327554	1,000.00	05/04/2019	INV	PD	PLANT MATERIAL
106901 INFLECTION.COM INC									
CIT02939009 CHECK DATE: 04/16/2019		03/31/2019	041619	327555	533.00	04/15/2019	INV	PD	BACKGROUND CHECKS
101463 GOPHER STATE ONE CALL									
9030277 CHECK DATE: 04/16/2019		03/31/2019	041619	327556	135.00	04/30/2019	INV	PD	MARCH LOCATES
100759 GRAINGER									
9118712869 CHECK DATE: 04/16/2019		03/18/2019	041619	327558	722.26	04/17/2019	INV	PD	TRASH BAGS TC & PAR 30
9132598799 CHECK DATE: 04/16/2019		04/01/2019	041619	327557	315.12	04/30/2019	INV	PD	MSB REPAIR IN PARK BAY



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET DUE DATE	TYPE STS	INVOICE DESCRIPTION
9134552943 CHECK DATE: 04/16/2019		04/02/2019	041619	327557	265.14 05/02/2019	INV PD	supplies
9137964699 CHECK DATE: 04/16/2019		04/05/2019	041619	327557	144.55 05/05/2019	INV PD	cleaning supplies
					1,447.07		
100782 GS DIRECT INC							
348988 CHECK DATE: 04/16/2019		04/05/2019	041619	327559	260.88 05/05/2019	INV PD	Plotter Paper
100810 HAWKINS INC							
4469994 CHECK DATE: 04/16/2019		03/29/2019	041619	327560	15.00 04/29/2019	INV PD	DEMURRAGE
4470104 CHECK DATE: 04/16/2019		03/29/2019	041619	327560	10.00 04/29/2019	INV PD	DEMURRAGE
					25.00		
100827 HEGERS DAIRY LLC							
64829 CHECK DATE: 04/16/2019		03/01/2019	041619	327561	7.05 03/29/2019	INV PD	March Milk for Treks and
100848 HIGH TECH CLEANING INC							
14691 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	3,092.25 04/30/2019	INV PD	CITY HALL
14692 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	485.16 04/30/2019	INV PD	COMMUNITY ROOM - CLOVER R
14693 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	1,495.91 04/30/2019	INV PD	FIRE STATION
14694 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	1,140.83 04/30/2019	INV PD	HISTORY CENTER
14695 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	202.15 04/30/2019	INV PD	IT DEPARTMENT
14696 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	1,971.55 04/30/2019	INV PD	MSB
14697 CHECK DATE: 04/16/2019		04/01/2019	041619	327562	161.72 04/30/2019	INV PD	STANTEC BUILDING
14698		04/01/2019	041619	327562	625.00 04/30/2019	INV PD	WTP



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
103546 HINTZE, ROBERT					9,174.57				
MAR 2019		03/31/2019	041619	327563	33.29	04/30/2019	INV	PD	MAR IS MILEAGE
CHECK DATE: 04/16/2019									
101018 KRISS PREMIUM PRODUCTS INC									
160982		03/28/2019	041619	327564	293.58	04/28/2019	INV	PD	tower chemicals
CHECK DATE: 04/16/2019									
107492 KUBIAK, JOHN									
10015703		03/29/2019	041619	327565	9.60	04/29/2019	INV	PD	CREDIT BALANCE REFUND-214
CHECK DATE: 04/16/2019									
101021 KULLY SUPPLY INC									
484133		04/05/2019	041619	327566	164.50	05/05/2019	INV	PD	plumbing supplies
CHECK DATE: 04/16/2019									
101022 KUSSKE CONSTRUCTION CO LLC									
64908		04/02/2019	041619	327567	1,105.00	04/30/2019	INV	PD	SNOW REMOVAL
CHECK DATE: 04/16/2019									
101056 LEAGUE OF MINNESOTA CITIES									
4438		03/18/2019	041619	327568	17,057.62	04/18/2019	INV	PD	SNOW PLOW STRUCK FOUR VEH
CHECK DATE: 04/16/2019									
103004 LHB INC									
181003.00-1		03/13/2019	041619	327569	4,400.00	04/13/2019	INV	PD	ERNST HOUSE TIF ANALYSIS
CHECK DATE: 04/16/2019									
101080 BRUNSWICK CORPORATION									
6059183		03/18/2019	041619	327570	33.47	04/17/2019	INV	PD	repairs
CHECK DATE: 04/16/2019									
101097 LOCATORS & SUPPLIES INC									
0274444-IN		04/04/2019	041619	327571	178.80	05/04/2019	INV	PD	SHOVELS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
107498 DONALD MEKELAND									
64762		03/31/2019	041619	327572	21,000.00	04/26/2019	INV	PD	PARCEL 37 TENANT RELOCATI
CHECK DATE: 04/16/2019									
101176 METRO ALARM CONTRACTORS INC									
035319		04/01/2019	041619	327573	420.00	04/30/2019	INV	PD	WTP DMP PHONE APP
CHECK DATE: 04/16/2019									
101183 METROPOLITAN COUNCIL									
MAR 2019 SAC		03/31/2019	041619	327574	49,203.00	04/30/2019	INV	PD	MAR 2019 SAC CHARGES
CHECK DATE: 04/16/2019									
101182 METROPOLITAN COUNCIL									
0001094781		04/02/2019	041619	327575	202,821.43	05/01/2019	INV	PD	MAY 2019 SEWER SERVICE FO
CHECK DATE: 04/16/2019									
101187 METRO SALES INC									
INV1303522		03/25/2019	041619	327576	159.00	04/24/2019	INV	PD	APR 2019 COPIER-FD
CHECK DATE: 04/16/2019									
101196 MID COUNTY COOP #122622									
35854		03/26/2019	041619	327577	471.06	04/30/2019	INV	PD	168 GLS GAS - PAR 30
CHECK DATE: 04/16/2019									
35855		03/26/2019	041619	327577	656.88	04/30/2019	INV	PD	240 GLS DIESEL - PAR 30
CHECK DATE: 04/16/2019									
					1,127.94				
107500 MIDDLETON, AMANDA									
2005055.002		04/02/2019	041619	327578	67.00	05/02/2019	INV	PD	PROGRAM WITHDRAWAL-JUMPER
CHECK DATE: 04/16/2019									
105998 MILBANK WINWATER WORKS									
157355 00	190050	03/19/2019	041619	327579	2,359.68	04/19/2019	INV	PD	WATER STOCK HERSEY NUT DI
CHECK DATE: 04/16/2019									
157761 00	190051	03/25/2019	041619	327579	890.48	04/25/2019	INV	PD	WATER STOCK HERSEY 1" MET



