AGENDA
CHANHASSEN CITY COUNCIL
MONDAY, NOVEMBER 24, 2025
CITY COUNCIL CHAMBERS, 7700 MARKET BOULEVARD

A. 5:30 P.M. - WORK SESSION

Note: Unless otherwise noted, work sessions are held in the Training Room in the lower level of City Hall and are open to the public. If the City Council does not complete the work session items in the time allotted, the remaining items will be considered after the regular agenda. **Public comment is not allowed at the work session.**

A.1 Hwy 7 Corridor Study Update

A.2 Final Review of 2026 Budgets, 2026-2030 CIP, and Property Tax Levy

A.3 Lake Ann Park Preserve Update

A.4 2050 Comprehensive Plan Discussion

A.5 Sign Code Discussion

A.6 Future Work Session Schedule

B. 7:00 P.M. - ECONOMIC DEVELOPMENT AUTHORITY

B.1 Approve Economic Development Authority Meeting Minutes dated December 9, 2024

B.2 Release of Contract for Private Redevelopment Agreement for the Property located at 951 W 78th Street.

C. EDA - ADJOURNMENT

D. 7:00 P.M. - CALL TO ORDER (Pledge of Allegiance)

E. PUBLIC ANNOUNCEMENTS

E.1 Fire Department Badge Pinning & Retirement Presentation

E.2 Chanhassen Athletic Association Recognition

E.3 Invitation to the Annual Tree Lighting Ceremony

F. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the city council and will be considered as one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately. City council action is based on the staff recommendation for each item. Refer to the council packet for each staff report.

F.1 Approve City Council Meeting Minutes dated November 10, 2025

F.2 Approve City Council Work Session Minutes dated November 10, 2025.

F.3 Receive Park and Recreation Commission Minutes dated September 23, 2025

F.4 Receive Planning Commission Minutes dated October 7, 2025

F.5 Receive Environmental Commission Minutes dated October 8, 2025

F.6 Approve Claims Paid dated November 24, 2025

F.7 Approve Temporary On-Sale Liquor License to Rotary Club of Chanhassen for February Festival on February 7, 2026 at Lake Ann Park

F.8 Adopt 2026 Meeting Schedule

F.9 Approve the replacement purchase of vehicle #604

F.10 Approve an Encroachment Agreement between the City of Chanhassen and the property owner at 8480 Bittern Court

F.11 Release of Development Contract between City of Chanhassen and Dayton Hudson Corporation

F.12 Resolution 2025-XX: Approval of $19,669.83 Donation and Award Bid for Lake Ann Park Ballfield 4, 5, and 6 Improvements

F.13 Resolution 2025-XX Accepting Public Streets, Utilities, and Stormwater Infrastructure associated with the Audubon Business Park Development

F.14 Resolution 2025-XX; Authorizing submittal of a MnDOT LRIP Grant for a roundabout project at Trunk Highway 41 and Lake Lucy Road

G. VISITOR PRESENTATIONS

Visitor Presentations requesting a response or action from the City Council must complete and submit the Citizen Action Request Form (see VISITOR GUIDELINES at the end of this agenda).

H. FIRE DEPARTMENT/LAW ENFORCEMENT UPDATE

I. PUBLIC HEARINGS

I.1 Resolution 2025-XX: Accept Feasibility Study, Conduct Public Improvement Hearing, and Authorize Preparation of Plans and Specifications for the 2026 City Pavement Rehabilitation Project No. 26-01

I.2 Resolution 25-XX - Consider a Request for Approval of a Metes and Bounds Subdivision with a Variance from City Code Section 18-4 to Subdivide Excess Right-of-Way on the Northwest Corner of Lyman Blvd and Great Plains Blvd

J. GENERAL BUSINESS

K. COUNCIL PRESENTATIONS

L. ADMINISTRATIVE PRESENTATIONS

M. CORRESPONDENCE DISCUSSION

M.1 Comcast Rate Increase

M.2 Third Quarter Financial Report 2025

N. ADJOURNMENT

GUIDELINES FOR VISITOR PRESENTATIONS

Welcome to the Chanhassen City Council Meeting. In the interest of open communications, the Chanhassen City Council wishes to provide an opportunity for the public to address the City Council. That opportunity is provided at every regular City Council meeting during Visitor Presentations.

- Anyone seeking a response or action from the City Council following their presentation is required to complete and submit a Citizen Action Request Form. An online form is available at https://www.chanhassenmn.gov/action or paper forms are available in the city council chambers prior to the meeting.
- A total of thirty minutes is alloted for Visitor Presentations. Priority is given to Chanhassen residents. An additional thirty minutes may be provided after General Business items are complete at the discretion of the City Council.
- Anyone indicating a desire to speak during Visitor Presentations will be acknowledged by the Mayor. When called upon to speak, state your name, address, and topic. All remarks shall be addressed to the City Council as a whole, not to any specific member(s) or to any person who is not a member of the City Council.
- If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.
- Limit your comments to five minutes. Additional time may be granted at the discretion of the Mayor. If you have written comments, provide a copy to the Council. Comments may also be emailed to the City Council at council@chanhassenmn.gov.
- During Visitor Presentations, the Council and staff listen to comments and will not engage in discussion. Council members or the City Manager may ask questions of you in order to gain a

thorough understanding of your concern, suggestion or request.

- Please be aware that disrespectful comments or comments of a personal nature, directed at an individual either by name or inference, will not be allowed. Personnel concerns should be directed to the City Manager.

Members of the City Council and some staff members may gather at Tequila Butcher, 590 West 79th Street in Chanhassen immediately after the meeting for a purely social event. All members of the public are welcome.

City Council Item

November 24, 2025

Item	Hwy 7 Corridor Study Update	
File No.	N/A	**Item No:** A.1
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

Provide feedback to MnDOT on the various concepts and overall vision developed by their corridor study.

Motion Type	N/A
Strategic Priority	Operational Excellence

SUMMARY

Ryan Wilson, MnDOT West Area Manager, and his team will give an overview of their Hwy 7 Corridor Study.

BACKGROUND

The MnDOT Hwy 7 Corridor Study covers the corridor from I-494 to the western extents of Carver County. The study is broken up into two main segments. Chanhassen's area is in Segment 1, which is from TH 41 to the west. The study follows up on a previously completed Roadway Safety Audit (RSA) ordered by the State Legislature. The Hwy 7 Study will inform MnDOT's planned 2029 Pavement Preservation project. Pending additional funding, some additional safety elements from the study could be included in the 2029 project, and so Chanhassen's viewpoint on the identified concepts is an important step for MnDOT to understand as they move into preliminary design.

The Hwy 7 Corridor Study webpage is found at this link: Hwy 7 study — Hopkins to St. Bonifacius |

Let's Talk Transportation - MnDOT

DISCUSSION

N/A

BUDGET

N/A

RECOMMENDATION

N/A

ATTACHMENTS

Highway 7 Update Presentation

Highway 7 Study
City of Chanhassen Council Work Session

November 24, 2025

Agenda

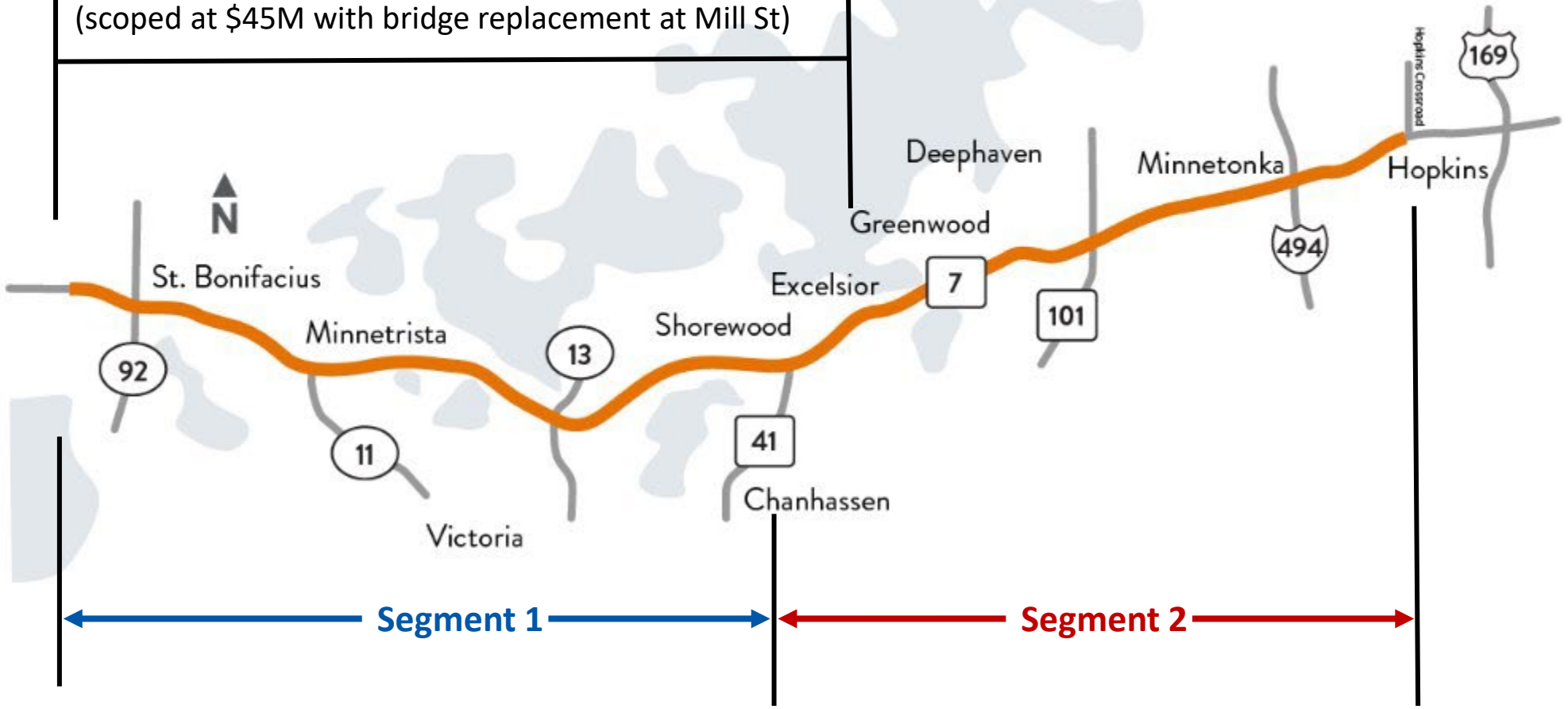
1. Where are we?
2. MnDOT 2029 existing project
3. Segment 1 – Recommended improvements
4. Phase 3 – Public feedback
5. Segment 1 – Implementation options
6. Next Steps & Questions

MnDOT 2029 Existing Project Overview

2029 Existing Project Location vs. Study Segments

2029 existing project location

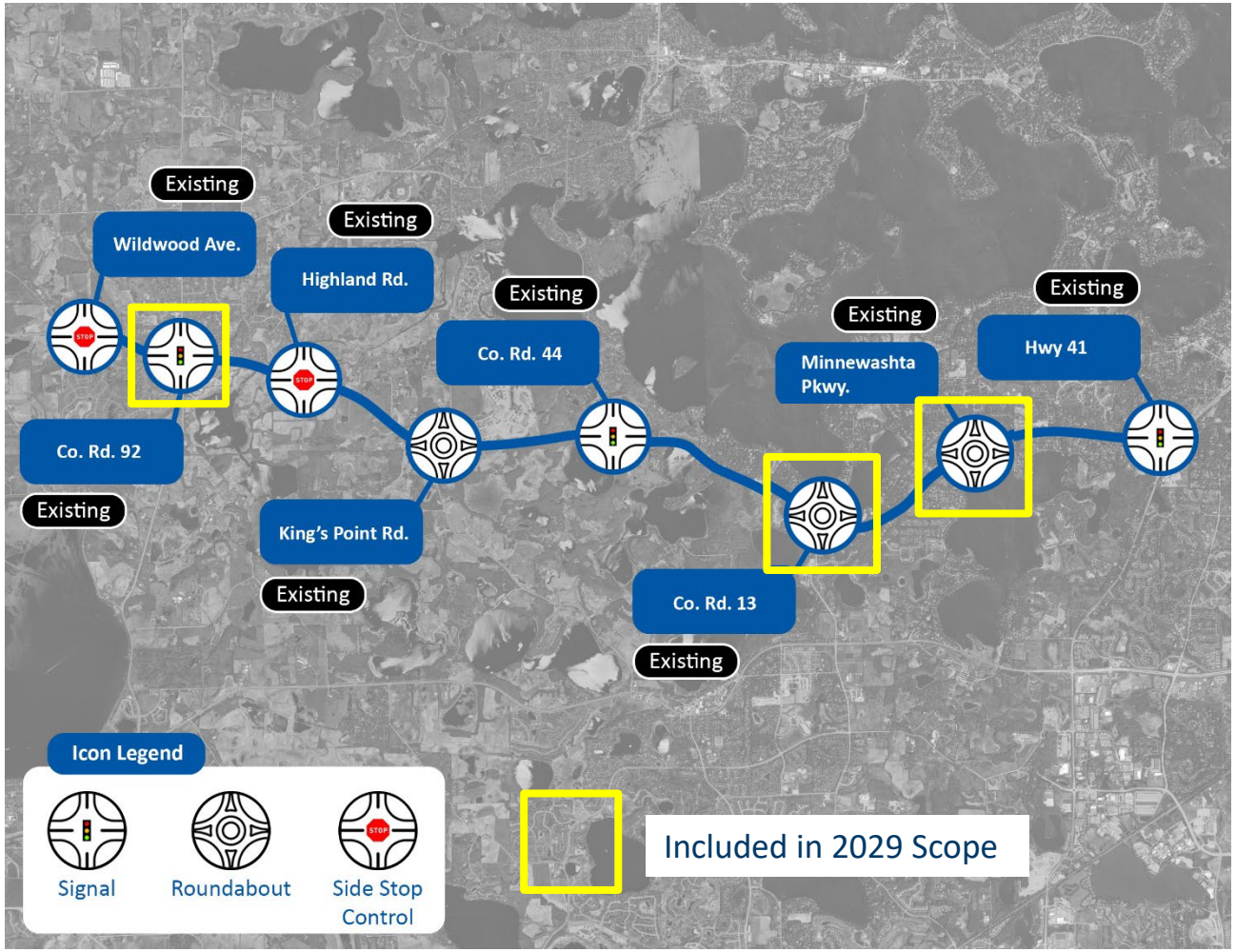
(scoped at $45M with bridge replacement at Mill St)



2029 Existing Project – Segment 1 Scope

MnDOT 2029 Pavement and Safety Project currently includes:

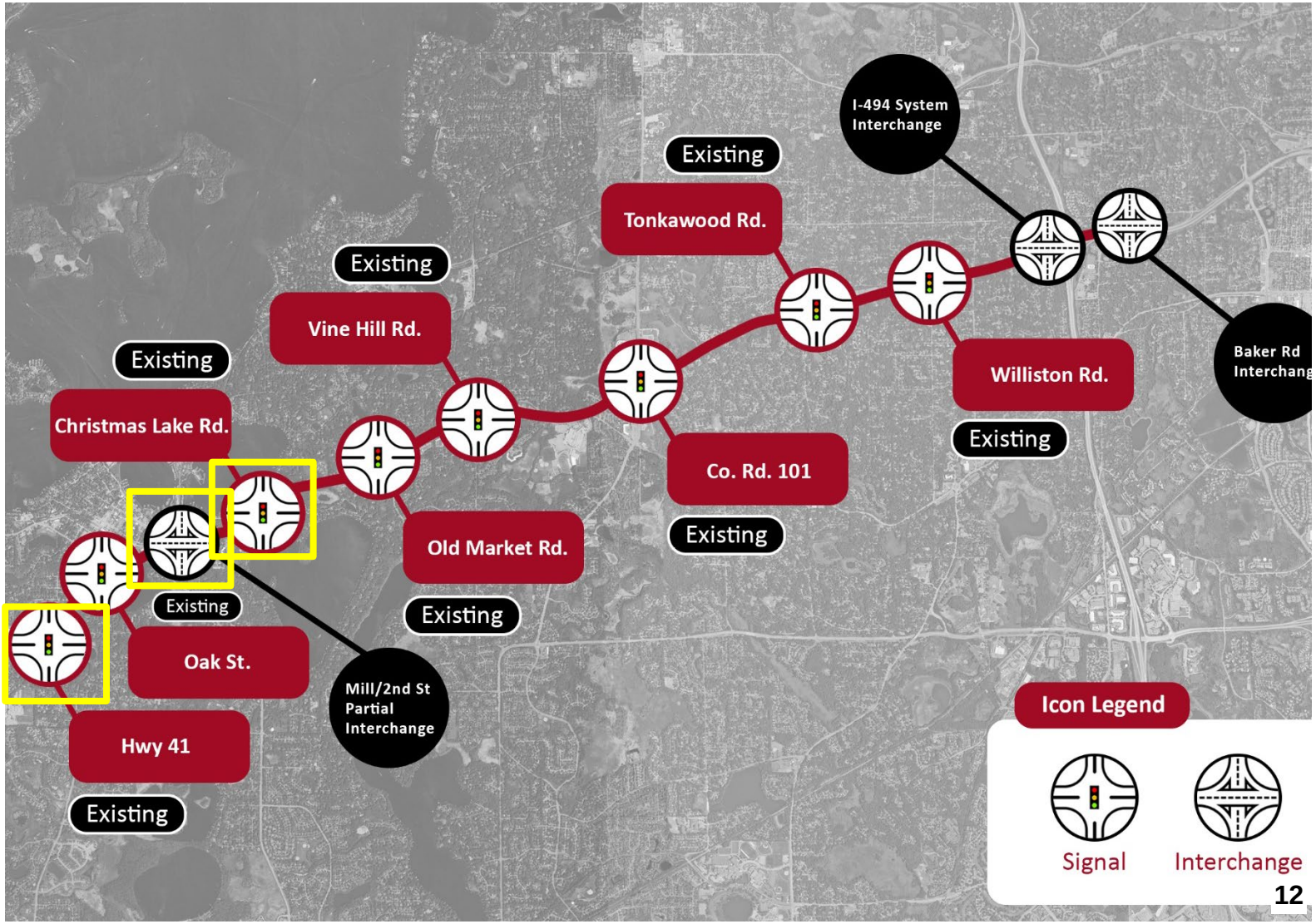
1. Signal Replacement at CSAH 92
2. Roundabout at CSAH 13
3. Roundabout at Minnewashta Pkwy
4. Rectangular Rapid Flashing Beacon at Eureka Rd.
5. Signal Replacement at TH 41
6. Trail Connection – CSAH 13 to Lake Minnetonka LRT Regional Trail



2029 Existing Project – Segment 2 Scope

MnDOT 2029 Pavement and Safety Project currently includes:

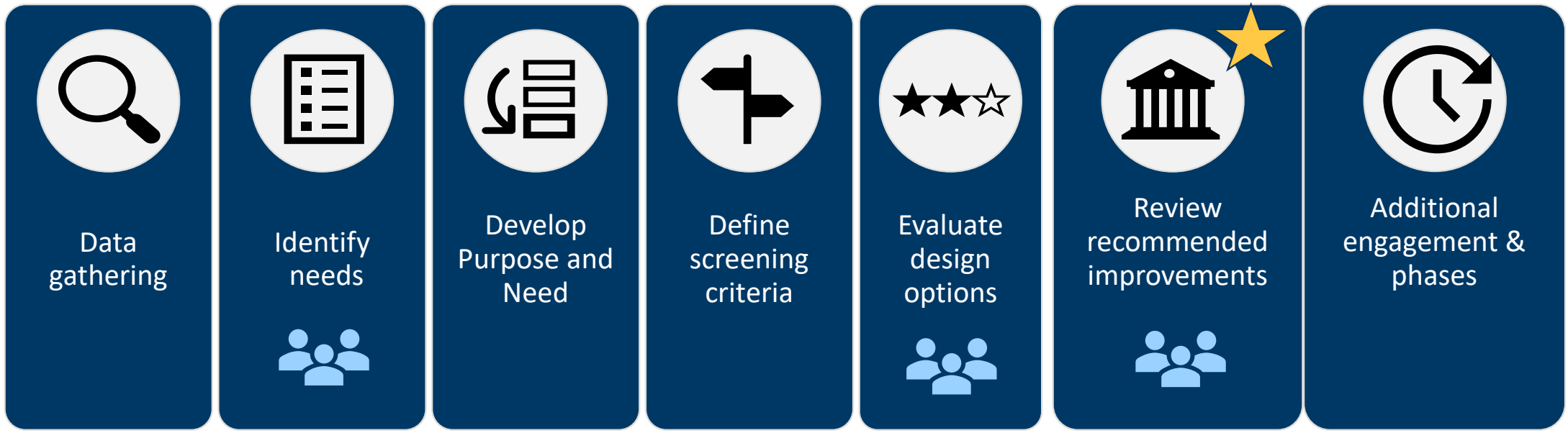
1. Signal Replacement at TH 41 and Christmas Lake Road
2. Access Modifications – TH 41 to Oak Street
3. Mill Street Bridge Replacement



Study schedule

Spring 2024 | Summer 2024 | Winter 2024 | Spring 2025 | Summer 2025/Winter 2025 | Future TBD

We are here



Stakeholder and public engagement

City of Chanhassen Council Meeting – June 23, 2025

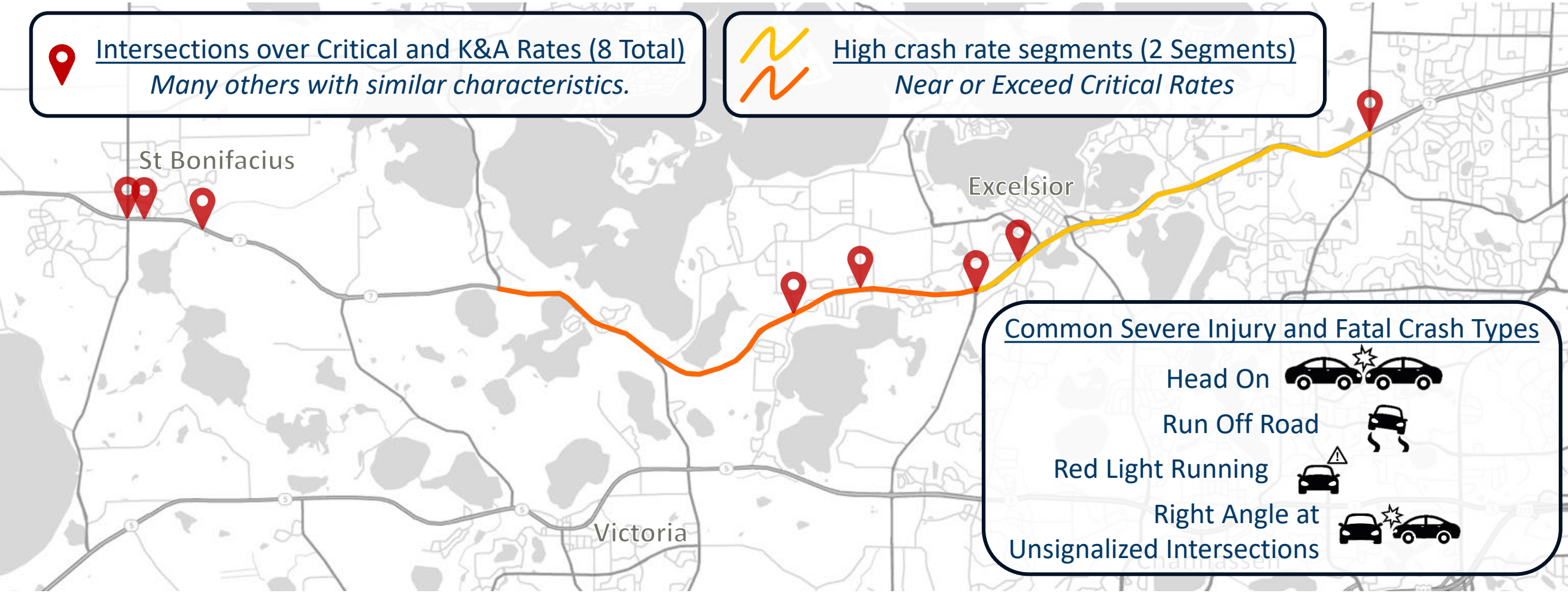
Study Needs

Vehicle Safety	• Crash history
Vehicle Mobility	• Current and future operations
Walkability/Bikeability	• Multimodal crash history • Lack of connections along and across
Additional Considerations	• *Pavement Conditions* • *Social, Economic, and Environmental Impacts* • *Others may arise in future projects*

Need - Vehicle Safety

Intersections over Critical and K&A Rates (8 Total)
Many others with similar characteristics.

High crash rate segments (2 Segments)
Near or Exceed Critical Rates



Common Severe Injury and Fatal Crash Types

- Head On
- Run Off Road
- Red Light Running
- Right Angle at Unsignalized Intersections

Traffic growth

Traffic Forecasting

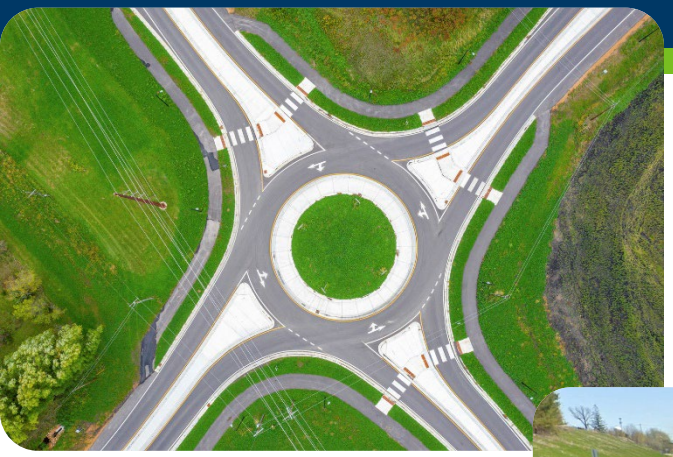
- Projected to 2045 using the Metropolitan Council's Regional Travel Demand Model, which reflects changes to:
  - Regional transportation networks (roadways, transit)
  - Demographics (households, populations, and jobs)
  - Travel patterns and behaviors (includes Hwy 5 expansion)
  - Transportation policies
- Two growth scenarios:
  - 0.35% and 0.70% annual growth

Is there enough lane capacity?

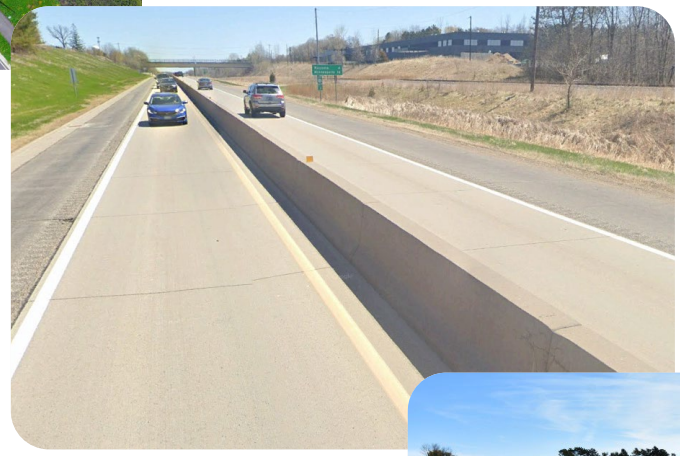
- Roadway base capacity: 1,800 - 2,000 vehicles per hour per lane
- 2045 Forecast: Maximum of 1,550 vehicles per hour per lane (Segment 1, 0.7% Growth)

Segment 1 - Recommended improvement

Segment 1 – Recommended improvement



Roundabouts at key intersections



Concrete barrier between intersections



Multi-use trail along corridor

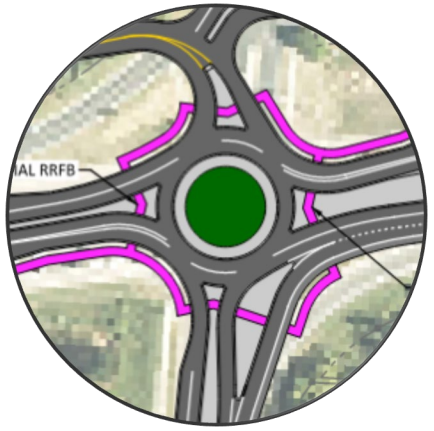
Segment 1 – Recommended improvement

Alternative 2: Roundabout corridor with median barrier and trail





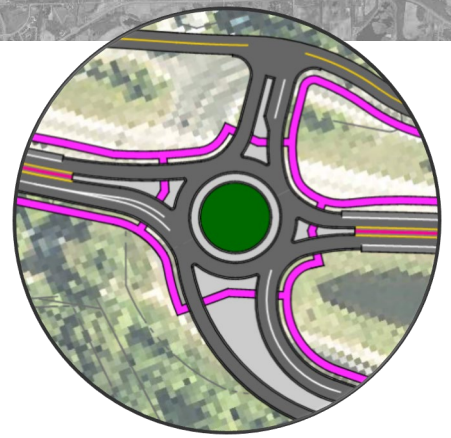
Co. Rd. 92
Roundabout



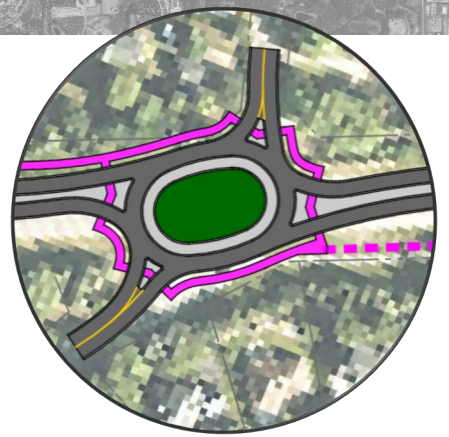
Hwy 41
Multi-lane roundabout



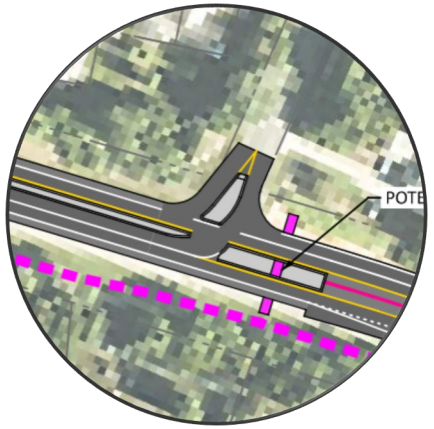
Co. Rd. 44
Roundabout



Co. Rd 13
Roundabout



Minnewashta Pkwy.
Roundabout



Eureka Rd.
¾ intersection

Segment 1 - Does it meet the project needs?

Safety

- Safer intersections reduce total and severe crashes.
- Median barrier reduces dangerous lane departure, left turn, and angle crashes



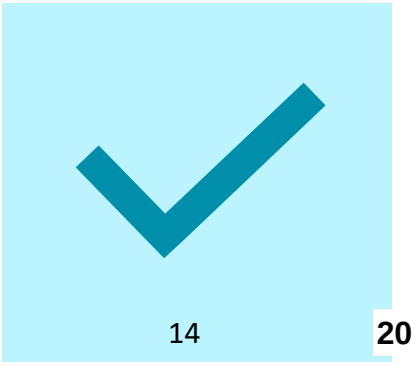
Mobility

- Reduction in full access points improves Hwy 7 mobility
- Improved sideroad mobility with roundabouts



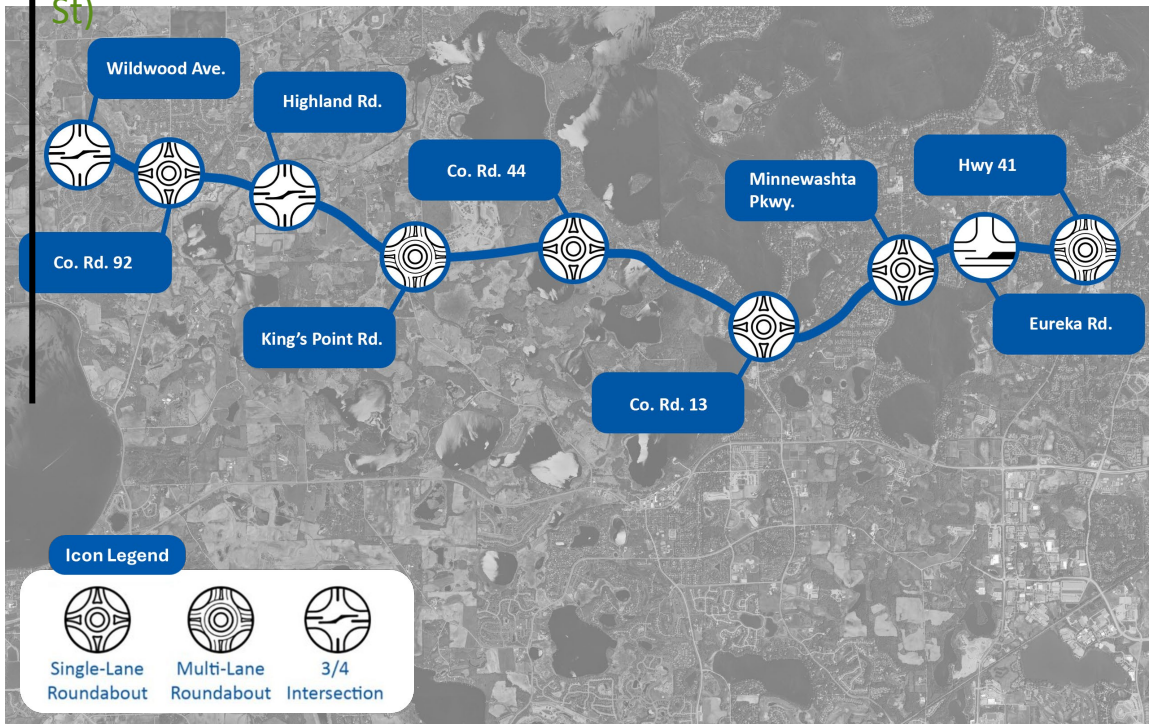
Walkability/ Bikeability

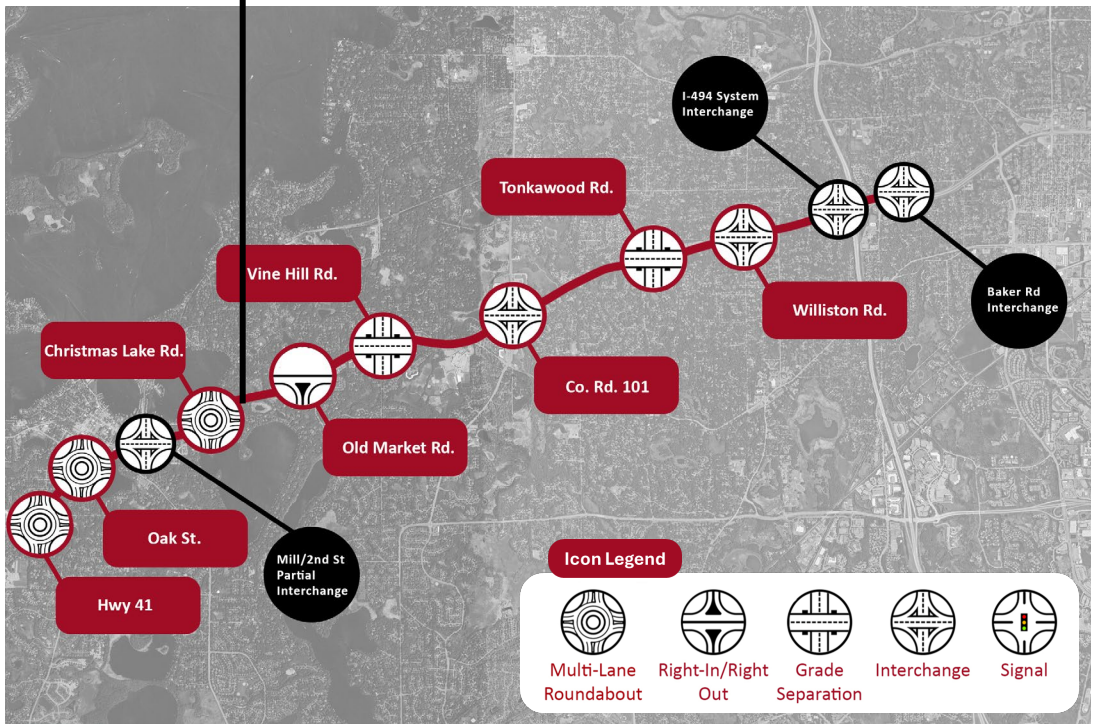
- Multi-use trail improves connectivity and safety for pedestrian and cyclists
- Safer and slower speed intersections improve safety when crossing



Recommended Alternatives

FY29 Existing project location (scoped at $45M with bridge replacement at Mill St)





Segment 1 - Alternative 2: Access-Controlled Roundabouts

- Planning Cost – $68-$84M (2025 $)
- Roundabouts
  - 4 new singles (CSAH 92, CSAH 44, CSAH 13, Minnewashta Pkwy)
  - 1 single-to-multi conversion (Kings Point)
  - 1 multi-lane (TH 41*)
- Trail along almost entire segment; Potential ped/bike grade separation at TH 41 (local – not in estimate)

Segment 2 - Alternative 4:Hybrid

- Planning Cost – $144-$187 M (2025 $)
- 2 new multi-lane roundabouts (Oak St, Christmas Lake Rd)
- 2 new grade separations (Vine Hill, Tonkawood)
- 2 new interchanges (CR 101, Williston)
- 2 ped bridges (Old Market and Minnetonka High School - Local)
- Improved multi-modal connections (sidewalks and trails)