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019					3,250.16				
101337 MINNESOTA DEPARTMENT OF HEALTH									
11458		04/09/2019	041619	327580	23.00	04/30/2019	INV	PD	CLASS B LICENSE RENEWAL
CHECK DATE: 04/16/2019									
101227 MINNESOTA ELEVATOR INC									
795582		04/01/2019	041619	327581	358.28	05/01/2019	INV	PD	APR CCC ELEVATOR SERVICE
CHECK DATE: 04/16/2019									
101236 MINNESOTA GOLF ASSOCIATION INC									
5108535		03/28/2019	041619	327582	270.00	04/29/2019	INV	PD	ANNUAL DUES - MGA
CHECK DATE: 04/16/2019									
101247 MINNESOTA MUNICIPAL UTILITIES ASSN									
53156		04/04/2019	041619	327583	1,350.00	05/04/2019	INV	PD	JOB TRAINING AND SAFETY P
CHECK DATE: 04/16/2019									
101276 MINNESOTA VALLEY ELECTRIC COOPERATIVE									
107050711/MAR19		03/27/2019	041619	327584	807.18	04/22/2019	INV	PD	MAR 2019 ST LITES-TOWN CO
CHECK DATE: 04/16/2019									
101238 MINNESOTA DEPARTMENT OF HEALTH									
64840		04/04/2019	041619	327585	35.00	04/30/2019	INV	PD	Certified Food Protecti
CHECK DATE: 04/16/2019									
101341 MINNESOTA DEPT OF LABOR & INDUSTRY									
MARCH0190352019		03/31/2019	041619	327586	2,366.58	04/30/2019	INV	PD	MAR 2019 PERMIT SURCHARGE
CHECK DATE: 04/16/2019									
105995 MONEY MOVERS INC									
117462		04/01/2019	041619	327587	98.50	04/30/2019	INV	PD	March health ins reimburs
CHECK DATE: 04/16/2019									
103236 MRA-THE MANAGEMENT ASSOCIATION									
00332696		03/14/2019	041619	327588	350.00	04/13/2019	INV	PD	FEB 2019 COMPENSATION SER



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
101356 MTI DISTRIBUTING INC #31380									
1204039-00		03/22/2019	041619	327589	1,124.30	04/22/2019	INV	PD	#232 PARK PARTS
CHECK DATE: 04/16/2019									
1204039-01		03/26/2019	041619	327589	591.30	04/26/2019	INV	PD	#232 PARK
CHECK DATE: 04/16/2019									
1204042-00		03/22/2019	041619	327589	373.68	04/22/2019	INV	PD	#232 PARK PARTS
CHECK DATE: 04/16/2019									
					2,089.28				
101354 MTI DISTRIBUTING INC #700767									
1198801-00		03/26/2019	041619	327590	47,750.14	04/26/2019	INV	PD	#531 REELMASTER 3555 FRWY
CHECK DATE: 04/16/2019									
1198802-00		03/13/2019	041619	327590	17,782.53	04/13/2019	INV	PD	#562 SAND PRO 3040 BUNKER
CHECK DATE: 04/16/2019									
1198804-00		03/13/2019	041619	327590	27,060.62	04/13/2019	INV	PD	#594 WORKMAN HDX W/ TRADE
CHECK DATE: 04/16/2019									
1198805-00		03/13/2019	041619	327590	29,355.25	04/13/2019	INV	PD	#542 3500 GROUNDSMASTER W
CHECK DATE: 04/16/2019									
1203399-00		03/18/2019	041619	327590	276.00	04/18/2019	INV	PD	#542 3500 GM SETUP-SUNSHA
CHECK DATE: 04/16/2019									
1205496-00		04/04/2019	041619	327590	196.43	05/04/2019	INV	PD	WIRE CONNECTORS
CHECK DATE: 04/16/2019									
					122,420.97				
101759 MY ALARM CENTER LLC									
12030882		04/01/2019	041619	327591	101.58	04/30/2019	INV	PD	CITY HALL MONITORING 4/2/
CHECK DATE: 04/16/2019									
101365 NAPA AUTO PARTS CHASKA									
4472/MAR2019		03/31/2019	041219	327659	1,738.42	04/10/2019	INV	PD	MAR 2019 PARTS/SUPPLIES
CHECK DATE: 04/12/2019									
106198 NAVIANT INC									
0137683-IN		04/01/2019	041619	327592	2,995.00	05/01/2019	INV	PD	Mar OnBase Hosting Fee
CHECK DATE: 04/16/2019									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101253 BUSINESS PLANNING CONCEPTS INC									
383600042019		03/13/2019	040319	327492	160.00	04/10/2019	INV	PD	Apr 19 PERA Life Premiums
CHECK DATE: 04/03/2019									
107493 NEUMANN, PAUL									
31570		03/29/2019	041619	327593	107.37	04/29/2019	INV	PD	CREDIT BALANCE REFUND-156
CHECK DATE: 04/16/2019									
102654 NORTH AMERICAN SAFETY INC									
37258-CREDIT		09/06/2018	041619	327594	-228.75	11/10/2018	CRM	PD	CREDIT DUE TO OVER PAYMEN
CHECK DATE: 04/16/2019									
41180		03/27/2019	041619	327594	462.24	04/27/2019	INV	PD	LOCATING PAINT
CHECK DATE: 04/16/2019									
41181		03/27/2019	041619	327594	231.12	04/27/2019	INV	PD	LOCATING PAINT
CHECK DATE: 04/16/2019									
41223		03/29/2019	041619	327594	173.00	04/29/2019	INV	PD	WTP OPERATING SUPPLIES
CHECK DATE: 04/16/2019									
41263		04/01/2019	041619	327594	6.75	04/30/2019	INV	PD	GLOVES
CHECK DATE: 04/16/2019									
41371		04/04/2019	041619	327594	47.25	04/30/2019	INV	PD	GLOVES
CHECK DATE: 04/16/2019									
					691.61				
101436 NUCO2 INC									
58885238		04/01/2019	041619	327595	156.83	05/01/2019	INV	PD	pool supply
CHECK DATE: 04/16/2019									
101445 OFFICE DEPOT									
290404924001		03/20/2019	041619	327596	98.59	04/20/2019	INV	PD	Breakroom Supplies
CHECK DATE: 04/16/2019									
293473926001		03/26/2019	041619	327596	52.12	04/27/2019	INV	PD	Misc. Office Supplies
CHECK DATE: 04/16/2019									
293475956001		03/26/2019	041619	327596	12.49	04/27/2019	INV	PD	Misc. Office Supplies
CHECK DATE: 04/16/2019									
					163.20				
101465 ON SITE SANITATION INC									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0000739480 CHECK DATE: 04/16/2019		04/02/2019	041619	327597	62.86	05/02/2019	INV	PD	PAR 30
0000739481 CHECK DATE: 04/16/2019		04/02/2019	041619	327597	251.43	05/02/2019	INV	PD	TOWN COURSE
					314.29				
105832 O SPORTSWEAR LLC ARINV-263150 CHECK DATE: 04/16/2019		03/21/2019	041619	327598	169.50	08/15/2019	INV	PD	RESALE
101530 PING INC 14648590 CHECK DATE: 04/16/2019		04/05/2019	041619	327599	94.24	10/02/2019	INV	PD	2019 DEMO/RENTALS
14648596 CHECK DATE: 04/16/2019		04/05/2019	041619	327599	1,325.25	07/05/2019	INV	PD	RESALE
					1,419.49				
101534 PIONEER RIM & WHEEL COMPANY 01BJ7722 CHECK DATE: 04/16/2019		04/02/2019	041619	327600	1,107.62	05/02/2019	INV	PD	T5 TRAILER REPAIR
01BJ7724 CHECK DATE: 04/16/2019		04/02/2019	041619	327600	83.28	05/02/2019	INV	PD	T5 TRAILER REPAIR
01BJ8648 CHECK DATE: 04/16/2019		04/04/2019	041619	327600	271.60	04/30/2019	INV	PD	T2 PARK TRAILER REPAIR
					1,462.50				
101536 PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC 3103052192 CHECK DATE: 04/16/2019		03/30/2019	041619	327601	400.59	04/29/2019	INV	PD	Meter Rental - 1/30-4/29/
101557 POWER SYSTEM ENGINEERING INC 9029704 CHECK DATE: 04/16/2019		04/09/2019	041619	327602	2,220.00	05/09/2019	INV	PD	WEST CREEK BUS 2 ADD'N -
9029725 CHECK DATE: 04/16/2019		04/09/2019	041619	327602	487.50	05/09/2019	INV	PD	GENERAL ENGINEERING FOR M
					2,707.50				
101563 PRAIRIE FIRE THEATRE									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
64679		03/28/2019	041619	327603	1,850.00	04/29/2019	INV	PD	Theater Camp March 2019-A
CHECK DATE: 04/16/2019									
101571 PREMIUM WATERS INC									
417080-03-19		03/31/2019	041619	327604	19.24	04/30/2019	INV	PD	APR 2019 WATER
CHECK DATE: 04/16/2019									
101584 PROGRESS VALLEY ELECTRIC INC									
8182		03/25/2019	041619	327605	276.13	04/25/2019	INV	PD	parking lot light repair
CHECK DATE: 04/16/2019									
103055 QUALITY PROPANE INC									
181091T		04/01/2019	041619	327606	79.43	05/01/2019	INV	PD	L P gas
CHECK DATE: 04/16/2019									
101600 QUILL CORPORATION									
6183471		03/28/2019	041619	327607	102.26	04/28/2019	INV	PD	OFFICE SUPPLIES
CHECK DATE: 04/16/2019									
101617 REACH FOR RESOURCES INC									
6844233		02/28/2019	041619	327608	84.00	04/28/2019	INV	PD	Inclusion Services Reach
CHECK DATE: 04/16/2019									
101620 RECREATION SUPPLY CO INC									
357971		03/26/2019	041619	327609	112.25	04/26/2019	INV	PD	pool chemicals
CHECK DATE: 04/16/2019									
101631 REINDERS INC									
1772685-00		02/25/2019	041619	327610	-152.70	03/25/2019	CRM	PD	2018 SYNGENTA END USER RE
CHECK DATE: 04/16/2019									
3061485-00		03/25/2019	041619	327610	954.50	04/24/2019	INV	PD	PAR AIDE PRODUCTS
CHECK DATE: 04/16/2019									
3061499-00		03/21/2019	041619	327610	182.28	04/20/2019	INV	PD	TEE TOWELS
CHECK DATE: 04/16/2019									
3155178-00		03/28/2019	041619	327610	153.90	04/27/2019	INV	PD	FLAGS & ROPE
CHECK DATE: 04/16/2019									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101662 KEVIN G SIEGLE					1,137.98				
16679		03/27/2019	041619	327611	100.00	04/26/2019	INV	PD	PAR 30 PUNCH CARDS & FREE
CHECK DATE:	04/16/2019								
16706		03/29/2019	041619	327611	198.00	04/28/2019	INV	PD	BUSINESS CARDS FOR NEW CO
CHECK DATE:	04/16/2019								
101669 ROBERT HALF TECHNOLOGY					298.00				
53133299		04/01/2019	041619	327612	574.03	05/01/2019	INV	PD	CSR TEMP- SWANSON - W/E 3
CHECK DATE:	04/16/2019								
53181180		04/08/2019	041619	327612	709.89	05/08/2019	INV	PD	CSR TEMP - SWANSON - W/E
CHECK DATE:	04/16/2019								
107494 ROBERT THOMAS HOMES					1,283.92				
10005397		03/29/2019	041619	327615	153.61	04/29/2019	INV	PD	CREDIT BALANCE REFUND-444
CHECK DATE:	04/16/2019								
10005397-2		03/29/2019	041619	327613	84.96	04/29/2019	INV	PD	CREDIT BALANCE REFUND-420
CHECK DATE:	04/16/2019								
10005397-3		03/29/2019	041619	327614	131.12	04/29/2019	INV	PD	CREDIT BALANCE REFUND-443
CHECK DATE:	04/16/2019								
101690 RUFFRIDGE JOHNSON EQUIPMENT CO INC					369.69				
IA13015		03/27/2019	041619	327616	30.05	04/27/2019	INV	PD	STORM SWEEPER PARTS
CHECK DATE:	04/16/2019								
101738 SCHILLING SUPPLY COMPANY									
698223-00		01/22/2019	041619	327617	-943.23	05/02/2019	CRM	PD	credit returned items
CHECK DATE:	04/16/2019								
710172-00		03/28/2019	041619	327617	2,352.02	04/28/2019	INV	PD	cleaning supplies
CHECK DATE:	04/16/2019								
710608-00		04/01/2019	041619	327617	513.32	05/01/2019	INV	PD	replacement vacuum
CHECK DATE:	04/16/2019								
710632-00		04/02/2019	041619	327617	-513.32	04/08/2019	CRM	PD	damaged vacuum returned f
CHECK DATE:	04/16/2019								