Recommended Alternative vs FY 2029 Project

Locations	Existing	FY 2029 Current Scope	Study Recomnendation	2029 Base Cost (Million $)	2029 Recommended Cost (Million $)	Delta
Wildwood Road	*SSS*		*3/4 Intersection*	*$0.00*	*$2.90*	*-$2.90*
Maplewood Road	*SSS*	*Add LTL*	*RIRO*	*$0.44*	*$0.00*	*$0.44*
CSAH 92 (Main Street)	*Signal*	*Signal Replacement and Interconnect*	*SL RAB*	*$2.54*	*$3.48*	*-$0.94*
Oakland Street	*SSS*	*Add LTL*	*RIRO*	*$0.22*	*$0.00*	*$0.22*
Highland Road	*SSS*	*Lighting*	*3/4 Intersection*	*$0.03*	*$2.90*	*-$2.87*
Oak Road	*SSS*	*Realign*	*RIRO*	*$0.11*	*$0.00*	*$0.11*
Kings Point Road	*SL RAB*		*ML RAB*	*$0.00*	*$0.29*	*-$0.29*
CSAH 44	*Signal*		*SL RAB*	*$0.00*	*$3.48*	*-$3.48*
CSAH 13	*Signal*	*SL RAB*	*SL RAB*	*$3.48*	*$4.83*	*-$1.35*
Minnewashta Pkwy	*SSS*	*SL RAB*	*SL RAB*	*$3.48*	*$3.48*	*$0.00*
Eureka Road	*SSS*	*Pedestrian Hybrid Beacon*	*3/4 Intersection*	*$0.45*	*$0.81*	*-$0.36*
TH 41	*Signal*	*Signal Replacmement and Remove Free Right*	*ML RAB*	*$1.22*	*$4.65*	*-$3.43*
Water Street / Chaska Road	*3/4*	*Remove Free Rights / Add U Turns*	*Close Access*	*$0.11*	*$0.11*	*$0.00*
Oak Street	*Signal*	*Remove Free Rights*	*ML RAB*	*$0.23*	*$4.06*	*-$3.83*
Christmas Lake Road	Signal	Replace Signal	*ML RAB*	*$1.02*	*$4.06*	*-$3.04*
Corridor Wide	*Bit Pavement*	*Mill and Overlay and Drainage Improvements*		*$20.89*	*$0.00*	*$20.89*
Corridor Wide	*No Barrier*		*Reconstruction with median barrier (9 Mi)*	*$0.00*	*$42.21*	*-$42.21*
Corridor Wide	*Partial Trail*	*Partial Trail (~1 mi)*	*Complete Trail (~9 Mi)*	*$0.73*	*$6.21*	*-$5.48*
Corridor Wide	*Right of Way*	*Right of Way (CSAH 13)*	*assumed 4x*	*$0.60*	*$2.40*	*-$1.80*
Corridor Wide	*Risk*		*assumed 3x*	*$1.66*	*$4.98*	*-$3.32*
				$37.2	***$90.9***	***-$53.6***

Phase 3 - Public engagement and feedback

Phase 3 engagement update: Recommended improvements

October 22 — **November 17**

Comment period open through November 30

509
Comment form submission

270
Discussions through community pop-ups and meetings

43
comments submitted

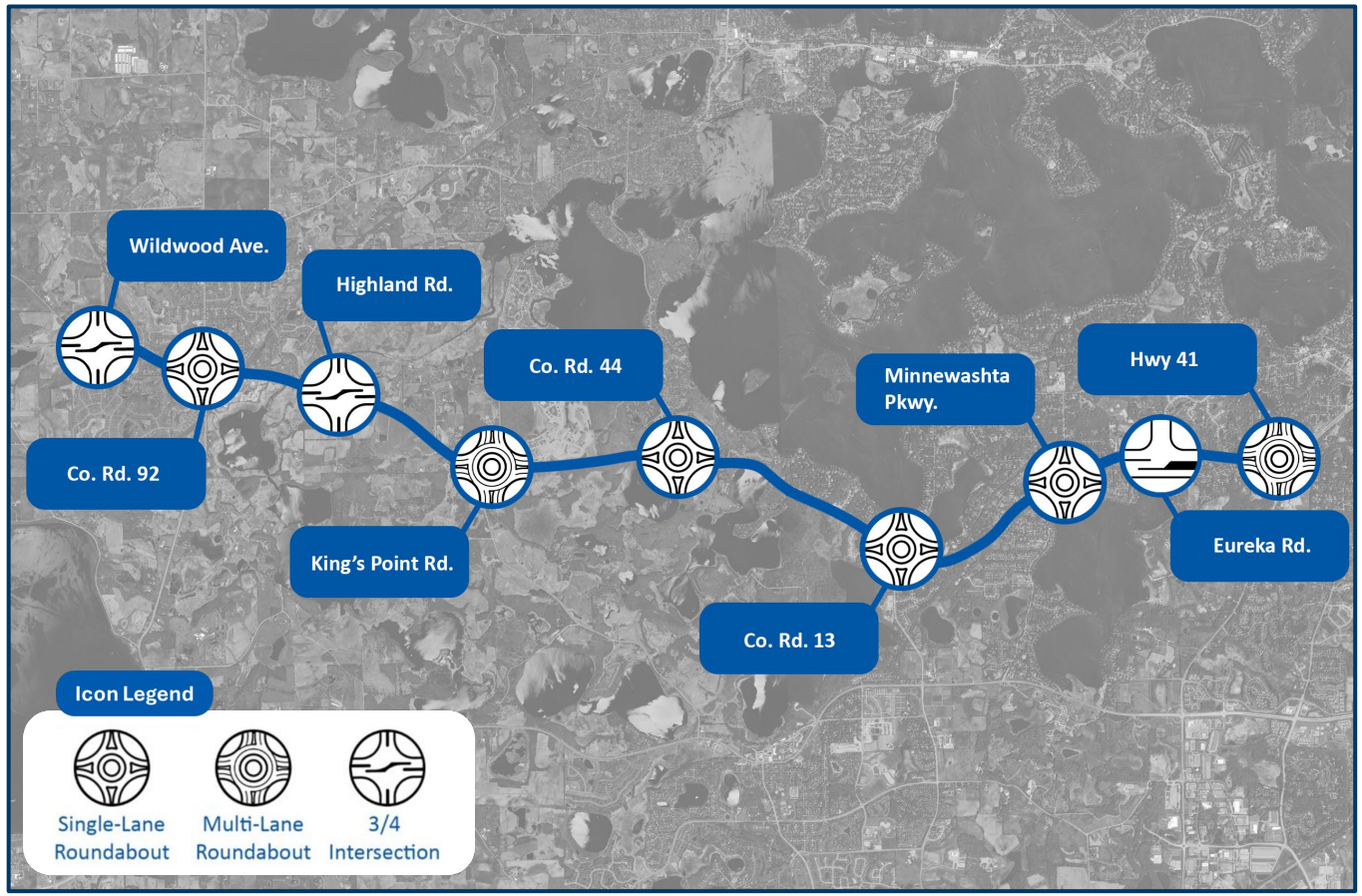
Phase 3 – Public feedback

- Median barrier impacts
- Concerns about access during construction
- Support for changes at Eureka Rd.
- Mix feelings about trail on Hwy 7
- Mix feelings on the safety and mobility features of roundabouts on Hwy 7

Segment 1 - Implementation plan options

Segment 1 - Implementation options

1. MnDOT Pavement Project Scoping / Budget
2. Construct full study vision
   - Wildwood Ave in St Bonifacius to Christmas Lake Rd in Excelsior
3. Construct vision in multiple projects
4. Build partial vision plus pavement rehab
   - Prioritize highest corridor needs
5. Build west of TH 41
   - Wildwood Ave in St Bonifacius to TH 41 in Shorewood



Segment 1 – Proposed phasing and funding

Segment 1 Phasing	Proposed Improvements	Cost of Improvements (2025 dollars)*
Short Term (with MnDOT Pavement Project)	• Roundabouts at CSAH 92, CSAH 44, CSAH 13, Minnewashta Pkwy 3 /4 Intersection at Eureka Road • Median Barrier or raised median and multi-use trail from CSAH 92 to Bell Street • Median Barrier from CSAH 44 to TH 41 • Mult-Use trail from CSAH 13 to Minnewashta Pkwy and Washta Bay Road to TH 41	$40-48 M
Medium Term (10-20 years)	• Median barrier and multi-use trail to Highland Road • 3 / 4 Intersection at Highland Road • Trail from CSAH 44 to CSAH 13	$10-13 M
Long Term (20+ years)	• Median Barrier and trails from Wildwood to CSAH 92 and Highland Road to CSAH 44 • Local Road Connections	$18-23 M

**Costs are at a planning level and don't account for inflation to year of expenditure*

Segment 1 - Upcoming funding opportunities

Roundabout Corridor (Segment 1 & 2) High Level Funding Plan

Program/Source	Solicitation Timing	Max $$	FY	Eligible Uses	Notes
MnDOT SRC	*NA*	$45M	29	All activities	Flexible use for project development and federal program match dollars.
2026 Pursuit Focus					
USDOT BUILD*	Fall 2025	$25M	30 obligation	Final design, right-of-way, construction	
Met Council Regional Solicitation**	Feb 2026	$7M-$14M	30-31	Construction only	Consider identifying 2 independent utility roadway projects and/or ped/bike projects to maximize awards from 2026-28 solicitations.
MnDOT Highway Safety Improvement Program (HSIP)	Feb 2026	$2M	30-31	Construction only	Cannot be paired with Regional Solicitation –
USDOT Safe Streets for All (SS4A)*	Apr 2026	$25M	30 obligation	Final design, right-of-way, construction	Confirming eligibility with Met Council Regional Safety Action Plan
2027+ Pursuit Opportunities					

Smaller competitive pots that locals could pursue:

- MnDOT Local Road Improvement Program (LRIP) - $1.5M – construction only
- MnDOT Local Partnership Program (LPP) - $1M – construction engineering and construction only
- DNR Local Trails Connection - $250k – construction only
- Legislative-Citizen Commission on Minnesota Resources (LCCMR) Conservation dollars

Next steps

Next Steps

- **Implementation plan** – Completed
- **Public engagement** – Comment period on the recommended improvements open through Nov. 30
- **Final report** – To be complete in Dec. 2025
- **Pre-liminary design and engagement** – TBD



Thank you!

Faith.Xiong@state.mn.us

Study Project Manager

Ryan.Wilson@state.mn.us

West Area Manager

City Council Item

November 24, 2025

Item	Final Review of 2026 Budgets, 2026-2030 CIP, and Property Tax Levy	
File No.		**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Kelly Grinnell, Finance Director	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	Financial Sustainability

SUMMARY

Staff will review the final 2026 budgets.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City of Chanhassen Final Review of Preliminary 2026 Budgets, Levy & Preliminary 2026-2030 CIP

Council Work Session

November 24, 2025

Agenda

- Review 2026 Preliminary Budgets
- Review Preliminary 2026-2030 Capital Improvement Plan
- Discuss Pay 2026 Levy
- Next Steps



Preliminary 2026 Budgets – Summary by Fund Type

Fund Type	Revenues & Transfers In	Expenditures & Transfers Out	Net Change	Projected Ending Balance
General	$16,959,270	$16,959,270	$-	$13,402,978
Special Revenue	$385,600	$468,000	$-82,400	$1,214,217
Debt Service	$4,885,400	$2,332,360	$2,553,040	$6,692,318
Capital Projects	$14,593,382	$17,219,752	$-2,626,370	$2,084,344
Enterprise	$15,390,942	$18,284,327	$-2,893,385	$1,964,926
TOTAL – ALL CITY FUNDS	**$52,214,594**	**$55,263,709**	**$-3,049,115**	**$25,358,783**

Preliminary 2026 General Fund Budget Highlights

Revenues & Transfers In ($16.96M)

- Up 5.2%, or $833K from 2025
- Gen Fund Levy up 4.3%, or $519K – includes $35K add for contingency – keep, remove, or move to another fund?
- License/Permit revenue up $138K – based on 5-yr average
- Intergovernmental revenue up 12.6%, or $70K, due to increased police and fire state aid
- Transfer in from Grants Fund up $110K

Expenditures & Transfers Out ($16.96M)

- Up 5.2%, or $833K from 2025
- Wages & Benefits up 7.5%, or $650K due to 3% COLA, changes to pay plan (added 10th step), pay regrades for certain positions, and 15% insurance increase
- Open enrollment ends 11/26, so budget numbers won't be final until then
- County Policing contract up $153K from 2025

Fund Balance Projections

- Budget is balanced
- 2025 Beginning Unassigned Fund Balance was $7.76M
- Will need about $6.3M in Unassigned Fund Balance at year-end per policy
- 2025 Budget Performance
  - Permit Revenue - $500K over
  - Interest Revenue - $250K over
  - Expenditures – to early to forecast but expect to be lower

General Fund Balance Projection

General Fund Balance	Balance on 1/1/2025	Change During Year	Comment	Expected Balance on 12/31/2025	
Nonspendable					
Prepaid Items	$ 135,138	$ -		$ 135,138	
Assigned for					
Land Purchase - New Community Center	$ 2,100,000	$ -	Will transfer out in 2026 or 2027	$ 2,100,000	
Lake Ann Park Preserve	$ 1,675,000	$ -	Planned use in 2026	$ 1,675,000	
Hardware/Software for New City Hall	$ 165,000	$ (165,000)		$ -	
Payout of Compensated Absences for Retirements/Terms	$ 100,000	$ -	Will carryover if not used	$ 100,000	
Laserfiche Records Scanning/Other Software	$ 100,000	$ -	Will carryover if not used	$ 100,000	
Tree/Planning Contractual Services	$ 40,000	$ (40,000)		$ -	
Comprehensive Plan Update	$ -	$ -	Comp Plan Update every 10 years	$ 125,000	
Health Insurance Premiums	$ 30,000	$ -	Will carryover to 2026	$ 30,000	
Fire Relief Pension Conversion Contractual Services	$ 15,000	$ -	Will carryover to 2026	$ 15,000	
Total Assigned	$ 4,225,000	$ (205,000)		$ 4,145,000	
Unassigned	$ 7,762,840	$ 750,000	Favorable building permit and interest income revenue variances	$ 8,512,840	
Total Fund Balance	$ 12,122,978	$ 545,000		$ 12,792,978	
**General Fund minimum unassigned fund balance policy requires 50% of following year's property tax levy*					
Property Tax Levy	$ 12,090,000			$ 12,609,000	
50% of Levy	$ 6,045,000			$ 6,304,500	
Unassigned Fund Balance in Excess/(Deficit) of Policy	$ 1,717,840			$ 2,208,340	**

**Potential needs - Community Center operating deficits for first few years, transfers out to Park Renovation Fund

Preliminary 2026 Special Revenue Fund Budget Highlights

Fund	Revenues & Transfers In	Expenditures & Transfers Out	Change in Fund Balance	Projected Ending Fund Balance
Charitable Gambling	$56,200	$55,000	$1,200	$59,435
Cemetery	$4,000	$3,000	$1,000	$78,879
Cable TV	$200	$-	$200	$200
Grants	$15,200	$410,000	$-394,800	$406,556
Local Affordable Housing Aid	$310,000	$-	$310,000	$669,147
TOTAL SPECIAL REVENUE FUNDS	$385,600	$468,000	$-82,400	$1,214,217

- Grants Fund includes transfers out to General Fund for use of Public Safety Aid
- New Fund – Local Affordable Housing Aid started in 2024 – Have four years to use these funds

Preliminary 2026 Capital Projects Fund Budget Highlights

Fund	Revenues & Transfers In	Expenditures & Transfers Out	Change in Fund Balance	Projected Ending Fund Balance
Vehicle & Equipment	$953,700	$1,006,575	$-52,875	$1,383,463
Capital Facilities	$174,800	$96,000	$78,800	$279,790
Park Renovation	$112,400	$-	$112,400	$251,244
Park Development	$892,376	$3,044,352	$-2,151,976	$6,936
TIM Fund	$255,800	$573,000	$-317,200	$545,120
TIF #11 and #12	$499,400	$464,825	$34,575	$103,804
Pavement Mgmt	$11,704,906	$12,035,000	$-330,094	$-486,013
TOTAL CAPITAL PROJECT FUNDS	$14,593,382	$17,219,752	$-2,626,370	$2,084,344

- Park Renovation Fund included – need council direction on this
- Park Development includes fees from Roers which are dedicated to Chan Bluffs Comm Center and will be transferred out to that project
- Pavement Management Fund includes:
  - Neighborhood Streets
  - Market Blvd
  - Lake Drive East, Great Plains

Preliminary 2026 Enterprise Fund Budget Highlights

Fund	Revenues & Transfers In	Expenses & Transfers Out	Change in Cash Balance	Projected Ending Cash Balance
Water Fund	$6,960,386	$6,239,987	$720,399	$3,578,710
Sewer Fund	$5,570,306	$6,645,154	$-1,074,848	$1,925,152
Storm Water Fund	$2,860,250	$5,399,186	$-2,538,936	$-3,538,936
TOTAL ENTERPRISE FUNDS	$15,390,942	$18,284,327	$-2,893,385	$1,964,926

- Revenues are higher due to planned rate increases from rate study
  - Water up 5%
  - Sewer up 8.5%
  - Storm Water up 15%
- Connection fees are lower due to Avienda projections
- Expenses are higher due to utility portion of street reconstruction
- Will need to do interfund loans for Storm Water Fund

Monthly Utility Bill Change

Based on 9,000 gallons of water use and 5,000 gallons of sewer charged – increase of $6.64/month

2025 Monthly Bill		2026 Monthly Bill		Difference	
Water		**Water**			
Fixed Charge	$ 6.11	Fixed Charge	$ 6.42	$	0.31
Consumption 9,000 gallons	$ 29.94	Consumption 9,000 gallons	$ 31.43	$	1.49
Sewer		**Sewer**			
Minimum Charge (2,000 gallons)	$ 15.26	Minimum Charge (2,000 gallons)	$ 16.56	$	1.30
Consumption 3,000 gallons	$ 22.88	Consumption 3,000 gallons	$ 24.82	$	1.94
Storm Water	$ 11.43	**Storm Water**	$ 13.03	$	1.60
Total	$ 85.62	**Total**	$ 92.26	$	6.64

Preliminary 2026-2030 Capital Improvement Plan

CIP Overview/Process

- City Council adopts a 5-year CIP annually
- What's included? Planned capital expenditures such as:
  - Vehicles – Purchased or Leased
  - Equipment
  - Buildings & Building Improvements
  - Street Improvements
  - Parks & Trails Improvements
  - Utility Infrastructure

2026 CIP Items

- All 2026 CIP items are included in the 2026 budgets for each fund
- All 2026 CIP items will be approved by Council prior to purchase/start of project

2027-2030 CIP Items

- All 2027-2030 CIP items are adopted conceptually by the Council and are included in fund projections
- Staff will use the 2027-2030 CIP items as the basis for the 2027-2031 CIP

Preliminary 2026-2030 Capital Improvement Plan

Capital Funds

- Vehicle & Equipment Fund
- Park Renovation Fund
- Capital Facilities Fund
- Park Acquisition & Development Fund
- Transportation Infrastructure Management Fund
- Pavement Management Fund

Utility Funds

- Water Fund
- Sewer Fund
- Storm Water Fund

Preliminary 2026-2030 Capital Improvement Plan Summary by Fund

Fund	2026	2027	2028	2029	2030	Total
Vehicle & Equipment	$ 1,006,575	$ 1,091,005	$ 1,463,498	$ 1,284,718	$ 1,396,433	$ 6,242,229
Capital Facilities	$ 116,000	$ 185,000	$ 190,000	$ 225,000	$ 225,000	$ 941,000
Park Renovation	$ -	$ 30,000	$ -	$ -	$ -	$ 30,000
Park Development	$ 180,000	$ -	$ -	$ -	$ -	$ 180,000
TIM Fund	$ 373,000	$ 293,000	$ 304,000	$ 315,000	$ 326,000	$ 1,611,000
Pavement Mgmt	$ 11,985,000	$ 8,835,000	$ 15,915,000	$ 5,300,000	$ 6,300,000	$ 48,335,000
Water	$ 1,668,179	$ 1,372,068	$ 2,468,679	$ 836,291	$ 4,503,675	$ 10,848,892
Sewer	$ 1,477,099	$ 1,550,456	$ 1,827,668	$ 725,600	$ 14,489,556	$ 20,070,379
Storm Water	$ 3,677,500	$ 2,708,765	$ 3,526,512	$ 1,598,436	$ 2,122,269	$ 13,633,482
TOTAL CAPITAL PROJECT FUNDS	$ 20,483,353	$ 16,065,294	$ 25,695,357	$ 10,285,045	$ 29,362,933	$ 101,891,982

Park Renovation Fund– 2026-2031 CIP

Funding Sources

- Historically has relied on transfers from the General Fund
- Levy of $100,000 started in 2025, gradually increasing
- Could increase by additional $35,000 in 2026
- Could also transfer from General Fund reserves due to 2025 budget performance

Funding Uses

- Only one item in 2026-2030 CIP:
  - Lake Ann Park Irrigation Pumps $30,000 in 2027

2026-2031 Playground Replacement?