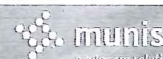


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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
107484 SEACHANGE PRINTING AND MARKETING SERVICES LLC					1,408.79				
31348-R		04/03/2019	041619	327618	2,386.80	05/03/2019	INV	PD	Speical Election - Ballo
CHECK DATE:	04/16/2019								
505948-R		03/19/2019	041619	327618	2,180.81	04/19/2019	INV	PD	Special Election - Absent
CHECK DATE:	04/16/2019								
506339		03/31/2019	041619	327618	90.92	04/30/2019	INV	PD	Special Elections - Non R
CHECK DATE:	04/16/2019								
105713 TOWING SERVICES INC					4,658.53				
195302		03/22/2019	041619	327619	204.00	04/22/2019	INV	PD	FLOOD PREP-ATHLETIC PARK-
CHECK DATE:	04/16/2019								
195755		03/19/2019	041619	327619	246.00	04/19/2019	INV	PD	FLOOD PREP-ATHLETIC PARK-
CHECK DATE:	04/16/2019								
101775 THE SHERWIN-WILLIAMS COMPANY-CHANHASSEN					450.00				
6925-4		03/29/2019	041619	327620	312.56	04/20/2019	INV	PD	paint
CHECK DATE:	04/16/2019								
6927-0		03/29/2019	041619	327620	-5.62	04/28/2019	CRM	PD	discount credit
CHECK DATE:	04/16/2019								
7190-4		04/04/2019	041619	327620	6.69	05/04/2019	INV	PD	paint
CHECK DATE:	04/16/2019								
101779 LAKE MINNETONKA HARDWARE INC					313.63				
140586		03/18/2019	041619	327621	6.79	04/18/2019	INV	PD	SCREWS
CHECK DATE:	04/16/2019								
140664		03/26/2019	041619	327621	22.97	04/26/2019	INV	PD	U-BOLTS
CHECK DATE:	04/16/2019								
140689		03/29/2019	041619	327621	7.99	04/29/2019	INV	PD	HOSE MENDER
CHECK DATE:	04/16/2019								
104827 ROHN INDUSTRIES INC					37.75				
333528		03/25/2019	041619	327622	20.25	04/25/2019	INV	PD	Secure Document Shredding
CHECK DATE:	04/16/2019								



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
105388 SHRED-IT US HOLDCO INC									
8126833279		03/15/2019	041619	327623	117.36	04/14/2019	INV	PD	Shredding 2/22
CHECK DATE: 04/16/2019									
106596 SIWEK LUMBER JORDAN INC									
1126		01/30/2019	041619	327624	4,248.00	04/09/2019	INV	PD	LUMBER FOR PICNIC TABLES
CHECK DATE: 04/16/2019									
2217		03/27/2019	041619	327624	576.00	04/27/2019	INV	PD	PICNIC TABLE SEATS FOR PA
CHECK DATE: 04/16/2019									
2342		04/01/2019	041619	327624	45.00	05/01/2019	INV	PD	WOOD LATHS FOR FIELD WORK
CHECK DATE: 04/16/2019									
					4,869.00				
101847 SRF CONSULTING GROUP INC									
10741.01-7		02/28/2019	041619	327625	967.19	04/20/2019	INV	PD	TH 212 / CSAH 44 WATERMAI
CHECK DATE: 04/16/2019									
11351.00-11		02/28/2019	041619	327625	1,399.14	04/25/2019	INV	PD	TH 212 & CSAH 44 RIGHT OF
CHECK DATE: 04/16/2019									
					2,366.33				
101857 ST ANDREWS PRODUCT COMPANY									
0000844795		03/29/2019	041619	327626	317.72	04/28/2019	INV	PD	GOLF TEES
CHECK DATE: 04/16/2019									
101850 STANTEC CONSULTING SERVICES INC									
1491556		03/29/2019	041619	327627	4,990.20	04/29/2019	INV	PD	FEB 2019-GENERAL ENGINEER
CHECK DATE: 04/16/2019									
1491557		03/29/2019	041619	327627	4,470.00	04/29/2019	INV	PD	FEB 2019-TRUNK WATER SYST
CHECK DATE: 04/16/2019									
1491558		03/29/2019	041619	327627	617.00	04/29/2019	INV	PD	FEB 2019-MSA
CHECK DATE: 04/16/2019									
1491560		03/29/2019	041619	327627	1,779.75	04/29/2019	INV	PD	FEB 2019-MN RIVER FLOODPL
CHECK DATE: 04/16/2019									
1491561		03/29/2019	041619	327627	2,560.14	04/29/2019	INV	PD	FEB 2019-CLOVER RIDGE DR
CHECK DATE: 04/16/2019									
1491562		03/29/2019	041619	327627	2,377.00	04/29/2019	INV	PD	FEB 2019-NE COLLECTOR IN



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
1491563		03/29/2019	041619	327627	7,981.00	04/29/2019	INV	PD	FEB 2019-RECORD PLAN/BASE
CHECK DATE: 04/16/2019									
1491564		03/29/2019	041619	327627	753.75	04/29/2019	INV	PD	FEB 2019-2017 DT RECONSTR
CHECK DATE: 04/16/2019									
1491565		03/29/2019	041619	327627	88.50	04/29/2019	INV	PD	FEB 2019-LANO RAVINE EROS
CHECK DATE: 04/16/2019									
1491566		03/29/2019	041619	327627	2,736.00	04/29/2019	INV	PD	FEB 2019-CREEK RD SW COLL
CHECK DATE: 04/16/2019									
1491568		03/29/2019	041619	327627	2,588.75	04/29/2019	INV	PD	FEB 2019-MCKNIGHT WETLAND
CHECK DATE: 04/16/2019									
1491573		03/29/2019	041619	327627	1,543.00	04/29/2019	INV	PD	FEB 2019-FORMER CARVER CT
CHECK DATE: 04/16/2019									
1491574		03/29/2019	041619	327627	481.00	04/29/2019	INV	PD	FEB 2019- VETERANS PARK M
CHECK DATE: 04/16/2019									
1491575		03/29/2019	041619	327627	1,408.00	04/29/2019	INV	PD	FEB 2019-2018 DT RECONSTR
CHECK DATE: 04/16/2019									
1491576		03/29/2019	041619	327627	557.50	04/29/2019	INV	PD	FEB 2019-CREEK RD TRUNK S
CHECK DATE: 04/16/2019									
1491577		03/29/2019	041619	327627	29,511.25	04/29/2019	INV	PD	FEB 2019-NE COLLECTOR IN
CHECK DATE: 04/16/2019									
1491578		03/29/2019	041619	327627	855.00	04/29/2019	INV	PD	FEB 2019-BAVARIA RD TURN
CHECK DATE: 04/16/2019									
1491579		03/29/2019	041619	327627	1,377.00	04/29/2019	INV	PD	FEB 2019-BAVARIA RD TURN
CHECK DATE: 04/16/2019									
1491580		03/29/2019	041619	327627	2,954.11	04/29/2019	INV	PD	FEB 2019-CREEK CENTER/CRE
CHECK DATE: 04/16/2019									
1491581		03/29/2019	041619	327627	803.00	04/29/2019	INV	PD	FEB 2019-BRIDGE SAFETY IN
CHECK DATE: 04/16/2019									
1491582		03/29/2019	041619	327627	19,045.00	04/29/2019	INV	PD	FEB 2019-2019 DT RECONSTR
CHECK DATE: 04/16/2019									
1491583		03/29/2019	041619	327627	517.00	04/29/2019	INV	PD	FEB 2019-HARVEST WEST
CHECK DATE: 04/16/2019									
1491584		03/29/2019	041619	327627	88.50	04/29/2019	INV	PD	FEB 2019-STRUCTURES INC
CHECK DATE: 04/16/2019									

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
101874 STEPP MANUFACTURING CO INC					90,082.45				
055349		03/29/2019	041619	327628	53,405.00	04/29/2019	INV	PD	#132 ASPHALT TRAILER
CHECK DATE: 04/16/2019									
101887 ARMOR INC									
54573		03/14/2019	041619	327629	46.73	04/14/2019	INV	PD	#921 SEWER VACTOR REPAIR
CHECK DATE: 04/16/2019									
101888 STREICHERS									
I1359241		03/26/2019	041619	327630	64.98	04/26/2019	INV	PD	Heitkamp-Initial Issue Po
CHECK DATE: 04/16/2019									
101892 STUART C IRBY CO									
S011277314.001	190049	03/28/2019	041619	327631	10,744.80	04/28/2019	INV	PD	COND ACSR 336.4 MERLIN 18
CHECK DATE: 04/16/2019									
S011277341.001	190048	03/27/2019	041619	327631	15,391.20	04/27/2019	INV	PD	COND ACSR 336.4 MERLIN 18
CHECK DATE: 04/16/2019									
S011286181.001	190047	03/21/2019	041619	327631	705.93	04/20/2019	INV	PD	HOT LINE CLAMP, INSUL PIN
CHECK DATE: 04/16/2019									
S011286200.001	190046	03/21/2019	041619	327631	205.71	04/20/2019	INV	PD	LAMP HPS 150 MOGUL
CHECK DATE: 04/16/2019									
					27,047.64				
106847 SWANNIES GOLF APPAREL CO									
INV001435		03/25/2019	041619	327632	3,709.50	04/25/2019	INV	PD	RESALE
CHECK DATE: 04/16/2019									
106627 DIGITAL GOLF TECHNOLOGIES INC									
4169		01/13/2019	041619	327633	250.00	05/02/2019	INV	PD	HOLE IN ONE SYSTEM RENTAL
CHECK DATE: 04/16/2019									
4259		02/28/2019	041619	327634	250.00	05/01/2019	INV	PD	HOLE IN ONE SYSTEM RENTAL
CHECK DATE: 04/16/2019									
					500.00				
101932 TAYLOR MADE GOLF CO INC									
33664162		04/04/2019	041619	327635	101.84	10/01/2019	INV	PD	2019 DEMO/RENTALS



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/16/2019									
104908 TIMESAVER OFF SITE SECRETARIAL INC									
M24592		03/28/2019	041619	327636	430.00	04/28/2019	INV	PD	Minutes 3/13 Planning & 3
CHECK DATE: 04/16/2019									
107501 TOLTZMAN, COURTNEY									
10013507		04/02/2019	041619	327637	101.08	05/02/2019	INV	PD	METER DEPOSIT REFUND-3100
CHECK DATE: 04/16/2019 PAYEE: TOLTZMAN, COURTNEY									
101983 TOTAL CONTROL SYSTEMS INC									
8789		04/06/2019	041619	327638	260.00	05/06/2019	INV	PD	SCADA ARBOR BOOSTER CONTR
CHECK DATE: 04/16/2019									
101995 TRANE									
39805377		04/01/2019	041619	327639	1,401.00	04/30/2019	INV	PD	SERVICE AGREEMENT CITY HA
CHECK DATE: 04/16/2019									
103946 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC									
1549467/MAR19		04/01/2019	041619	327640	110.30	04/26/2019	INV	PD	Data processing
CHECK DATE: 04/16/2019									
107502 TRUCK UTILITIES INC									
0336137		04/03/2019	041619	327641	1,404.00	05/03/2019	INV	PD	CRANE RENTAL FOR WELDING
CHECK DATE: 04/16/2019									
102027 TWIN CITIES & WESTERN RAILROAD CO									
M013606-IN		04/01/2019	041619	327642	327.84	05/01/2019	INV	PD	RXR CROSSING UG LINE @ PI
CHECK DATE: 04/16/2019									
102028 TWIN CITY WATER CLINIC INC									
12810		04/02/2019	041619	327643	510.00	05/02/2019	INV	PD	MARCH SAMPLES
CHECK DATE: 04/16/2019									
102129 UNITED FARMERS COOPERATIVE									
479432-2		10/04/2018	041619	327644	-181.95	03/31/2019	CRM	PD	CREDIT-DUPLICATE PMT ORDE
CHECK DATE: 04/16/2019									



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
907676 CHECK DATE: 04/16/2019		03/19/2019	041619	327644	194.05	04/19/2019	INV	PD	PAR 30 MOWER PARTS
					12.10				
102052 UNIQUE PAVING MATERIALS CORP									
42924 CHECK DATE: 04/16/2019		03/15/2019	041619	327645	369.90	04/15/2019	INV	PD	COLD MIX
42973 CHECK DATE: 04/16/2019		03/18/2019	041619	327645	286.20	04/18/2019	INV	PD	COLD MIX
					656.10				
105730 PROVIDENT LIFE & ACCIDENT INSURANCE COMPANY									
B0665216-MAR19 CHECK DATE: 04/03/2019		03/25/2019	040319	327493	424.46	04/25/2019	INV	PD	MAR 2019 EMP LIFE INS PRE
102102 VERIZON WIRELESS									
9826671591 CHECK DATE: 04/16/2019		03/21/2019	041619	327646	4,316.09	04/13/2019	INV	PD	APR 2019 PHONE SERVICE
9826772884 CHECK DATE: 04/16/2019		03/23/2019	041619	327646	554.25	04/15/2019	INV	PD	MAR 2019 CRADLEPOINTS
					4,870.34				
102106 VICS CRANE & HEAVY HAUL INC									
40974 CHECK DATE: 04/16/2019		04/03/2019	041619	327647	2,977.50	05/04/2019	INV	PD	CRANE RENTAL-FOR WELDING
102227 ONVOY LLC									
009426/APR19 CHECK DATE: 04/16/2019		04/01/2019	041619	327648	3,199.52	04/25/2019	INV	PD	APR 2019 EDU CTR ETHERNET
009486/APR19 CHECK DATE: 04/16/2019		04/01/2019	041619	327648	1,827.14	04/25/2019	INV	PD	APR 2019 CITY HALL ETHERN
					5,026.66				
102133 WAGNER PRESS & GRAPHICS									
31566 CHECK DATE: 04/16/2019		03/27/2019	041619	327649	86.00	04/11/2019	INV	PD	APPLICATION TO OBTAIN WAT
31582 CHECK DATE: 04/16/2019		03/29/2019	041619	327649	37.00	03/29/2019	INV	PD	Business Cards-M. Moran