Park	Year Installed	Replacement Year	Replacement Cost
Stone Creek	1998	2028	$ 100,000
Meadow Green	2004	2029	$ 100,000
Curry Farms	2005	2030	$ 100,000
Lake Susan (Main)	2005	2030	$ 600,000
Minnewashta Heights	2005	2030	$ 100,000
North Lotus	2005	2030	$ 100,000
Rice Marsh	2005	2030	$ 100,000
Chanhassen Hills	2005	2030	$ 100,000
Lake Ann (Ballfields)	2004	2030	$ 600,000
Bandimere	2000	2031	$ 600,000
Total			$ 2,500,000

There are 14 other playgrounds in the system, with replacements scheduled between 2037-2050

Park Renovation Fund Outlook
(if playground replacements are included)

	2025 Budget	2025 Actual thru 10/10/25	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	2032 Budget	2033 Budget	2034 Budget
REVENUES											
Property Taxes	$ 100,000	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 240,000	$ 350,000	$ 460,000	$ 570,000	$ 680,000	$ 790,000
Investment Earnings		$ 3,609	$ 2,400	$ 2,800	$ 5,000	$ 6,900	$ 7,600	$ 10,500	$ (16,300)	$ (18,900)	$ (7,800)
Net Chg in Fair Value of Inv		$ 2,035									
TOTAL REVENUES	$ 100,000	$ 105,644	$ 112,400	$ 122,800	$ 135,000	$ 246,900	$ 357,600	$ 470,500	$ 553,700	$ 661,100	$ 782,200
EXPENDITURES											
Parks & Rec	$ -	$ 50,000									
Court Refurbishment		$ 36,270									
Playgrround Replacement					$ 100,000	$ 100,000	$ 1,700,000	$ 600,000			
Lake Ann Park Roof Replacements/Irrigation Pumps		$ -		$ 30,000							
TOTAL EXPENDITURES	$ -	$ 86,270	$ -	$ 30,000	$ 100,000	$ 100,000	$ 1,700,000	$ 600,000	$ -	$ -	$ -
REVENUES OVER/(UNDER) EXPENDITURES	$ 100,000	$ 19,374	$ 112,400	$ 92,800	$ 35,000	$ 146,900	$ (1,342,400)	$ (129,500)	$ 553,700	$ 661,100	$ 782,200
NET CHANGE IN FUND BALANCE	$ 100,000	$ 19,374	$ 112,400	$ 92,800	$ 35,000	$ 146,900	$ (1,342,400)	$ (129,500)	$ 553,700	$ 661,100	$ 782,200
FUND BALANCE - JAN 1	$ 119,470	$ 119,470	$ 138,844	$ 251,244	$ 344,044	$ 379,044	$ 525,944	$ (816,456)	$ (945,956)	$ (392,256)	$ 268,844
FUND BALANCE - DEC 31	$ 219,470	$ 138,844	$ 251,244	$ 344,044	$ 379,044	$ 525,944	$ (816,456)	$ (945,956)	$ (392,256)	$ 268,844	$ 1,051,044
Fund Balance if levy is $35K higher each year			$ 286,244	$ 414,044	$ 484,044	$ 665,944	$ (641,456)	$ (735,956)	$ (147,256)	$ 548,844	$ 1,366,044

2025 to 2026 Levy Comparison

The City Council adopted a preliminary tax levy on September 8 for taxes payable in 2026

	Fund	2025 Adopted	2026 Preliminary	$ Change	% Change
	General	$ 12,090,000	$ 12,609,000	$ 519,000	4.3%
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 20,000	2.8%
	Facilities	$ 170,000	$ 170,000	$ -	0.0%
	Pavement Management Program	$ 1,000,000	$ 820,000	$ (180,000)	-18.0%
	Transportation Infrastructure Management	$ 240,000	$ 240,000	$ -	0.0%
	Park Renovation	$ 100,000	$ 110,000	$ 10,000	10.0%
Debt Service	Public Works Facility Debt	$ 190,000	$ 369,000	$ 179,000	94.2%
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 555,000	63.4%
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,473,000**	**$ 1,103,000**	**7.2%**

2026 Levy Options

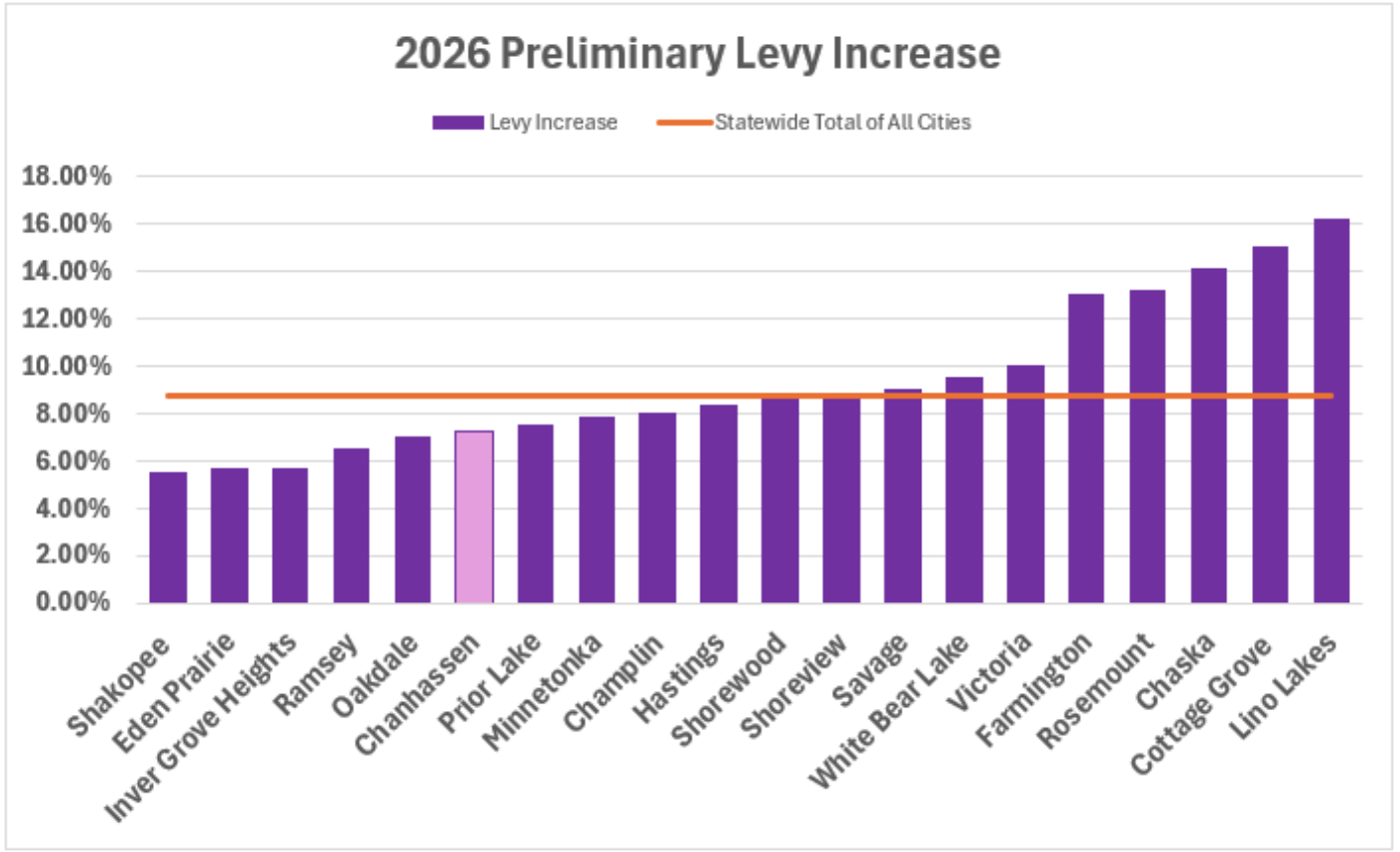
- Council adopted a preliminary levy on September 8, 2026, that included $35K in contingency in the General Fund
- Option A – Remove the contingency which reduces levy increase to 6.9%
- Option B – Remove the contingency from the General Fund and redirect it to the Park Renovation or another fund

	Fund	2025 Adopted	2026 Preliminary	2026 Option A	2026 Option B
	General	$ 12,090,000	$ 12,609,000	$ 12,574,000	$ 12,574,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 725,000	$ 725,000
	Facilities	$ 170,000	$ 170,000	$ 170,000	$ 170,000
	Pavement Management Program	$ 1,000,000	$ 820,000	$ 820,000	$ 820,000
	Transportation Infrastructure Management	$ 240,000	$ 240,000	$ 240,000	$ 240,000
	Park Renovation	$ 100,000	$ 110,000	$ 110,000	$ 145,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 369,000	$ 369,000
	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,430,000	$ 1,430,000
	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ -
	TOTAL ALL FUNDS	$ 15,370,000	$ 16,473,000	$ 16,438,000	$ 16,473,000
	$ Levy Increase from Prior Year	$ 915,000	$ 1,103,000	$ 1,068,000	$ 1,103,000
	% Levy Increase from Prior Year	6.3%	7.2%	6.9%	7.2%

All Funds Levy Comparison 2025-2035

	Fund	2025 Adopted	2026 Preliminary	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	2033 Projected	2034 Projected	2035 Projected
	General	$ 12,090,000	$ 12,609,000	$ 13,112,000	$ 13,635,000	$ 14,179,000	$ 14,746,000	$ 15,336,000	$ 15,949,000	$ 16,587,000	$ 17,250,000	$ 17,940,000
Capital Project Funds	Fleet & Equipment	$ 705,000	$ 725,000	$ 750,000	$ 820,000	$ 900,000	$ 950,000	$ 1,100,000	$ 1,200,000	$ 1,300,000	$ 1,400,000	$ 1,500,000
Capital Project Funds	Facilities	$ 170,000	$ 170,000	$ 177,000	$ 215,000	$ 224,000	$ 233,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 280,000
Capital Project Funds	Pavement Management Program	$ 1,000,000	$ 820,000	$ 1,040,000	$ 1,082,000	$ 1,125,000	$ 1,170,000	$ 1,220,000	$ 1,270,000	$ 1,320,000	$ 1,370,000	$ 1,425,000
Capital Project Funds	Transportation Infrastructure Management	$ 240,000	$ 240,000	$ 250,000	$ 260,000	$ 270,000	$ 281,000	$ 290,000	$ 305,000	$ 315,000	$ 330,000	$ 340,000
Capital Project Funds	Park Renovation	$ 100,000	$ 110,000	$ 120,000	$ 130,000	$ 230,000	$ 340,000	$ 450,000	$ 560,000	$ 670,000	$ 780,000	$ 800,000
Debt Service Funds	Public Works Facility Debt	$ 190,000	$ 369,000	$ 451,000	$ 497,000	$ 410,000	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service Funds	Civic Campus Debt	$ 875,000	$ 1,430,000	$ 1,700,000	$ 1,700,000	$ 1,700,000	$ 2,160,000	$ 2,280,000	$ 2,280,000	$ 2,280,000	$ 2,280,000	$ 2,280,000
Debt Service Funds	Chan Bluffs Comm Center Debt	$ -	$ -	$ -	$ 400,000	$ 900,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000
	TOTAL ALL FUNDS	**$ 15,370,000**	**$ 16,473,000**	**$ 17,600,000**	**$ 18,739,000**	**$ 19,938,000**	**$ 21,380,000**	**$ 22,416,000**	**$ 23,314,000**	**$ 24,232,000**	**$ 25,180,000**	**$ 26,065,000**
	$ Levy Increase from Prior Year	**$ 915,000**	**$ 1,103,000**	**$ 1,127,000**	**$ 1,139,000**	**$ 1,199,000**	**$ 1,442,000**	**$ 1,036,000**	**$ 898,000**	**$ 918,000**	**$ 948,000**	**$ 885,000**
	% Levy Increase from Prior Year	**6.3%**	**7.2%**	**6.8%**	**6.5%**	**6.4%**	**7.2%**	**4.8%**	**4.0%**	**3.9%**	**3.9%**	**3.5%**

2026 Preliminary Levies – Other Cities



Property Tax Impact - Residential

- *The table below shows the tax impact on 5 example homes for 2024-2026*
- *A home valued at the median level of $501,600 would see an annual increase of $75 (6.9% levy inc.) or $78 (7.2% levy inc.)*

Sample Home	Tax Year	Scenario	Estimated Market Value	City Tax	City Tax % Inc	Annual Increase	Monthly Increase
Home A	2024	Adopted 7.4% Levy Inc.	$ 356,464	$ 736	6.0%	$ 42	$ 3.47
	2025	Adopted 6.3% Levy Inc.	$ 360,278	$ 753	2.3%	$ 17	$ 1.41
	2026	Prelim 6.9% Levy Inc.	$ 376,599	$ 802	6.6%	$ 50	$ 4.13
	2026	Prelim 7.2% Levy Inc.	$ 376,599	$ 804	6.9%	$ 52	$ 4.31
Home B	2024	Adopted 7.4% Levy Inc.	$ 594,106	$ 1,293	6.2%	$ 76	$ 6.30
	2025	Adopted 6.3% Levy Inc.	$ 600,463	$ 1,360	5.2%	$ 67	$ 5.56
	2026	Prelim 6.9% Levy Inc.	$ 627,664	$ 1,454	6.9%	$ 94	$ 7.81
	2026	Prelim 7.2% Levy Inc.	$ 627,664	$ 1,458	7.2%	$ 98	$ 8.14
Home C	2024	Adopted 7.4% Levy Inc.	$ 831,749	$ 1,915	6.1%	$ 109	$ 9.12
	2025	Adopted 6.3% Levy Inc.	$ 840,649	$ 2,013	5.1%	$ 97	$ 8.11
	2026	Prelim 6.9% Levy Inc.	$ 878,730	$ 2,145	6.6%	$ 133	$ 11.06
	2026	Prelim 7.2% Levy Inc.	$ 878,730	$ 2,151	6.9%	$ 139	$ 11.54
Home D	2024	Adopted 7.4% Levy Inc.	$ 1,069,391	$ 2,537	6.0%	$ 143	$ 11.95
	2025	Adopted 6.3% Levy Inc.	$ 1,080,833	$ 2,665	5.0%	$ 128	$ 10.67
	2026	Prelim 6.9% Levy Inc.	$ 1,129,795	$ 2,837	6.4%	$ 172	$ 14.31
	2026	Prelim 7.2% Levy Inc.	$ 1,129,795	$ 2,845	6.7%	$ 179	$ 14.95
Home E	2024	Adopted 7.4% Levy Inc.	$ 1,307,034	$ 3,159	5.9%	$ 177	$ 14.78
	2025	5.6% Levy Inc.	$ 1,321,019	$ 3,318	5.0%	$ 159	$ 13.23
	2026	Prelim 6.9% Levy Inc.	$ 1,380,861	$ 3,529	6.3%	$ 211	$ 17.55
	2026	Prelim 7.2% Levy Inc.	$ 1,380,861	$ 3,538	6.6%	$ 220	$ 18.35

Property Tax Impact - Commercial

Commercial/ Industrial Property Owner	Tax Year	Scenario	Estimated Market Value	City Tax	City Tax % Inc	Annual Increase	Monthly Increase/ (Decrease)
Taxpayer 1	2024	Adopted 7.4% Levy Inc.	$ 1,155,409	$ 2,763	12.1%	$ 299	$ 24.89
	2025	Adopted 6.3% Levy Inc.	$ 1,215,028	$ 3,030	9.7%	$ 268	$ 22.30
	2026	Prelim 6.9% Levy Inc.	$ 1,218,187	$ 3,081	1.7%	$ 51	$ 4.21
	2026	Prelim 7.2% Levy Inc.	$ 1,218,187	$ 3,089	1.9%	$ 59	$ 4.91
Taxpayer 2	2024	Adopted 7.4% Levy Inc.	$ 5,777,044	$ 14,860	11.5%	$ 1,531	$ 127.56
	2025	Adopted 6.3% Levy Inc.	$ 6,075,139	$ 16,237	9.3%	$ 1,378	$ 114.81
	2026	Prelim 6.9% Levy Inc.	$ 6,090,935	$ 16,505	1.6%	$ 268	$ 22.30
	2026	Prelim 7.2% Levy Inc.	$ 6,090,935	$ 16,550	1.9%	$ 313	$ 26.04

Next Steps

Work Session - Review and discuss 2026 General Fund Budget , 2026-2030 CIP, tax levy for all funds, and levy impact on property owners

November 24, 2025

December 15, 2025

Truth in Taxation Public Meeting at 7:00 p.m.