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
31614		04/04/2019	041619	327649	244.00	04/19/2019	INV	PD	Community Center Letterhe
CHECK DATE: 04/16/2019									
102549 WARNING LITES OF MINNESOTA INC					367.00				
208580		03/31/2019	041619	327650	1,749.30	04/30/2019	INV	PD	PIONEER TRAIL WM BREAK
CHECK DATE: 04/16/2019									
102141 WASTE MANAGEMENT-SAVAGE									
8040374-2282-6		03/29/2019	041619	327651	145.75	04/28/2019	INV	PD	CITY HALL
CHECK DATE: 04/16/2019									
8040434-2282-8		03/29/2019	041619	327651	108.37	04/29/2019	INV	PD	FIRE STATION
CHECK DATE: 04/16/2019									
8041873-2282-6		03/29/2019	041619	327651	227.89	04/28/2019	INV	PD	DUMPSTER REMOVAL-CURLING
CHECK DATE: 04/16/2019									
8043580-2282-5		04/01/2019	041619	327651	767.72	04/29/2019	INV	PD	CHASKA PERM
CHECK DATE: 04/16/2019									
102143 WATER CONSERVATION SERVICES INC					1,249.73				
9430		04/03/2019	041619	327652	658.77	05/03/2019	INV	PD	LEAK LOCATES BAV RD/VON H
CHECK DATE: 04/16/2019									
102146 WATER SPECIALTY OF MINNESOTA INC									
11424		03/30/2019	041619	327653	395.83	04/30/2019	INV	PD	Leisure Pool controller p
CHECK DATE: 04/16/2019									
11428		04/01/2019	041619	327653	388.50	05/01/2019	INV	PD	pool supplies
CHECK DATE: 04/16/2019									
102148 WAYNE DAUWALTER PLUMBING					784.33				
4642		03/27/2019	041619	327654	1,873.42	04/26/2019	INV	PD	314 WALNUT STREET NEW WAT
CHECK DATE: 04/16/2019									
105265 WETZEL, DENISE									
64761		03/28/2019	041619	327655	110.96	04/28/2019	INV	PD	MAR MILEAGE-MCFOA CONF
CHECK DATE: 04/16/2019									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
102186 DANIEL H WILSON									
24286		03/22/2019	041619	327656	1,110.78	04/22/2019	INV	PD	CITY SQUARE WEST-MAYTAG R
CHECK DATE: 04/16/2019									
24287		03/22/2019	041619	327656	236.50	04/22/2019	INV	PD	NE COLLECTOR-COTTRELL
CHECK DATE: 04/16/2019									
					1,347.28				
102192 WILSON SPORTING GOODS CO									
4527537448		03/20/2019	041619	327657	195.97	05/19/2019	INV	PD	PAR 30 RESALE
CHECK DATE: 04/16/2019									
106633 KEITH WOLFF									
65005		04/03/2019	041219	327660	13,800.00	04/12/2019	INV	PD	PARCEL 34 TEMPORARY EASEM
CHECK DATE: 04/12/2019									
65006		04/03/2019	041219	327660	81,500.00	04/12/2019	INV	PD	PARCEL 34 PERMANENT EASEM
CHECK DATE: 04/12/2019									
					95,300.00				
102220 NORTHLAND SYSTEMS INC									
76178		04/04/2019	041619	327658	6,895.00	05/09/2019	INV	PD	APR 2019 RECOVERY SVC
CHECK DATE: 04/16/2019									
76179		04/04/2019	041619	327658	15,810.00	05/09/2019	INV	PD	APR 2019 SUPPORT SVC
CHECK DATE: 04/16/2019									
304 INVOICES					2,146,217.28				

** END OF REPORT - Generated by Kari Johnson **

Wires



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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
100005 MINNESOTA MUNICIPAL MONEY MARKET FUND									
64754		04/01/2019	040119	1862	1,000,000.00	04/01/2019	DIR	PD	TRANSFER FROM KLEIN BANK-
CHECK DATE: 04/01/2019									
64833		04/05/2019	040519	1864	1,000,000.00	04/05/2019	DIR	PD	TRANSFER-CASH FLOW/KLEINB
CHECK DATE: 04/05/2019									
65003		04/10/2019	041019	1872	1,000,000.00	04/10/2019	DIR	PD	XFER KLEIN TO 4M-CASHFLOW
CHECK DATE: 04/10/2019									
					3,000,000.00				
100522 DEPOSITORY TRUST COMPANY									
2019/04/01 DS		03/29/2019	032919	1860	37,385.00	03/29/2019	DIR	PD	DTC-DS PMT DUE 4/1/19-INT
CHECK DATE: 03/29/2019									
101756 MII LIFE INCORPORATED									
38981874		04/02/2019	040419	1865	1,784.62	04/04/2019	DIR	PD	4/4/19 FSA REIMBURSEMENTS
CHECK DATE: 04/04/2019									
38990697		04/09/2019	041119	1867	80.38	04/11/2019	DIR	PD	4/11/19 FSA REIMBURSEMENT
CHECK DATE: 04/11/2019									
					1,865.00				
100927 INTERNAL REVENUE SERVICE									
64965		04/12/2019	041219	1868	135,363.64	04/12/2019	DIR	PD	041219 Payroll FICA Feder
CHECK DATE: 04/12/2019									
101343 MINNESOTA DEPT OF REVENUE-PAYROLL WIRES									
64966		04/12/2019	041219	1869	27,738.80	04/12/2019	DIR	PD	041219 Payroll MN State T
CHECK DATE: 04/12/2019									
101376 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
64970		04/12/2019	041219	1870	12,445.77	04/12/2019	DIR	PD	041219 Payroll 457 Contri
CHECK DATE: 04/12/2019									
106955 NATIONWIDE RETIREMENT SOLUTIONS(USCM)									
64967		04/12/2019	041219	1871	641.65	04/12/2019	DIR	PD	041219 Payroll Roth Contr
CHECK DATE: 04/12/2019									
107499 OLD NATIONAL BANK									



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City of Chaska
VENDOR INVOICE LIST

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INVOICE	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
64775		03/29/2019	032919	1863	5,000.00	03/29/2019	DIR	PD	LOC COMMITMENT FEE
CHECK DATE: 03/29/2019									
101525 PITNEY BOWES POSTAGE									
2019/0405-PB		04/05/2019	040819	1866	1,200.00	04/08/2019	DIR	PD	4/5/19 REPLENISH POSTAGE
CHECK DATE: 04/08/2019									
101840 SPRINGSTED INCORPORATED									
64676		03/29/2019	032919	1861	23,875.00	03/29/2019	DIR	PD	LOC FEE & 2018 CONTINUING
CHECK DATE: 03/29/2019									
101973 TITLE MARK LLC									
CLUB WEST 36A		04/12/2019	041219	1873	314,811.00	04/12/2019	DIR	PD	PARCEL 36A CLUB WEST PART
CHECK DATE: 04/12/2019									
NIESCHE 37		04/12/2019	041219	1874	637,643.00	04/12/2019	DIR	PD	PARCEL 37 NIESCHE EASEMEN
CHECK DATE: 04/12/2019									

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15 INVOICES

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4,197,968.86

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**Biweekly Report
April 15, 2019
By
Matt Podhradsky**

April 29th Council Meeting

As you may have noticed, we do have a 5th meeting in the month of April. At this point, it is looking like we will not have a need for meeting on this date. We will be having our Staff meeting on Tuesday morning to finalize this decision, at which time I will send out an email to let you know for sure. Let me know if you have any questions about this.