Approve Resolution adopting the 2026 final levy & budget

City Council Item

November 24, 2025

Item	Lake Ann Park Preserve Update	
File No.		**Item No:** A.3
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Jerry Ruegemer, Park and Recreation Director	
Reviewed By	Jerry Ruegemer	

SUGGESTED ACTION Discussion	
Motion Type	N/A
Strategic Priority	Asset Management

SUMMARY

Staff will provide a Lake Ann Park Preserve project update now that the Phase I and II reports have been submitted and reviewed by the State Historical Preservation Office (SHPO). A project timeline will be shared as to how the project will advance.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

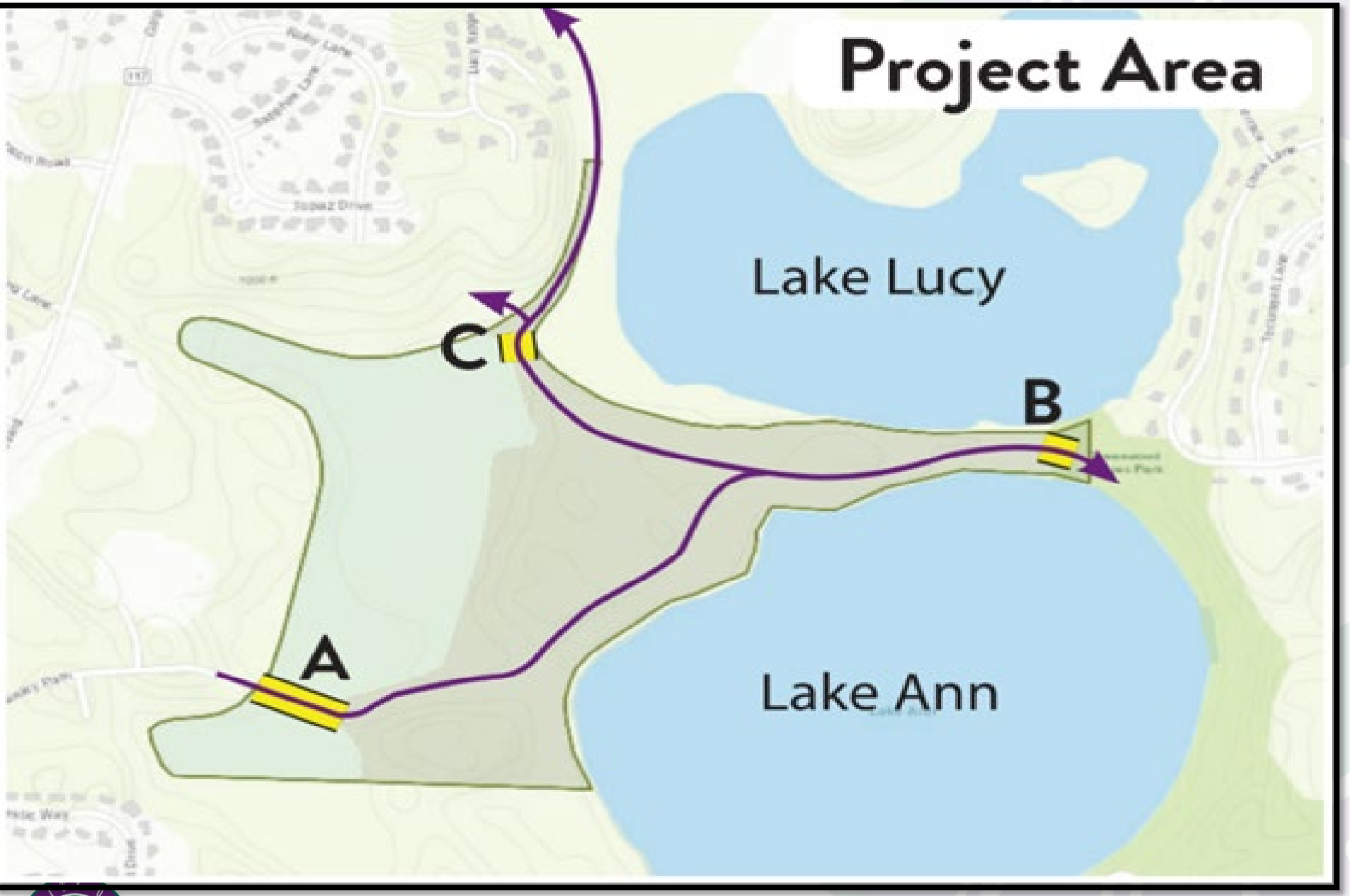
ATTACHMENTS

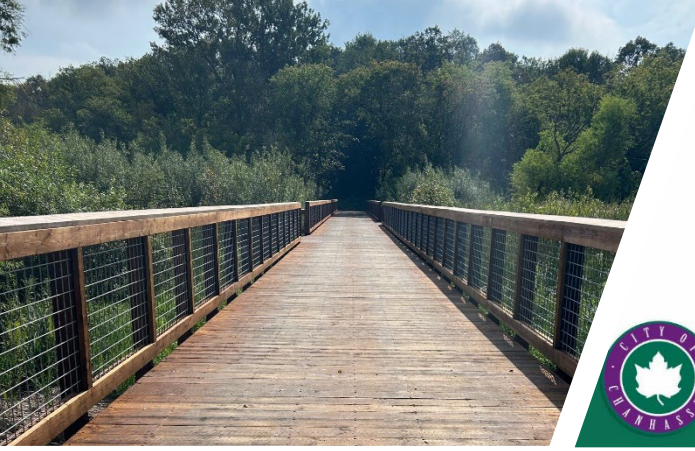
Lake Ann Preserve Construction Update

Sources and Uses for Lake Ann Park Preserve

Lake Ann Park Preserve Construction Update

November 24, 2025 City Council Meeting


Project Area
Lake Lucy
C
B
A
Lake Ann

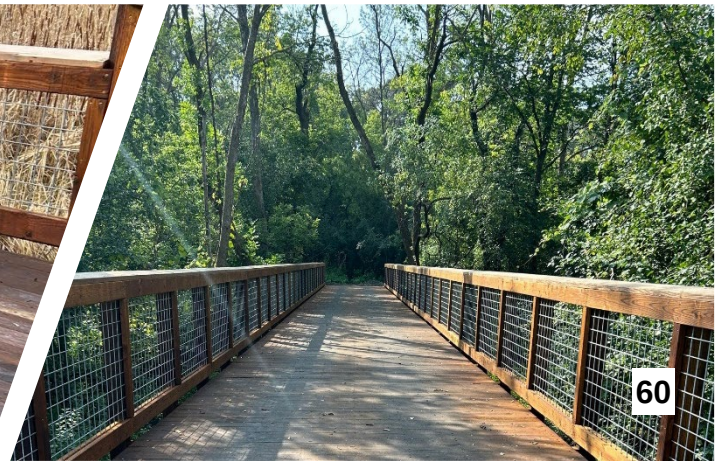


CITY OF CHANHASSEN | A Community For Life.



We've Made Progress





Archaeological Sites



SHPO

- August 8, 2025 – Submitted Lake Ann Park Preserve project materials
  - Phase I & Phase II Archaeological Survey Reports (106 Group)
  - Project Plans Showing Trail & Parking Lot Alignment
  - Completed SHPO Forms
- September 18, 2025 - SHPO archaeologist recommended revisions to the Phase II archeology report
- October 28, 2025 - Revised project alteration plan submitted to SHPO

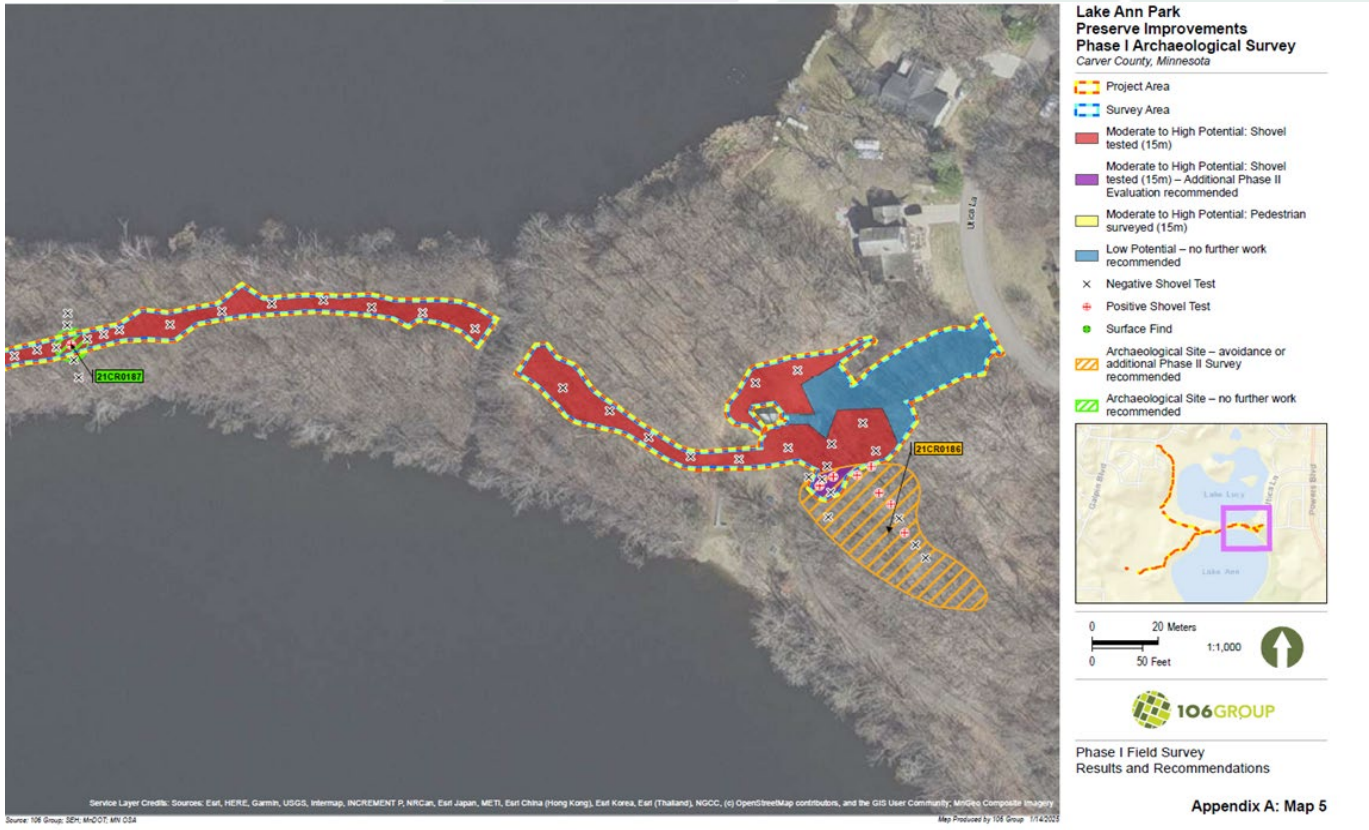
Site 21CRO186 – Greenwood Shores Parking Lot *Good To Proceed*

- Lack of historical context
- Not enough information to determine eligibility
- Greenwood Shores Parking lot will not impact project area



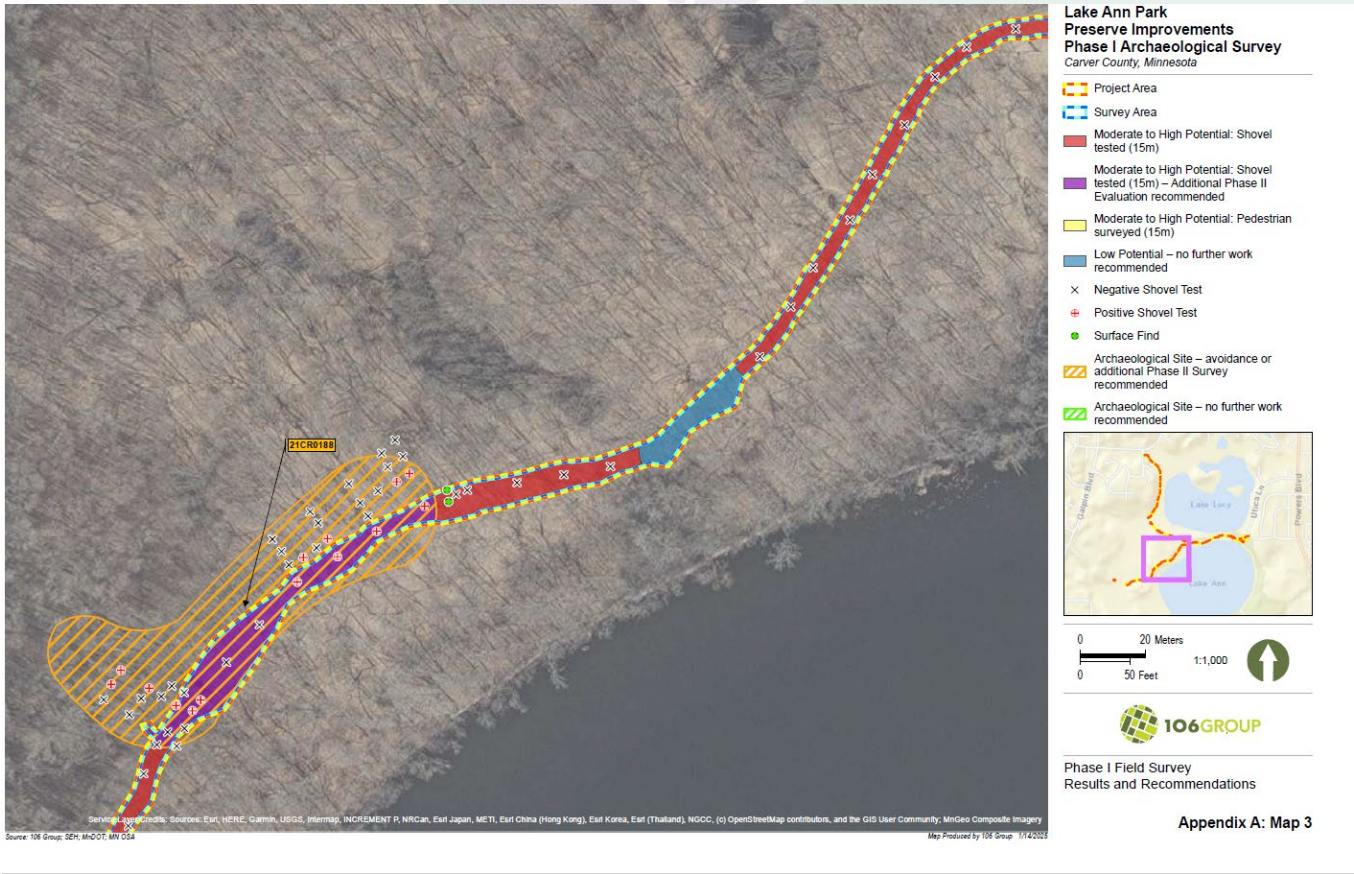
Site 21CRO187
Good To Proceed

- Lack of historical context
- Determined site is not “eligible” for listing in the National Register of Historic Places
- No impacts on project

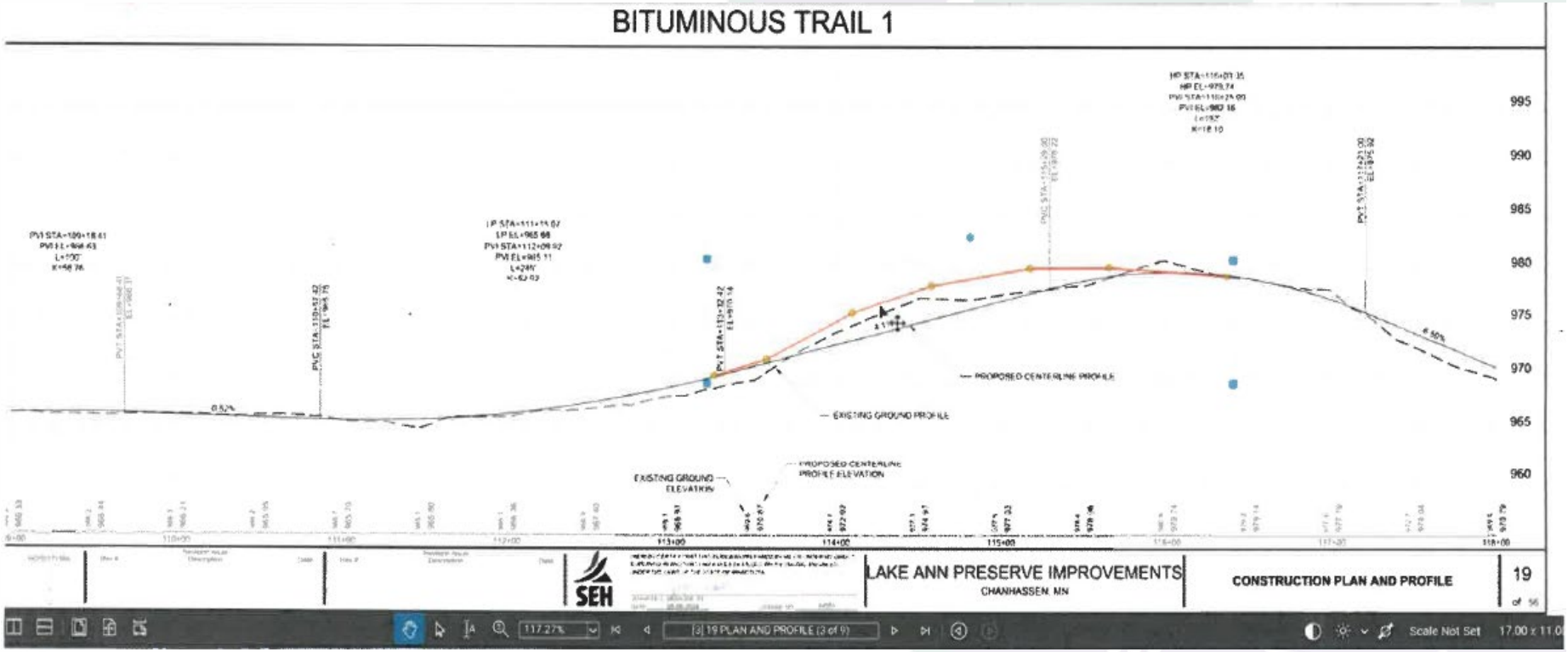


Site 21CRO188
Additional Work In Progress

- Determined trail project will impact archeological site
- SHPO recommended re-routing trail avoiding impact or
- Conduct additional data recovery to determine site significance



- City met with 106 Group to strategize moving project forward minimizing artifact impact
- Revised project alteration plan submitted to SHPO (10-28-25)
- Can clean fill (Cap & Fill) be brought in and the bituminous trail be built on top of existing surface?
- Does that satisfy SHPO's minimal impact in Site 21CRO188?



Construction Costs

- Expenses through 11-18-25
  - $1,388,203.41
- Funding Sources
  - ARPA Funds $1,181,743.46
  - DNR Grant $250,000

  Total $1,431,743.46
- Funding Vs Expense $43,540.05

- Remaining Items

  Phase 2 Trails (North) & Parking Lot
  - Construction $1,197,000.00
  - Engineering/Admin $156,000.00

  Total $1,353,000.00

  Phase 3 – Trail (South)
  - Construction $375,000.00
  - Engineering/Admin $50,000.00

  Total $425,000.00

  Total $1,778,000.00 (Phase 2/3)

- Funding Sources
  - ARPA Funds/GF Assigned Balance $1,218,256.54
  - GF Assigned Fund Balance $ 456,743.46
  - TIM Funds/Trail Re-Con $ 200,000.00

  Total $1,875,000.00

Total Project Budget Funding $3,306,743.46

Total Project Expenses $3,166,203.41

Projected Excess/Contingency Funds $140,540.00

*Original budget $3,175,000

Moving Forward

- 2026 Construction
  - Greenwood Shores Parking Lot
  - North section of trail from Greenwood Shores to Lake Lucy Ln
- Updating bid documents/Splitting Segments
- Advertise – December, 2025
- Award – January, 2026
- Mobilize to clear trees for trail alignment – February, 2026
- Construct Spring/Summer 2026
- Await decision SHPO for SW trail Segment
- Depending on timing, update bid documents to include portion of trail



Questions?

Lake Ann Park Preserve

Expenses through 11/18/2025

	2023	2024	2025	Total
Diversified Drainage*		788,801.61	39,440.08	828,241.69
Hoisington Koegler Group	241,684.75	4,932.00		246,616.75
SEH - Wetland Delineation				-
SEH - Final Design		99,098.45		99,098.45
SEH - Construction		162,369.03	71,452.33	233,821.36
MN Dept of Natural Resources-DNR permit	1,200.00			1,200.00
Metropolitan Council-encroachment agreement	600.00			600.00
Southwest News Media	138.24			138.24
MN Pollution Control Agency			3,502.00	3,502.00
City of Chanhassen-permit surcharge		425.00		425.00
Great River Greening			14,000.00	14,000.00
Total Expenses	**243,622.99**	**1,055,626.09**	**128,394.41**	**1,427,643.49**

Funding Sources through 11/18/2025

ARPA Funds	243,622.99	938,120.47		1,181,743.46
DNR Grant			250,000.00	250,000.00
TIM Funds for Trail Reconstruction				
General Fund Assigned Fund Balance for LAPP				-
Total Funding Sources	**243,622.99**	**938,120.47**	**250,000.00**	**1,431,743.46**
Funding Sources in Excess of Expenses				**4,099.97**

Remaining Items

2026		Total Project Cost
-	**Phase II Trails and Parking Lot**	
1,197,000.00	Construction	
156,000.00	Engineering/Admin	
1,353,000.00	Total	
-		
	Phase III Trail	
375,000.00	Construction	
50,000.00	Engineering/Admin	
425,000.00	Total	
-		
1,778,000.00		**3,205,643.49** *
1,218,256.54	From GF Assigned Balance	
-		
200,000.00	TIM Funds for Trail Reconstruction	
456,743.46	From GF Assigned Fund Balance	
1,875,000.00		**3,306,743.46**
97,000.00	**Projected Excess/Contingency Funds**	**101,099.97**
	Original budget was $3,175,000	

City Council Item

November 24, 2025

Item	2050 Comprehensive Plan Discussion	
File No.	N/A	**Item No:** A.4
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action; discussion only	
Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

Staff will provide the City Council with a summary of the 2050 Comprehensive Plan process and the system statement provided by the Metropolitan Council to be used as a guide for completion of the 2050 Comprehensive Plan. Also included is the draft Request For Proposals (RFP) that staff has prepared for securing a consultant.

BACKGROUND

N/A

DISCUSSION

N/A

BUDGET

The cost to prepare the 2050 Comprehensive Plan is suggested to be paid for through fund balance generated by development permit revenue and will not impact the proposed 2026 levy.

RECOMMENDATION

No formal recommendation; discussion only.

ATTACHMENTS

Comprehensive Plan Minimum Requirements Checklist
Chanhassen 2025 System Statement
City of Chanhassen 2050 Comprehensive Plan RFP Draft

LOCAL PLANNING HANDBOOK

2050 Comprehensive Plan Minimum Requirements Checklist

Chanhassen

This document comprises the minimum requirements each community must address in its local comprehensive plan to align with the Metropolitan Land Planning Act and regional policies. It serves as both a planning reference and a submission checklist to ensure all required elements are included.

Each section corresponds with a Plan Element webpage in the Local Planning Handbook. Requirements may change, so always refer to the website for the latest information. During the plan review, additional details may be requested by Technical Review staff for clarity and accuracy.

How to use this checklist

The number in the first column is a unique reference identifier for each requirement. You may notice gaps in the numbering sequence; that simply indicates certain requirements in the full regional list do not apply to your community (for example, if a community is fully developed or lacks a relevant system).

Use the final column to record where, by page or section, each applicable requirement is addressed in your comprehensive plan. Providing these cross-references at submission will help expedite the Metropolitan Council's review and reduce follow-up requests. If you have any questions, please contact your Sector Representative.

Required Plan Elements:

1. Land Use
2. Housing
3. Transportation
4. Wastewater
5. Water Supply
6. Surface Water
7. Parks and Trails
8. Climate
9. Natural Systems
10. Implementation

IMAGINE 2050

Land Use			Pg #
Forecasts and Community Designations			
1	Include a table of forecasted population, households, and employment for 2030, 2040, and 2050, consistent with the Met Council's forecasts.		
2	Met Council forecasts must be used consistently throughout your entire comprehensive plan.		
	2.1	Your transportation plan needs to utilize allocated forecasts to transportation analysis zones (TAZs) as published by the Met Council.	
	2.2	Your water and wastewater plans need to reflect forecasts to plan for urban services.	
	2.3	Your land use plan must reflect and accommodate your forecasts.	
3	Include a map acknowledging your regional Community Designation(s) and state the overall density expectations for your Community Designation(s).		
Existing Land Use			
4	Provide an Existing Land Use Map with a land use legend.		
	4.1	Show existing regional parks, park reserves, and special features with a land use of "Park" (or your equivalent) on your Existing Land Use Map.	
5	Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.		
6	Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.		
Future Land Use Plan			
7	Each Comprehensive Plan must contain a Future Land Use Plan which is consistent with the Met Council's forecasts of population, households, and employment and identify sufficient land supply to support your community's forecasted growth. Planned land uses must be realistically marketable within the planning period, focusing on plausibility and long-term viability.		
8	The information developed in the land use plan must carry over to other elements of the comprehensive plan. The areas and densities in the land use plan must be consistent across elements including: • forecasted growth • wastewater • water resources • housing		

	• transportation		
9	Include a description of each land use category which includes:		
	9.1	Allowed uses and a general description of each use and its purpose.	
	9.2	Minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses. (Zero is not an acceptable minimum. The maximum value must be a whole number). The allowable density range must be inclusive of any density bonus permitted by the underlying zoning districts.	
	9.3	Narrative descriptions of land use categories must be consistent with the land use table and map.	
	9.4	For residential land use categories within the MUSA which include the use type of single family detached, at least one additional use type must be permitted, which may include, but is not limited to; Accessory Dwelling Units (ADUs), Attached Single-Family Housing, Duplex, Triplex, Apartments, etc.	
10	Provide a Future Land Use Map and land use legend which includes all land use categories and is consistent with the land use descriptions and land use table.		
	10.1	Identify all areas guided to support forecasted growth within the planning period on the Future Land Use Map.	
	10.2	Acknowledge Council-approved long-range plan boundaries of regional parks, park reserves, and special features by guiding the properties with a land use of “Park” (or your equivalent) on your Future Land Use Map.	
	10.3	Identify areas enrolled or eligible for enrollment within the Metropolitan Agricultural Preserves program on the Future Land Use Map using an agricultural land use designation with a maximum density of 1 unit per 40 acres, as required for program eligibility in state law.	
11	Provide a Future Land Use table which includes:		
	11.1	All land use categories, consistent with the Future Land Use table and map.	
	11.2	Total net acres of all future land uses. Exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and areas protected from development by local plans and ordinances (i.e. steep slopes, wetland buffers) from area calculations.	
	11.3	Total net acres and percent of total net acres planned to support forecasted growth for each land use category in each 10-year planning period (2030, 2040, and 2050).	

	11.4	Minimum and maximum densities (“the allowable density range”) for all categories that allow residential uses.	
	11.5	For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre	
	11.6	The planned minimum net residential density must meet the community designation(s) minimum density requirements within each planning decade.	
Density Expectations: Urban Service Area and Rural Centers			
12	Provide a table which Identifies land supply guided to support forecasted growth for each 10-year planning period (2030, 2040, and 2050).		
	12.1	The planned minimum net residential density must meet the community designation(s) minimum density requirements within each planning decade (2030, 2040, and 2050).	
	12.2	For each residential land use category identified to support forecasted growth; • Identify the density range for each residential land use category, which must be consistent with the Future Land Use Table. • Use the lowest allowed residential density from land use ranges in your calculations. For example, a land use that permits a density range of 7-10 units per acre must use 7 units per acre in all density calculations for this land use. This ensures that even at the lowest permitted density, the community will be developing at densities that meet overall density expectations. • For each “mixed use” category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre. Utilize only the planned residential acreage for your calculation.	
	12.3	Provide the net developable acreage for each residential land use category identified to support forecasted growth for each planning decade (2030, 2040, and 2050). Exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and areas protected from development by local plans and ordinances (i.e. steep slopes, wetland buffers) from area calculations.	
Staged Development			
17	Identify potential local infrastructure impacts for each 10-year increment and demonstrate that the municipality is capable of providing services and facilities that accommodate its planned growth.		
	17.1	The proposed staging plan or development phasing must be consistent with the distribution of sewered and unsewered growth identified in your community’s Local	

	Sewer Plan.	
17.2	The proposed staging plan or development phasing must support and be consistent with your community's allocation of the region's Future Affordable Housing Need for 2031 - 2040.	
Redevelopment and Infill		
18	Identify policies that encourage redevelopment and infill in areas with existing infrastructure and/or transit access where applicable.	
19	Specify in the capital improvement plan the timing and sequence of local public facilities updates, fiscal devices or official controls that will facilitate redevelopment in accordance with the plan.	
20	Identify and map the land areas that are available or likely to be available for redevelopment, infill development, or new development in your community. Redevelopment and infill areas need to be mapped when those areas are being used to meet density and forecast requirements.	
21	Provide a table of those areas identified that includes future land uses, acreages, density ranges, and total residential units in 10-year increments. Estimate the timing of development for areas that are uncertain or do not have plans in process.	
22	Communities proposing an addition to the MUSA must demonstrate that the proposed addition meets the following criteria:	
22.1	Requests must meet system conformance requirements and maintain consistency with regional policies and goals.	
22.2	The proposed additions must demonstrate a need for additional land supply, including the need for a change to adopted forecasts. The Met Council will review requests to ensure a 20-year rolling land supply considering both regional and local market demand.	
22.3	For local governments already served by regional wastewater services, planned sewer-serviced densities must be consistent with regional density policy for the applicable community designation, including existing planned densities and the planned densities for the new area to be served.	
22.4	Any previous conditions related to Met Council authorization of comprehensive plan or plan amendments must be fulfilled and program participation (Plat Monitoring program, building permit survey, etc.) must be current and complete.	
22.5	Past performance must meet density expectations. The Met Council will consider a shorter look-back period for performance and/or measure performance against rules in place at the time.	
22.6	When calculating land capacity, the following will be excluded: publicly protected areas, water bodies, wetlands, steep slopes, areas with limited depth to bedrock, areas with limited depth to water table, and areas protected by public	

		ownership/easements.	
Adjacent to Unincorporated Areas or with Orderly Annexation Agreements			
23	Plan to accommodate growth only in areas within your municipal boundaries unless an orderly annexation agreement (OAA) authorizes another jurisdiction to assume planning authority.		
24	Orderly annexation agreements must encompass the planning horizon and identify needed updates that occur within the planning period.		
	24.1	If an adopted OAA terminates prior to the end of the planning horizon, additional land supply within the jurisdictional authority of the local government may need to be identified to accommodate forecasted growth or the Met Council may consider a forecast adjustment.	
25	Map stages of development in 10-year increments (existing, 2030, 2040, and 2050).		
26	Provide a table of staged development in 10-year increments. The table must include future land uses, area in acres, density ranges, and total residential units by each 10-year time increment.		
Community Composition			
27	Provide a detailed demographic profile, identifying the representation of Black, American Indian, Asian and Latine residents, non-English speakers, youth, older adults, and individuals with disabilities in your community.		
28	The demographic profile needs to include the number of households below the 200% poverty threshold and percent of households without vehicle access.		
29	Identify community engagement efforts implemented in the creation of the Comprehensive Plan. Highlight efforts that were made to collaborate with underrepresented populations in the planning process. (Black, American Indian, people of color, youth, older adults, renters, etc.)		
Historic and Cultural Assets			
30	Identify historic and cultural assets in the community (except where Federal and State policies protect the confidentiality of sensitive sites, such as American Indian burial mounds). Specify any assets that are formally designated at the local level, at the state level by the State Historic Preservation Office (SHPO), or at the federal level by the US Department of the Interior.		
31	Identify policies to protect and preserve the community's historic and cultural assets.		
Aggregate Resources			

32	Identify if aggregate resources are present (or not) within the jurisdiction's staging areas for new development.		
33	If aggregate resources are present:		
	33.1	Provide a map showing the location of aggregate resources as mapped in Minnesota Geological Survey Information Circular No. 46.	
	33.2	Identify your goals, intentions, and priorities concerning aggregate resources. Provide for aggregate resource extraction prior to development where viable deposits remain accessible and the extraction would not conflict with other established priorities (i.e. preserving natural systems, protecting highly vulnerable Drinking Water Supply Management Areas, etc.).	
	33.3	Include strategies needed to implement the identified aggregate resources policies.	
Solar Resource Protection & Development			
34	Include a policy or policies relating to the protection and development of access to direct sunlight for solar energy systems.		
35	Include strategies needed to implement the policy or policies.		
Drinking Water Supply Management Areas (DWSMA)			
36	Identify if surface water or groundwater Drinking Water Supply Management Areas (DWSMA) are located within the community.		
37	If DWSMA are present:		
	37.1	Provide a map of all DWSMA indicated their location and vulnerability.	
	37.2	Include land use goals and policies to protect water quality and prevent overuse of source waters due to development, especially in highly vulnerable DWSMAs. Refer to existing source water protection plans, the water chapter of the comprehensive plan, or other areas as relevant.	
	37.3	Include strategies needed to implement the identified policies.	

Housing			Pg #
Existing Housing Needs			
1	Complete an existing housing assessment including:		
	1.1	Provide the following information on existing local conditions: • The total number of housing units. • The number of rental housing units affordable to households with incomes at or below 30% area median income (AMI), between 31-50% AMI, between 51-60% AMI, and 61% AMI or greater. • The number of ownership and co-operative housing units affordable to households with incomes at or below 50% AMI, between 51-60% AMI, between 61-80% AMI, between 81-115% AMI, and 116% AMI or greater. • The share of housing units by detached townhomes, accessory dwelling units (ADU's), manufactured housing, attached townhomes, 2-4 unit multifamily, and 5 unit or larger multifamily housing. • The number of households with incomes at or below 30% AMI, between 31-50% AMI, between 51-60% AMI and between 61-80% AMI. • The number of households that are experiencing housing cost burden with incomes at or below 30% AMI, between 31-50% AMI, between 51-60% AMI, and between 61-80% AMI. • The share of households experiencing housing cost burden by racial/ethnic group. • The homeownership rate by racial/ethnic group. • The number of affordability-restricted housing units. Include the breakout of units by restriction when possible such as: housing for people 55 and older, housing for people with disabilities, and high priority homeless units. • Include the number of low-income affordable ownership housing units needed.	
	1.2	Include a map of subsidized housing units.	
2	Complete a narrative analysis of existing housing needs. At a minimum, address the components of the existing housing assessment within the context of your city or township. Plans consistent with Met Council policy will clearly identify existing housing needs and priorities for the city or township. The existing housing assessment includes data at various levels of affordability, therefore, the needs should be identified within levels of affordability when applicable. In addition to the needs identified through the existing housing assessment, a complete narrative will consider the following:		
	2.1	Providing affordable housing opportunities that are accessible to households of varying abilities.	

	2.2	Maintenance and preservation of unsubsidized affordable housing.	
	2.3	Households at risk of losing housing and/or experiencing housing instability.	
Projected Housing Needs			
3		Discuss how the land use plan addresses the future housing need for your forecasted growth.	
4		Acknowledge the need for affordable housing units that are age-restricted and/or offer supportive services for older people.	
5		Acknowledge your city or township's 2031-2040 allocation of future affordable housing need at three levels of affordability: 30% AMI or less, 31-50% AMI and 51-60% AMI	
6		Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options:	
	6.1	Option 1: Guide sufficient land at minimum residential densities of 10 units/acre to support your city or township's total allocation of future affordable housing need for 2031-2040	
	6.2	Option 2: Guide sufficient land at minimum residential densities of: • 12 units/acre to support your city or township's 2031-2040 allocation of future affordable housing need at 30% AMI or less. • 8 units/acre to support your city or township's allocation of future affordable housing need at 31-60% AMI. This combines your city or township's allocation of 31-50% AMI and 51-60% AMI. • A city or township that chooses Option 2 and has a demonstrated history of creating 51-60% AMI affordable units at densities lower than 8 units/acre, may guide land at lower minimum densities (as low as 4-8 units/acre) to meet only the 51-60% AMI allocation of future affordable housing need.	
Housing Implementation Plan			
7		Identify the top three existing housing needs for the city or township and include a description of how these needs were selected as the top housing needs for the city or township. Describe the tools (public programs, fiscal devices, and/or other specific actions) that will be used to meet the top three existing housing needs identified. Include in what circumstances and in what sequence they will be used. • A list of accepted tools is provided. However, this list is not exhaustive. Local governments are strongly encouraged to include any additional tools at their disposal when identifying how they will address these housing needs.	
8		Describe the tools (public programs, fiscal devices, and/or other specific actions) that your local government will consider using to meet all other existing and projected housing needs identified in the housing element of your comprehensive plan. Include in what	

	circumstances and in what sequence they would be used. • Plans consistent with Met Council policy will clearly and directly link identified needs to available tools. • A list of accepted tools is provided. However, this list is not exhaustive. Local governments are strongly encouraged to include any additional tools at their disposal when identifying how they will address their housing needs.	

Transportation			Pg #
Roadways			
1	Describe and Map the Roadway Functional Classification in your community. Include identification of all classifications in your community including: • Principal Arterials • Minor Arterials • Major Collectors • Minor Collectors • Local roadways		
2	Include the following information on the Principal and Minor Arterial functional classification systems:		
	2.1	Describe and map the existing and proposed number of traffic lanes	
	2.2	Describe and map the existing and projected traffic volumes	
	2.3	Describe and map the following funded and planned investments outlined in the Imagine 2050 TPP Highway Investment Plan (planned projects are within the 2050 fiscally constrained plan). The vision and under study managed lane projects and vision targeted regional capacity projects are not required to be added, but their inclusion should be considered general guidance. -Figure 9: Regional Mobility Investments: Interchanges -Figure 10. Regional Mobility Investments: Managed Lanes -Figure 11. Regional Mobility Investments: Targeted Regional Capacity	
	2.4	Incorporate and describe recommendations from any corridor studies and identify any opportunities to complete or update existing corridor studies documented as priority tiered intersection locations in the Intersection Mobility and Safey Study.	
3	Include a safety analysis that includes an analysis of crash trends, data and safety needs by mode and crash severity from the most recent 5 years of available data to prioritize future investments to reduce deaths and serious injuries using a Safe Systems Approach. Identify any high priority transportation corridors and locations in your community to reduce fatalities and serious injuries. Reference any existing local safety plans like Safe Streets and Roads for All action plans or county road safety plans in local planning, when applicable.		
Transit			
4	Identify, describe and map your local community's identified transit market area(s). Include a discussion of your community's relationship with the transit market area(s).		
5	Identify, describe and map the transit system located in your community. Include the following features: • Local transit services and demand response (including dial-a-ride, mircrotransit) services • The existing and planned transit centers and park and rides • The existing and planned transit advantages		

6	Identify areas of known planned transit service expansion, working with transit provider(s) and identify desired transit expansion corridors or areas based on community land use plan.		
7	Describe and address multimodal access needs to transit services within your community. • Include a description of pedestrian access routes to transitway stations, local bus stops and other transit facilities. This may be included in the transit element or in the pedestrian element of the plan.		
Biking			
10	Describe and map the full local existing and planned bike network. Ensure networks are coordinated across jurisdictions. Include the following information:		
	10.1	Identify local bikeway connections to transit facilities.	
	10.2	Describe plans, strategies or policies to address connectivity gaps in the bike network that improve accessibility and safety.	
11	Describe and map RBTN within your community including the following:		
	11.1	Show all tier 1 and tier 2 RBTN corridors and alignments	
	11.2	Show the relationships between the RBTN and local bike network including all existing and planned connections	
	11.3	Include locations of regional destinations as shown on the RBTN map within your community. Include any locally identified activity centers in your community.	
	11.4	Review RBTN corridors to determine whether there is an existing or planned bicycle facility alignment you want to designate as the RBTN alignment (to replace the corridor). Describe and map the existing and/or planned bike facility alignment(s) proposed for RBTN designation as a dashed line. (It is recommended to contact Met Council MTS prior to including in the draft Comp Plan.)	
12	Describe and map regional bicycle barriers (i.e., freeways, railroad corridors, rivers and streams) and discuss how to address the need to provide new or improved crossings of regional bicycle barriers.		
Pedestrian			
13	Include a full pedestrian element of your local transportation element of the comprehensive plan. Include the following:		
	13.1	Community pedestrian system needs in a manner that responds to your community designation.	
	13.2	Describe plans, strategies or policies to address connectivity gaps in the pedestrian network that improve accessibility and safety. Identify if Safe Routes to School	

		plans have been done for schools in the community.	
	13.3	Map the existing pedestrian network.	
	13.4	Identify and map locally developed pedestrian priority networks or areas, if applicable.	
Freight			
14	Identify and map railways, barge facilities and truck or intermodal freight terminals within your community (see designated freight nodes on the Metropolitan Freight System map. Include other important nodes that may generate freight movement, such as industrial parks, warehouses or distribution centers and large shopping areas.		
15	If available from MnDOT or other sources, include heavy commercial annual average truck volumes on the Principal Arterial and Minor Arterial network within your community. Link to MnDOT AADT app		
16	Identify, describe and map any local roadway issues or problem areas for goods movement, such as weight-restricted roads or bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii.		
Travel Demand Management			
17	Describe and document existing local travel demand management policies, ordinances or practices, if applicable. Include any activities or plans to collaborate with regional TDM partners on outreach and promotional activities that support sustainable travel choices.		
Aviation			
18	Identify policies and ordinances that protect regional airspace from obstructions. Include how your community will notify the FAA of proposed tall structures.		
19	Identify and map any bodies of water that may be used for seaplane operations as designated and regulated by MnDOT in your community.		
21	For communities impacted by an airport (located within the 3-nautical mile influence area of a regional airport) include the following items:		
	21.1	Map the airport location, including the existing and future (if different) airport boundaries, land access locations, and runways.	
	21.2	Describe the existing and future functional and operational characteristics for any airport whose influence area includes your community. These can be found in airport long term comprehensive plans.	
	21.3	Evaluate, address, and establish policies related to land use compatibility issues, identifying efforts that include land acquisition, "preventive" land use measures, or	

	"corrective" land use measures.	
Equity and Inclusion		
22	Describe status of the agency's Americans with Disabilities Act (ADA) transition plan (applies to agencies with 50 or more employees) or self-evaluation for public rights of way. Identify when it was last updated, any identified target date for compliance, and strategies used to monitor implementation progress and make updates.	
Climate and Natural Systems		
23	Include an acknowledgement of state designated targets for statewide vehicle miles traveled (VMT) reduction and greenhouse gas (GHG) emission reductions for the seven-county metro region. Identify plans, policies or strategies to reduce per capita VMT and total transportation-related GHG emissions in your community to meet state statutes on reduction targets. Surface transportation GHG emissions are a portion of the total reduction targets, see land use requirements for the total reduction targets from all sectors and tools to calculate reduction needs and strategies for your community.	
Transportation Analysis Zone (TAZ)		
24	Communities must confirm their Local Comprehensive plan's use of the forecasted population, household and employment data by TAZ published by the Met Council. Communities may alternatively cooperate with Met Council staff to prepare a different allocation.	
24.1	If using the forecasts published by the Met Council, local comprehensive plans can reference the published forecasts. The TAZ table does not need to be replicated in the Comprehensive Plan Update.	
24.2	Alternately, if preparing a different allocation, the sum of TAZ allocations must equal the total forecasts by city/township. The preparation and delivery of alternative TAZ allocations can be provided separate from the Plan Update; this deliverable must precede Met Council's completeness determination of the Plan Update.	
24.3	Transportation Analysis Zones allocation of the forecast is waived for cities and townships with population and employment fully contained in one TAZ.	