Special Election Update

The process for Special Elections continues to move forward. As you will notice in the Council packet tonight, we will be formally appointing the election judges that will serve on the day of Elections at each of the two polling places. At the same time, the Absentee Process is now open and will continue up until this election. At this point, residents have the option of either having a ballot sent to them, which they can either mail back or drop off at City Hall, or they may fill out an absentee ballot at City Hall and leave it here for it to be processed in the week prior to the election. For those residents that would like to vote in person, inserting their ballot into the Tabulator, but cannot make it to the polling place on election day, we will have in-person early voting running the entire week prior to the Special Election date. This will include hours on the Saturday prior to the election. The difference between this and Absentee voting is that they will be able to insert the ballot directly into the Tabulator as they vote to ensure that their ballot has been accepted. The Early Voting option starts on May 7th and runs through the 13th, with the following hours applying:

May 7-10: 7:30 a.m. - 4:30 p.m.

May 11: 10:00 a.m. - 3:00 p.m.

May 12: offices closed

May 13: 7:30 a.m. - 5:00 p.m.

The actual election date will be on Tuesday May 14th, with the polling places being open between 7 am and 8 pm. The polling places for each ward are:

Ward II

Christ Victorious Lutheran Church
9860 Shady Oak Road

Ward IV

Chaska Community Center
Community Room
1661 Park Ridge Drive

Besides this, we do have the candidate forum on our web page available for residents to watch, and we are doing advertising to let people know about the Special Election. If you have any questions about this, don't hesitate to ask.

Jonathan Association Request

I wanted to keep the Council informed that recently Staff was approached by the President of the Jonathan Association Board and their Attorney discussing with us the Board's desire to start bringing in additional neighborhoods into the Jonathan Association that are within the general area of the community that the Association had identified when the Association was established in the late 1960s/early 1970s. This is a change of direction for the Association who had made a policy decision over the last decade not to seek additional neighborhoods be brought into the Association. In taking the policy step to seek out additional new neighborhoods to bring into the Association, their "ask" of the City was to facilitate connecting the developers with the Jonathan Association during their planning process. While we indicated that we could not require a neighborhood to be a part of the Jonathan Association, we did indicate we could act as a "connector" between the Developer and the Jonathan Association when a proposed new neighborhood falls within an area that makes sense to consider to be included in the Association.

To help facilitate the City in this process, the Jonathan Board are planning to adopt a resolution along with a map indicating the areas that they would like to consider be included in the Association in the future. They have indicated to us that they are going to fall within the areas traditionally identified as Jonathan Areas, which generally have 212 as their southern border, the TC and W rail tracks as the northern border, Highway 41 as the eastern border and County Road 11 as the western border. If a proposed development fell within this general area, we would help connect the developer with the Association.

As this is a change in direction for the Jonathan Association from a policy perspective, I did want the Council to know. If you have any questions or concerns, do not hesitate to contact me.

KPMG Women's PGA Championship

With summer nearly here, things are ramping up into final planning for the KPMG Women's PGA Championship which will be held at Hazeltine June 18th-23rd. This should be a great event, as it will attract the best Women's Professional Golf players in the world to see up close and personal.

Besides the work that the City has been completing to prepare for our Public Safety/EMS services at the Course during the event, we have also been working with the PGA to find ways to get Chaska residents excited and involved in the festivities. To that end, we are excited to share that we were able to work with the PGA to donate to the community 2,000 tickets for each of the Tuesday and Wednesday practice rounds for that week. Each one of the tickets will not only get an adult into the event but will also get up to 4 juniors into the event as well at no cost to our residents. As part of these tickets, residents will also be able to park directly on-site, making it very convenient for them to use. We were able to do this during the 2009 PGA Championship, and it was a very popular perk we were able to provide directly to our Chaska residents. As it gets to be about a month out from the event, we will get marketing pieces out to let residents know how they can claim these tickets.

At the same time, we are also working with the Chaska Lions and the PGA to once again do banners for the event throughout the downtown and up by the Hazeltine Entrance. These banners have been a tradition of these major golf events since the 1991 US Open, with the banners all being signed by the winner of the actual events. A big thank you to the Chaska Lions and Luke Melchert for leading this effort again.

This should be a fun event, as the PGA has shared with us that they have already sold more tickets for this event than other past courses around the Country have for this same event. If you have any questions about this, please let me know.

Athletic Park Update

I wanted to share with the Council an update on Athletic Park. As you were aware, during the peak of the flooding event, we did need to make the decision to open the gates in the berm surrounding the park to let water into the field to prevent any significant damage to the park. Opening the flood gates brought water levels up to around 4-5-foot-high on the Grand Stand, like other past flooding events. The benefit of having our berm now around the park is that when the flood waters started to recede, we were now able to pump the water from the field and not have to wait for it to recede naturally. Because of that, we were able to get the water pumped off the field within 10 days, meaning there was no damage to the grass in the park, and very little damage to anything else around the Grandstand. After cleanup, and the soils drying, we should now be able to open the park for play by the end of April. In the past, an event like this would have totally killed the grass and we would have had the ball park closed for the entire summer. This flood helped demonstrate what a significant improvement putting this berm around Athletic Park was for the damage it limited to this facility.

A huge thank you to our Public Works crew who not only monitored the flooding around the community, but also had a lot of winter weather to deal with in the process, going all the way back to the beginning of February. There has been a tremendous amount of time and energy they have put into protecting our community over the last 2 months, and it is greatly appreciated! If you have any questions on this, please let me know.

Christmas in May

Just a reminder that the 23rd annual Christmas in May will be held on Saturday May 4th starting at 7:30 am down at Guardian Angels School Gymnasium. This is an annual event where the non-profit group Christmas in May Chaska identifies houses in the community that have significant needs to improve their housing but may have financial or physical difficulties in making this a reality. Each year this event draws around 150-200 residents from town to spend the day working on these homes. It is truly a transformational day with many homeowners being overwhelmed at the amount of support their community and neighbors are willing to give them during a difficult time. This year Christmas in May did receive 10 applications, and we were able to choose 5 homes to work on. Projects will range from painting house, to removing an old deck, to landscaping to building an accessible ramp into a home. It truly should be a transformational day for both the homeowners and the volunteers who participate.