Wastewater			Pg #
GIS Requirements			
1	Provide the following GIS sewer system data with the comprehensive sewer plan submittal (GIS shape files or geodatabase feature classes):		
	1.1	Local sanitary lines. Include pipe size, pipe material, year built, conveyance method (gravity and forcemain).	
	1.2	Local sanitary structures (for example, manholes, lift stations, etc).	
	1.3	Existing connections points to the MCES collection system.	
	1.4	Future connection points to the MCES collection system (for new growth).	
	1.5	Local sewershed service areas or districts by connection point.	
	1.6	Intercommunity connection points.	
	1.7	Proposed changes in government boundaries based on orderly annexation agreements.	
	1.8	Location of all private and public wastewater treatment plants in the community.	
	1.9	Individual subsurface sewage treatment systems (as mentioned in the Requirements for Areas Served by Subsurface Sewage Treatment Systems section).	
Areas Served by the Regional System (Urban Area)			
2	Table that details adopted community sewered forecasts:		
	2.1	10-year increments to 2050 • Households • Employment	
	2.2	Forecasts shall be broken down by areas served by the Metropolitan Disposal System, locally owned and operated wastewater treatment systems, and communal and subsurface sewage treatment systems.	
3	Copy of intercommunity service agreements entered into with an adjoining community, or a description of the intercommunity service agreements that confirms the Met Council's understanding that one community reimburse the other community for the municipal wastewater charges that it will incur by receiving flow from the adjacent community. If the Met Council is responsible for adjusting flow for each community for the purpose of calculating the Municipal Wastewater Charge, note that in the description of the		

	intercommunity agreement. Include a map of service areas covered by the agreements.		
4	Table or tables that provide the following local system information:		
	4.1	Capacity and design flows for existing trunk sewers and lift stations. • For local sanitary sewer lines 12" and larger that connect to the Met Council system, provide the 2050 design flow and pipe capacity for each connecting trunk sewer and lift station. Include the percentage of total capacity of each pipe that will be used by 2050.	
	4.2	Assignment of 2050 growth forecasts by Met Council interceptor facility. • Household and employment forecasts.	
5	For new trunk sewer systems that require connection to the Metropolitan Disposal System: • A table that details the proposed time schedule for the construction of the new trunk sewer system.		
6	Define the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private (private property) sanitary sewer systems. • Include a summary of activities or programs intended to mitigate I/I from both public and private property sources.		
7	Describe the requirements and standards in the community for minimizing I/I.		
	7.1	Include a copy of the local ordinance or resolution that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system.	
	7.2	Include a copy of the local ordinance or resolution requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system	
8	Describe the sources, extent, and significance of existing I/I in both the municipal and private sewer systems.		
	8.1	Include a description of the existing sources of I/I in the municipal and private sewer infrastructure.	
	8.2	Include a summary of the extent of the systems that contribute to I/I such as locations, quantities of piping or maintenance holes, quantity of service laterals, or other measures. If an analysis has not been completed, include a schedule and scope of future system analysis.	
	8.3	Include a breakdown of residential housing stock age within the community into pre- and post-1970 era, and what percentage of pre-1970 era private services have been evaluated for I/I susceptibility and repair.	
	8.4	Include the measured or estimated amount of clearwater flow generated from the public municipal and private sewer systems.	

	8.5	Include a cost summary for remediating the I/I sources identified in the community. If previous I/I mitigation work has occurred in the community, include a summary of flow reductions and investments completed. If costs for mitigating I/I have not been analyzed, include the anticipated wastewater service rates or other costs attributed to I/I.	
9	Describe the implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private sewer systems.		
	9.1	Include the strategy for implementing projects, activities, or programs planned to mitigate excessive I/I from entering the municipal and private sewer systems.	
	9.2	Include a list of priorities for I/I mitigation projects based on flow reduction, budget, schedule, or other criteria.	
	9.3	Include a schedule and the related financial mechanisms planned or needed to implement the I/I mitigation strategy.	
10	Provide current community SSTS ordinances or description of community's SSTS management program compliant with current Minnesota Pollution Control Agency Rules Chapters 7080-7083.		
Requirements for Areas Served by Private Communal Treatment Systems			
19	Table that details adopted community forecasts served by each private communal system:		
	19.1	10-year increments to 2050 • Households • Employment	
20	Describe the management program for private communal treatment systems.		
21	Copies of the associated National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permits.		
22	Map or maps showing the following information:		
	22.1	Locations of private communal treatment systems including treatment facilities and subsurface systems	
	22.2	Current and projected service areas for private communal treatment systems.	
23	Conditions under which additional private communal treatment systems would be allowed: • Allowable land uses and residential densities. • Installation requirements. • Management requirements. • Local government responsibilities.		

Requirements for Areas Served by Subsurface Sewage Treatment Systems (SSTS)		
24	Indicate in the comprehensive sewer plan the number of individual SSTSs in operation serving residences and businesses in the community.	
25	Map identifying location of individual SSTSs. Location of known nonconforming systems or known problems should be identified. A list of addresses for SSTSs is acceptable where mapping is unavailable.	
26	Describe the conditions under which new individual SSTSs would be allowed.	
27	Provide description of community's SSTS management program compliant with current Minnesota Pollution Control Agency Rules Chapters 7080-7083.	
28	Provide current community SSTS ordinance.	

Water Supply			Pg #
Source Water Protection			
1	Because surface water and/or groundwater Drinking Water Supply Management Areas (DWSMAs) overlap your community, describe risks to water quality from development and redevelopment through 2050, focusing on potential contaminants in those areas. • Include a table of likely water supply quality risks by land use types, noting changes over time, especially in highly vulnerable surface water and groundwater DWSMAs.		
2	Include water resource management goals and policies to protect the quality of water supply sources, especially in any highly vulnerable DWSMAs.		
3	Include water resource strategies to implement source water protection goals and policies.		
	3.1	Describe any fiscal devices or official controls and a timeline for actions.	
	3.2	Describe planned collaboration with neighbors, watersheds, and agencies to prevent contamination, especially in highly vulnerable DWSMAs.	
4	Attach and respond to comments from neighbors whose DWSMAs extend into your community as part of your comprehensive plan update submittal, especially regarding shared water supply concerns and opportunities for collaboration.		
Privately-owned wells and non-municipal water supply systems			
5	Attach and respond to comments as part of your comprehensive plan update submittal, especially regarding opportunities to safeguard water supplied by privately-owned wells and non-municipal water supply systems.		
Municipal community public water supply systems			
9	Because your community is served by a municipal community public water supply system, describe where and how municipal water supply is available to support forecasted growth including new development and redevelopment consistent with the proposed staging plan. This must be consistent with the volume of anticipated water demand identified in the supplying community's local water supply plan. • Describe current and planned municipal water supply service areas. • Include a map (optional)		
10	Include goals and policies for providing municipal community public water supply service through 2050.		
11	Include strategies to implement goals and policies for providing water supply service. • Describe any fiscal devices or official controls and a timeline for actions, to address items not included in your local water supply plan.		
12	Include the DNR-approved local water supply plan and approval letter for the municipal community public water supply system(s) providing water to your community. To be		

	consistent with regional policies, the local water supply plan must:		
	12.1	Include water demand forecasts for all served communities, consistent with the Met Council forecasts for 2030, 2040 and 2050.	
	12.2	Include the design capacity, current or typical operating capacity, limitations for existing water supply infrastructure, and status of all water sources.	
	12.3	Include the difference between projected demand and existing capacity for 2030, 2040 and 2050.	
	12.4	Include implementation strategies to meet forecasted water demand that exceeds existing capacity, including but not limited to water conservation and efficiency. • Include or reference any adopted and planned local controls.	
	12.5	Describe implementation strategies to support emergency preparedness for ensuring water supply. • Include or reference any adopted and planned local controls.	
	12.6	Describe proposed construction of any planned new water supply infrastructure for 2030, 2040 and 2050.	
13	Include in an appendix copies of any water service agreements with neighboring communities or utilities, or a summary of the agreement. It should confirm the Met Council' s understanding that one community or utility will provide the other with an agreed-upon amount of water at certain locations through a set time period.		
14	Attach and respond to comments from neighbors and affected jurisdictions as part of your comprehensive plan update submittal, especially regarding how planned water supply service aligns with neighboring plans.		
15	Because your community has a water appropriation permit for water supply sources, describe anticipated changes to water appropriation needs, especially from growth, development or redevelopment, to inform proposed staging and water plans through 2050.		
16	Include water management goals and policies to address potential impacts of changing water appropriation needs.		
17	Include strategies to implement these water appropriation-related goals and policies. • Describe any fiscal devices or official controls and a timeline for actions, to address items not included in your local water supply plan.		
22	To support emergency preparedness and to ensure that the DNR-approved local water supply plan is consistent with regional policies, it must:		
	22.1	Include information about the source, capacity and limitation of the emergency water provided.	
	22.2	Include in an appendix copies of emergency water service agreements with neighboring communities or utilities, or a summary of these agreements. It should confirm the Met Council's understanding that one community will provide the other	

		community with an agreed upon volume of drinking water at certain locations under certain emergency conditions.	
23	Attach and respond to comments from neighbors with emergency water supply agreements as part of your comprehensive plan update submittal, especially regarding any impacts of your plan on their water supply system.		
24	Attach and respond to comments from the county as part of your comprehensive plan update submittal, especially regarding how the local water supply plan aligns with the county's adopted groundwater plan.		

Surface Water			Pg #
Surface Water			
1	An executive summary that summarizes the highlights of the local water plan.		
2	A summary of the appropriate water resource management-related agreements that have Local been entered into by the local community.		
3	A description of the existing and proposed physical environment and land use. Data may be incorporated by reference for other required elements of this section as allowed by the WMO. The community should be aware that not all WMO plans will contain the level of detail needed for the community and, in those instances, the community will need to provide additional information. In addition, the following must be defined in the plan:		
	3.1	Drainage areas	
	3.2	Volumes, rates, and paths of stormwater runoff (Runoff rates are recommended for a 24-hour precipitation event with a return frequency of 1 or 2 years. Communities with known flooding issues may want to require rate control for storms with other return frequencies such as 10, 25 or 100-year events.)	
	3.3	An assessment of existing or potential water resource-related problems. At a minimum, the plan should include: A prioritized assessment of the problems related to water quality and quantity in the community.	
4	A local implementation program/plan that includes prioritized nonstructural, programmatic and structural solutions to priority problems identified as part of the assessment completed for number 3.3, above. Local official controls must be enacted within six months of the approval of the local water plan. The program/plan must:		
	4.1	Include areas and elevations for stormwater storage adequate to meet performance standards or official controls established in the WMO plan(s)	
	4.2	Define water quality protection methods adequate to meet performance standards or official controls. At a minimum, the plan should include: • Information on the types of best management practices to be used to improve stormwater quality and quantity. (A five-year establishment period is recommended for native plantings and bioengineering practices). • The maintenance schedule for the best management practices. (The maintenance schedule in plans submitted by regulated Municipal Separate Storm Sewer System (MSA) communities must be consistent with BMP inspection and maintenance requirements of the MS4 Permit)	
	4.3	Clearly define the responsibilities of the community from that of the WMO(s) for carrying out the implementation components	
	4.4	Describe official controls and any changes to official controls. At a minimum, the plan should include:	

	• An erosion and sediment control ordinance consistent with NPDES Construction Stormwater permit requirements and other applicable state requirements • Identify ways to control runoff rates so that land-altering activities do not increase peak stormwater flow from the site for a 24-hour precipitation event with a return frequency of 1 or 2 years. Communities with known flooding issues may want to require rate control for storms with other return frequencies (10-year, 25-year or 100-year)	
4.5	Include a table that briefly describes each component of the implementation program and clearly details the schedule, estimated cost, and funding sources for each component including annual budget totals	
4.6	Include a table for a capital improvement program that sets forth by year, details of each contemplated capital improvement that includes the schedule, estimated cost, and funding source	
4.7	A section titled “Amendments to Plan” that establishes the process by which amendments may be made.	

Parks		Pg #
Regional Parks and Trails		
1	Describe, map, and label the Regional Parks and Trails System facilities that are located in your community. These include any regional parks, park reserves, special features, or regional trails that are open to the public, planned, or in a search status (i.e., regional park search areas, special feature search areas, regional trail search corridors).	
2	If no portion of the Regional Parks and Trails System falls within your community, state that fact in your comprehensive plan.	
3	Describe, map, and label the federal and state recreational lands within your community, as shown on your System Statement.	
4	Depict existing regional parkland (e.g., regional parks, park reserves, special features, and regional trail corridor land) with a land use of “Park” (or your community’s equivalent) on your Existing Land Use map.	
5	Acknowledge the Council-approved long-range plan boundaries of regional parkland (e.g., regional parks, park reserves, special features, and regional trail corridor land) by guiding the properties with a land use of “Park” (or your community’s equivalent) on your Future Land Use map.	
Local Parks and Trails		
6	Describe and map your existing and proposed local parks, trails, and recreation facilities.	
7	Include a capital improvement program for parks and open space facilities as part of your implementation program.	

Climate		Pg #
Climate Mitigation		
1	Include an acknowledgement of statewide targets for GHG reductions: 50% GHG reduction by 2030 and net zero by 2050 from a 2005 baseline.	
2	Include a greenhouse gas emissions inventory that includes transportation, energy use, solid waste, and livestock and agriculture (where applicable)	
3	Include at least one strategy to reduce greenhouse gas emissions for each of the above sectors	
4	Detail the emissions impact of reduction strategies through 2050 for the above sectors using the Met Council Greenhouse Gas Emissions Reduction Tool or an equivalent modeling tool.	
Climate Adaptation		
5	Identify social, built, and natural systems vulnerabilities to the following climate hazards: Extreme Heat and Localized Flooding	
6	Include strategies to address social, built, and natural systems vulnerabilities for the following climate hazards: Extreme Heat and Localized Flooding	
7	Include strategies that support local food systems to increase access to healthy food, food security, and community resilience	

Natural Systems		Pg #
Natural Systems Requirements		
1	Identify existing natural systems in your community by mapping terrestrial areas and water bodies.	
2	Identify and map protected areas using the provided commonly protected areas data.	
3	Identify and map significant and sensitive terrestrial and water areas in your community.	
4	Identify areas within your community that present opportunities for protection or improvement. Use the Met Council mapping tool to guide your analysis, focusing on the provided opportunity areas data. • Based on this analysis, map or list the areas your community considers priorities for protection or improvement—including any areas the tool may have overlooked.	
5	List specific protection and improvement goals, and issues the goals are intended to address for your community's terrestrial systems. • Describe how your terrestrial systems goals and issues relate to the planned water systems outcomes that are identified in your locally adopted surface water management, watershed, wellhead protection, and local water supply plans.	
6	Identify and list protection and improvement strategies to help achieve your community's overall natural systems goals for terrestrial and water systems.	
7	List any planned or proposed protection or improvement initiatives for natural systems in your community in the next 10 years.	

Implementation			Pg #
Implementation Actions			
1	Identify changes to local ordinances including the Zoning Code that will be needed to align with the 2050 plan, including those necessitated by the implementation section of the local surface water management plan and housing plan.		
	1.1	Define a timeline as to when actions will be taken to implement each required element of your comprehensive plan.	
	1.2	Include a schedule for the preparation, adoption, and administration of needed changes to official controls.	
	1.3	Describe all public programs, fiscal devices, and other actions your community will use to implement your plan.	
	1.4	Include your local zoning map and zoning category descriptions. Identify what changes are needed to ensure zoning is not in conflict with your new land use plan and consistent with regional system plans and policies.	
Capital Improvement Plan			
2	Include a Capital Improvement Plan (CIP) for transportation, sewers, parks, water supply, and open space facilities. Specify the timing and sequence of major local public investments. • Describe all relevant official controls related to zoning, subdivision, water supply, and private sewer systems. • The CIP must align with development staging identified in other parts of your plan and include budgets and expenditure schedules.		
Update Local Controls			
3	Review and update official controls within 9 months of adopting your 2050 plan. Official controls must not conflict with the updated plan. Copies of all revised official controls must be provided.		

CITY OF
CHANHASSEN

2025 SYSTEM STATEMENT

IMAGINE 2050

METROPOLITAN COUNCIL

2025 SYSTEMS STATEMENT
CITY OF CHANHASSEN

Regional Development Plan Adoption

On February 12, 2025, the Met Council adopted Imagine 2050 as a comprehensive development guide for the Twin Cities metro region. Imagine 2050 includes regional systems plans, including the 2050 Transportation Policy Plan, the 2050 Water Policy Plan, the 2050 Regional Parks and Trails Policy Plan, and the 2050 Housing Policy Plan. The development guide also outlines land use policies and community designations important for local comprehensive planning updates.