One tradition that we have had in the past is that the Council members who are interested have acted as "runners" the day of the event to help shuttle supplies to different housing sites as needs arise. This is done in a City truck. If any of you would be willing or interested in serving

in this capacity, please let Nate or me know as we are starting to plan this out now. It is a fun way to participate, giving you a chance to get out to all the properties we are serving on that day. The time commitment for being a runner is usually from around 6:30 am-5 pm on the day of the event.

Hope you can join in-it is a great time!

Town Course Opening

Although it snowing as I type up this article, signs of Spring are definitely close upon us. One of the big rituals of Spring is the opening of the Chaska Town Course. Given the weather predictions, it is looking like the Town Course will open next Thursday, April 18th. The Course did fair the winter pretty good, even though we had a lot of ice sitting on the grass since the large rain storm we received the day after Christmas. This could have been very damaging to the Course, but the large rain we received early in the snow's melting process really helped the situation tremendously. At the same time, our Chaska Par 30 has actually been open for about 2 weeks and has already had quite a bit of play. If you have any questions about the CTC or Par 30, please let me know.

School District Community Discussion on Diversity

As you may have seen recently in the paper, the School District has been working for several months on developing a more robust diversity plan for the entire District. As they have worked to put this draft together, they have been holding Community Discussions with the residents of the district to hear concerns or ideas as well as address questions that people may have. One of these Community Discussions is occurring this upcoming Tuesday night, April 16th from 6:30-8 at Clover Ridge Elementary School. As part of the planning for this evening, I did receive an invitation from Community Education, asking that I share this with you as elected leaders in the community, as they would like to try to get as many perspectives at the table as possible, and be able to have our community leaders hear some of the discussion that occurs. If you are interested in attending, there is no need to pre-register. You can simply show up at the event. If you have any questions about this, don't hesitate to ask.

Chaska Park Board
Meeting Minutes
March 11th, 2019

1. Call to Order

The March meeting of the Chaska Park Board was called to order by Chairman Roan at 7:00 pm in the Council Chambers at City Hall.

2. Roll Call

Present: Roan, Downs, Ruiz Gutierrez, Wittrock, Olsen, Branch, Flaherty-Wilcox, Mihajlov, Kim, Udermann, Wynveen-Barth

Absent: Ives

Staff Present: Marshall Grange, Mary Monteith

3. Adopt the Agenda

Motion by Wittrock, second by Flaherty-Wilcox, to approve the March 11th, 2019 meeting agenda. Motion carried.

4. Visitor Presentation

Chris Devore 523 Maple St.
Sylvia Matson 513 Maple St.
Catherine and Mike Hull 406 6th St.
Collin Leck 1228 Crystal Place

The above individuals shared their concerns regarding the 112 School District's intent to sell a parcel of land of which the City of Chaska has been maintaining as Firemen's II Park. They would like the City to purchase the land from the School District and keep the park.

The Park Board thanked the individuals for attending and sharing their thoughts. The Park Board asked Director Grange to gather more information and include this item on their next meeting agenda to have further discussion.

5. Approve Meeting Minutes

Motion by Udermann, second by Olsen, to approve the Chaska Park Board meeting minutes of February 11th, 2019. Motion carried.

6. New Business

6A Welcome to New Park Board Commissioners
Matt Udermann
Elizabeth Wynveen-Barth
Vincent Kim-Youth Rep

7. Other Business

7A Mountain Bike Trail

Grange spoke on the history of this project for the new commissioners, as well as the progress made recently. Chaska is in a holding pattern currently, as both the Carver Trails group and Carver County are reviewing the MOU with their attorneys. Next steps after review and approval of the MOU would be to go to Council with a resolution to move forward, then build out of the trails could start.

7B Wayfinding Update

Grange shared information on a potential pilot project with the cities of Chaska, Carver and Victoria. The goal would start with identifying one project, 1 loop downtown along the levy as well as 1 linear connection. Also, in discussions with Carver County on uniform signage across the county. Next steps are to locate existing signage, identify entry points into the community, distance points, etc. and start experimenting with signage, paints and graphics. Carver County is also working with a consultant to create a resident survey asking for feedback on current usage of trails, programming ideas, entrances into downtown areas, etc.

Udermann asked about tying this in with the business communities as well, Grange shared that yes, they are actively involved, as will be a key part to the bike friendly community designation application.

May 17th is also Bike to Work Day, so Grange is looking to promote that day and challenge others to participate.

7C Receive Council Meeting Minutes from January 28, 2019.

8. Staff Reports

8A Department Happenings-Grange shared various happenings in Parks and Recreation.

Friday, March 1st, the CCC hosted the annual carnival. Great turn out on a wintery evening, around 500-600 in attendance.

Grange updated board on recent marketing pieces out via FB on "Let's bring ParkRun to Chaska". We are currently looking to build awareness in the community and possibly coordinate a test run once weather is better.

The Community Center broke 9,000 members in February.

Chaska Valley Family theater performed "Godspell" musical in the theater. Great turnouts! As usage has increased recently in our theater, we installed a new, much needed lighting system. The new system is now up-to-date and more user friendly for staff as well as our user groups.

A new piece of fitness equipment (upper body ergometer) will be delivered this week.

Staff are now offering new opportunities for individuals with special needs and their families. We are offering new times where there is less traffic for open gym as well as open swim. This will allow for participating in a less busy/loud environment than our general hours.

The Curling Center just finished up a 5 and Under Bonspiel with 32 teams competing. They will be hosting the U18 National Championship, the weekend of March 13-17.

Round Table:

- Ruiz Gutierrez-Excited for momentum on the mountain bike trails.
- Flaherty-Wilcox-Thanked the Firemen's II community members for coming out to the meeting tonight.
- Downs-Asked about an update on City Square West. Grange mentioned things have been quiet since fall. Staff are looking into programming ideas for the paseo area. Grange also mentioned the idea of touring other community paseo's in the metro, to see what's out there for ideas.
- Roan-Congratulations to past park board chair, Nate Bostrum, on appointment to the city council. Also gave blanket recognition to Chaska High School sports on successful seasons, as well as recognizing Mike Koster on a tremendous hockey career representing Chaska Hawks and Breakaway Academy.
- Mihajlov-Appreciate the work put into the park naming policy, thank you.
- Olsen-Asked about a new community park in Chaska, where and the timeline. Grange-No timeline yet as development decisions still in process, one of which is placement of a new elementary school. Will bring more information as things progress.
- Kim-Excited about the wayfinding discussions and thanked the Firemen's II neighborhood who came to tonight's meeting.
- Wynveen-Barth- Also enjoyed seeing and hearing the concerns from the Firemen's II neighborhood.
- Udermann-His family had a great time at the CCC carnival, as well as the ice show this past weekend, both had great crowds.

9. Next Meeting-April 8th

- 10. Adjourn** Motion to adjourn the March Park Board meeting by Kim, second by Downs. Motion Carried.