The Metropolitan Council is now issuing systems statements pursuant to State statute.

Systems Statements

Metropolitan systems plans are long-range comprehensive plans for the regional systems – transit, highways, and airports; wastewater services; and parks and open space – along with the capital budgets for those systems. Systems statements explain the implications of metropolitan system plans for each community in the region. They are intended to help communities prepare or update their comprehensive plan, as required by the Metropolitan Land Planning Act:

> *Within nine months after receiving a system statement for an amendment to a metropolitan system plan, and within three years after receiving a system statement issued in conjunction with the decennial review required under section 473.864, subdivision 2, each affected local governmental unit shall review its comprehensive plan to determine if an amendment is necessary to ensure continued conformity with metropolitan system plans. If an amendment is necessary, the governmental unit shall prepare the amendment and submit it to the council for review.*

The system statement includes information specific to a community, including:

- community designation or designation(s)
- forecasted population, households, and employment through the year 2050
- guidance on appropriate densities to ensure that regional services and costly regional infrastructure can be provided as efficiently as possible
- affordable housing need allocation.

In the following sections, this systems statement contains an overview of key changes and updates to the policies and plans from the previous 2040 regional development guide and specific system changes that affect your community:

- Transportation, including metropolitan highways, aviation, and transit
- Water Resources, including wastewater, surface water, and water supply planning

- Regional parks and trails

Regional Development Guide

The development guide adopted in February 2025 reflects the vision and plans adopted by communities for a prosperous, equitable, and resilient region with abundant opportunities for all to live, work, play, and thrive.

Regional values are shared core beliefs or principles that guide the work of developing and implementing Imagine 2050. The values build on those identified in Thrive MSP 2040 and incorporate what we've learned over the last ten years as well as the common values expressed by local governments and partners across the region. These values guide the Met Council in building partnerships and developing policies and programs to support Imagine 2050.

The Met Council has endorsed the following goals for our region to achieve through our policies, practices, programs, and partnerships:

- Our region is equitable and inclusive.
- Our communities are healthy and safe.
- Our region is dynamic and resilient.
- We lead on addressing climate change.
- We protect and restore natural systems.

Dispute Process

If your community disagrees with elements of this systems statement or has any questions about the process, please contact your Sector Representative, MacKenzie Young-Walters, at 651-602-1373, to review and discuss potential issues or concerns. The Council and local government units and districts have usually resolved issues relating to the system statement through discussion.

Request for Hearing

If a local governmental unit and the Met Council are unable to resolve disagreements over the content of a system statement, the unit or district may, by resolution, request that a hearing be conducted by the Met Council's Land Use Advisory Committee or by the State Office of Administrative Hearings to consider amendments to the system statement. According to Minnesota Statutes section 473.857, the request shall be made by the local governmental unit or school district within 60 days after receiving the system statement. If the Met Council does not receive a hearing request within 60 days, the statement becomes final.

Next Steps in the Regional Planning Cycle

Receipt of this system statement and the metropolitan system plans triggers a community's obligation to review and amend its comprehensive plan by December 2028. Local comprehensive plans and amendments will be reviewed by the Met Council for conformance to

metropolitan system plans, consistency with Met Council policies, and compatibility with adjacent and affected governmental units. Updated local comprehensive plans are due to the Met Council for review by Dec. 31, 2028.

Forecasts

The Met Council uses the forecasts developed as part of Imagine 2050 to plan for regional systems. Communities should base their planning work on these forecasts. Given the nature of long-range forecasts and the planning timeline undertaken by most communities, the Met Council will maintain on-going dialogue with communities to consider any changes in growth that may have an impact on regional systems.

Imagine Forecasts for the City of Chanhassen

	2020 (actual)	2030	2040	2050
Population	25,947	27,700	29,500	32,100
Households	9,644	10,700	11,700	12,800
Employment	13,644	16,610	18,320	21,020

Housing Policy

The purpose of the Housing Policy Plan, adopted by the Metropolitan Council in February 2025, is to provide leadership and guidance on regional housing needs and challenges and to support Imagine 2050. The Housing Policy Plan provides an integrated policy framework that unifies our existing roles in housing and identifies opportunities to expand our role in supporting safe, affordable and dignified housing in the region.

Consistent with state statute (Minn. Stat. 473.859, subd. 2(c) and subd. 4), cities and townships must include a housing element and implementation program in their local comprehensive plans that address existing and projected housing needs.

The Met Council has determined the regional need for low-income housing for the decade of 2031-2040 (see Appendix B in the Housing Policy Plan).

Based on regional forecasts, the regional need for future affordable housing units is 39,700. Chanhassen's share of the region's future need for low-income housing is 498 new units of affordable housing. Of these new units, the need is for 264 affordable to households earning at or below 30% of AMI, 234 affordable to households earning 31% to 50% of AMI, and 0 affordable to households earning 51% to 60% of AMI.

Affordable Housing Need Allocation for the City of Chanhassen

	Units
At or below 30% AMI	264
31 to 50% AMI	234
51 to 60% AMI	0
Total Units	498

Future Affordable Housing Need allocations may be updated throughout the decade if local projected sewered growth changes.

Chanhassen should consult the complete Housing Policy Plan when preparing its local comprehensive plan. In addition, Chanhassen should consult Imagine 2050 and the Local Planning Handbook for specific requirements necessary for the housing element and housing implementation programs of local comprehensive plans.

Climate Policy

In 2023, the State legislature amended the Metropolitan Land Planning Act (Minn Stat. § 473.859, subd. 2 and 7*)* to include new requirements that comprehensive plans address climate mitigation and adaptation. In climate policy, mitigation strategies focus on minimizing contributions to climate change through efficiency measures and reducing greenhouse gas emissions. Adaptation strategies focus on how to change policies and practices to adjust to ongoing and future impacts of climate change.

The Met Council will assist communities in addressing climate mitigation and adaptation elements by providing communities with greenhouse gas inventories and technical assistance for identifying appropriate strategies.

Community Designation

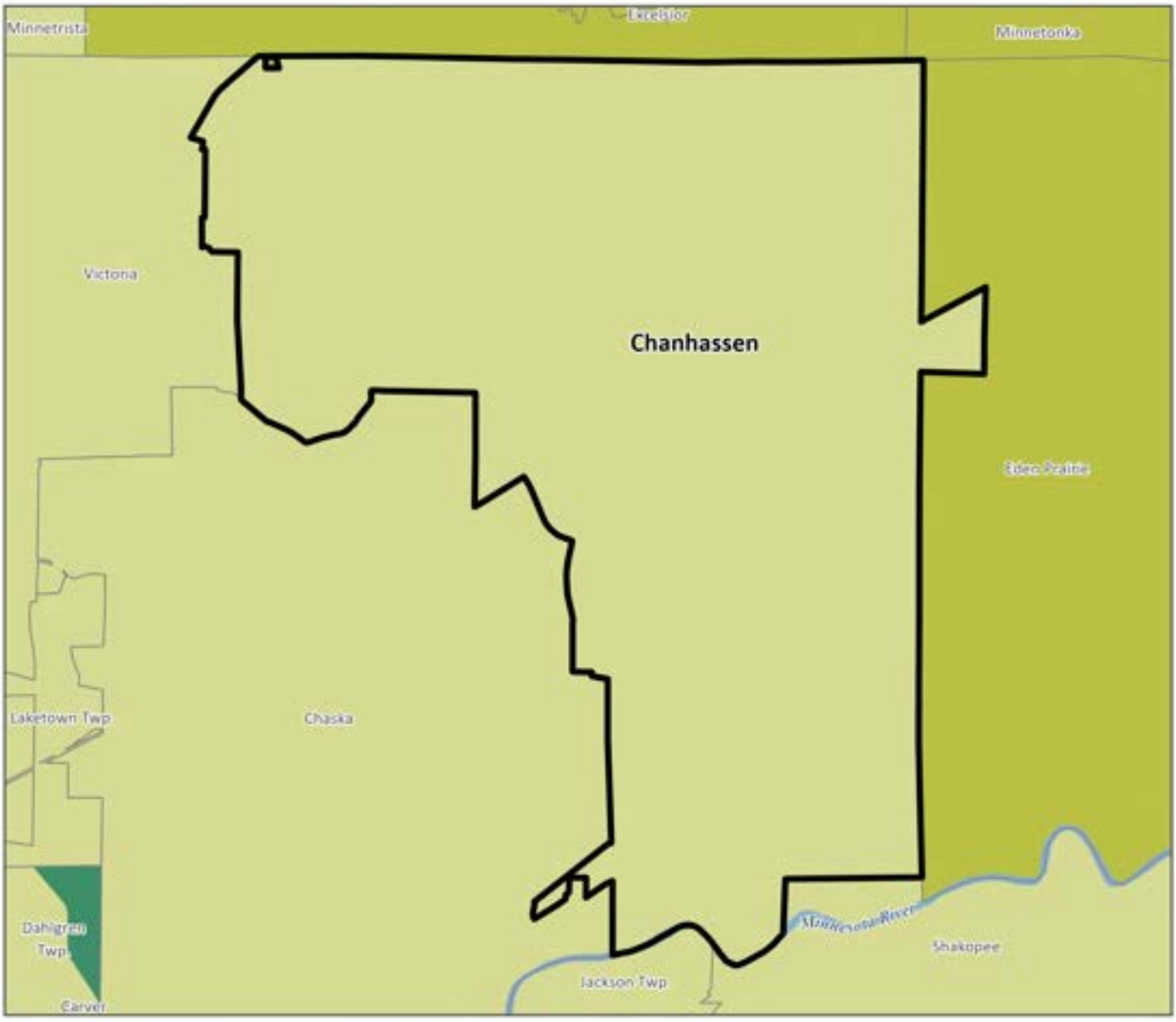
Community designations group jurisdictions with similar characteristics for the application of regional policies. The Council uses community designations to guide regional growth and development; establish land use expectations including overall development densities and patterns; and outline the respective roles of the Council and individual communities, along with strategies for planning for forecasted growth. If there are discrepancies between the Imagine 2050 Community Designations Map and the Community Designation map contained within this systems statement, communities should follow the specific guidance contained in this document. Imagine identifies the City of Chanhassen with the community designation of Suburban Edge on the Community Designation map.

Suburban Edge municipalities are on the edge of the Metropolitan Urban Service Area (MUSA) and primarily developed after the 1990s. While denser downtown or core areas are often present, the predominate development pattern is low or medium density residential subdivisions characterized by cul-de-sacs and limited access to major thoroughfares for traffic movement. These areas also feature extensive undeveloped land planned for low to medium residential densities along with some areas guided for industrial and commercial uses, often near highway intersections. The planning challenge in Suburban Edge areas is to improve street connectivity and integrate sustainable development practices, ensuring that growth and conservation effectively coexist. Suburban Edge cities may have more than one community designation based on forecasted growth and current or planned development patterns. This happens generally when areas in a municipality either have an historic development pattern more appropriate for a different designation or portions of the municipality are not currently planned for future development and are still considered rural or agricultural in nature.

Specific strategies for Chanhassen can be found on your Community Page in the Local Planning Handbook.

City of Chanhassen
Community Designations

Suburban Edge



Urban Service Areas

- Urban
- Urban Edge
- Suburban
- Suburban Edge

Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community

2050 TRANSPORTATION SYSTEM STATEMENT
CITY OF CHANHASSEN

Transportation Policy Plan Overview

The 2050 Transportation Policy Plan (TPP) is the metropolitan system plan for transportation—including highways, transit, bicycle, pedestrian, freight, aviation, and travel demand management—to which local comprehensive plans must conform. It also includes regional transportation objectives, supporting policies and actions, and regional performance measures. The full TPP can be found at the following url: *https://imagine2050.metrocouncil.org/chapters/transportation*.

This system statement summarizes the regional systems and any significant changes to them, other important regional transportation considerations, and changes made to the 2050 TPP since the 2040 TPP was adopted in 2015. Additionally, this system statement highlights those elements of the system plan that apply to your community. The TPP incorporates the policy direction and the new 2050 socioeconomic forecasts adopted by the Met Council in the regional development guide, Imagine 2050, and extends the planning horizon from 2040 to 2050.

Federal and State Requirements

The TPP meets both state requirements outlined in statute for a metropolitan system plan, and federal requirements as a fiscally constrained long-range investment plan for surface transportation. As the region has recently received a significant number of new and increased sources of transportation revenue, the 2050 TPP does not include an increased revenue scenario, but it does include additional opportunities for investment. The plan also continues to assume competitive transportation funding (e.g., state and federal discretionary programs like INFRA and Corridors of Commerce) will be sought and amended into the plan as awarded.

Under the Metropolitan Land Planning Act, local comprehensive plans are expected to conform to the projects currently identified as funded in the fiscally constrained plan, which is the official metropolitan system plan. The additional opportunities for investment may be identified separately in local plans as unfunded proposals.

Federal requirements also call for metropolitan transportation plans to be performance based, so the TPP includes objectives, policies, and actions for the regional transportation system. These objectives, policies, and actions guide the Met Council and regional partners in planning and investment in the surface transportation system.

In addition to reviewing this system statement, consult the TPP to ensure that your community's local comprehensive plan and plan amendments conform to the metropolitan transportation system plan. Communities should also review the Imagine 2050 Land Use Policy for land use considerations near certain transportation infrastructure. The format of this plan is different than past TPPs. The plan is no longer separated by chapter, rather each modal plan is distinguished from each other as individual investment or system plans. If the Met Council has a role in the funding of a regional system, the plan is identified as an

investment plan. If not, then it is identified as a system plan. There is no appendix in the 2050 TPP, supporting documentation is combined directly with the specific investment or system plan and identified as support documentation.

2050 Transportation Policy Plan Regional Systems

Adopted by the Met Council in February 2025, the TPP identifies the regional transportation systems, regional transportation objectives and policies, and other regional transportation issues communities should consider when producing their own comprehensive plans. This section will cover descriptions of each system and key changes made to these systems.

Regional Transportation Policies and Actions

In addition to identifying regional systems and investment needs, the TPP includes a set of policies and related actions to guide investments, planning and priorities for the regional transportation system. The policies and actions cover many topics including safety, highway planning priorities, complete streets, non-motorized transportation, equity, climate and natural systems. Communities are encouraged to incorporate regional policies in their local plans.

Regional Highway System

The Metropolitan Highway System is made up of principal arterials, shown in Figure 1 of the Highway Investment Plan and included with this system statement. This system is federally known as the National Highway System. The Metropolitan Highway System is a vital element of the regional transportation system; while minor arterials are lower order roadways that provide connectivity and relieve congestion in the principal arterial system. Principal and minor arterials combined represent the Regional Highway System.

Key Changes from the 2040 TPP

- A major shift from the previous TPP is that potential new revenues are no longer considered a means to resolve unmet needs on the system. The 2050 TPP does not have a current and increased revenue scenario as a result. Instead, it identifies funded projects in the fiscally constrained plan and additional opportunities beyond what is funded. Multiple studies completed since the 2040 TPP identified additional opportunities for investment, shown in figures 8 and 10.
- The 2050 TPP identifies highway investments in five major categories:
    - Safety: Figure 7 in the Highway Investment Plan shows regionally significant safety investments.
    - Spot mobility: Figure 8 in the Highway Investment Plan shows funded regionally significant spot mobility projects alongside identified additional opportunities for investment.
    - Interchanges: Figure 9 in the Highway Investment Plan shows funded and planned regionally significant interchange investments.

    - Managed lanes: Figure 10 in the Highway Investment Plan shows the existing, under construction and planned E-ZPass system. It also includes managed lane corridors which are identified as additional opportunities for investment.
    - Targeted regional capacity: Figure 11 in the Highway Investment Plan shows funded and planned regionally significant highway capacity investments. It also includes potential future capacity enhancements identified in studies.
- Modifications were made to the 2050 TPP that removed appendix naming found in previous plans and reworks previous chapters. Support documents for the Highway Investment Plan include Functional Classification, Preliminary Interchange Approval Process, and Congestion Management Process. The project list appendix item is now a separate section of the TPP, titled Long Range Highway and Transit Capital Project List. This updated list identifies projects from 2025 to 2050.

Regional Transit System

The regional transit system comprises the region's transitways, regular route bus services, demand response services, transit centers and park and rides, and transit advantages. This system is operated by six different service providers in the region. The COVID-19 pandemic upended transit, and some services vary dramatically from pre-pandemic levels. Many routes were suspended in the region and are still in the process of restructuring.

Key Changes from the 2040 TPP

- A major shift from the previous TPP is from new revenues raised to fill budget gaps in the system. A new source of revenue for transit was created in 2023 to fund operations and maintenance for the region. Similar to highways, the Transit Investment Plan no longer contains a current and increased revenue scenario. The projects shown in the 2050 TPP are those in the fiscally constrained plan. Additional opportunities for investment are also identified in the plan and these may be incorporated into local comprehensive plans.
- Several transitways have been implemented and opened and additional transitways have been identified in the region. Multiple arterial bus rapid transit (BRT) routes are completed and operational, while more alignments have been identified in studies for future implementation. The Transit Investment Plan identifies investments planned to be implemented in the 2050 TPP:
    - Two light rail extensions (Green Line Extension, Blue Line Extension)
    - Two dedicated BRT routes (Gold Line, Purple Line)
    - Five arterial BRT routes (B Line, E Line, F Line, G Line, H Line)
- Modifications were made to the 2050 TPP that removed appendix naming found in previous plans and reworks previous chapters. Support documents for the Transit Investment Plan include Transit Design and Performance Guidelines.

Regional Aviation System

The regional aviation system includes Minneapolis-Saint Paul International Airport, eight publicly owned regional airports, and two privately owned seaplane bases. These regional

airports are owned and operated by the Metropolitan Airports Commission (MAC) and local communities.

Key Changes from the 2040 TPP

- The MAC completed an update to the Long-Term Comprehensive Plan (LTCP) for the Minneapolis-Saint Paul International Airport in 2024. This update moves the planning horizon to 2040 with new operation forecasts, anticipated noise impacts and capital project needs.
- The Aviation System Plan now identifies all facilities beyond regional airports with aviation activity. These facilities may be incorporated into and considered in local planning. Aviation appendix items of the TPP are now included as a single support document titled Aviation Supporting Information.

Regional Bicycle System

The regional bicycle system is identified through the Regional Bicycle Transportation Network (RBTN). It is made up of alignments and corridors. Corridors are shown where more specific alignments within those corridors have not yet been designated. The process used to develop the RBTN, the general principles and analysis factors used in its development, and studies done to analyze and update the network can be found in the Bicycle Investment Plan. The RBTN was established in the 2040 TPP to achieve the following goals:

- Establish an integrated and seamless network of on-street bikeways and off-road trails.
- Provide the vision for a “backbone” arterial network to serve daily bicycle trips by connecting regional destinations and local bicycle networks.
- Encourage cities, counties, park agencies, and the state to plan and implement future bikeways in support of the network vision.

The RBTN also incorporates regional bicycle barriers which are established in the TPP as the region’s most significant physical barriers to everyday bicycle travel. These barriers include freeways and expressways, railroad corridors, and secondary rivers and streams. They were developed and analyzed through the Regional Bicycle Barrier Study. The barriers are included on the Regional Bicycle Barriers Map.

Key Changes from 2040 TPP

- The RBTN has been refined and expanded since it was first implemented in the 2040 TPP. Requests from local governments to add and revise RBTN corridors and alignments prompted the Regional Bicycle Guidelines and Measures Study, which developed specific measures to review updates and requests from local agencies.
- The RBTN undergoes a formal update of alignments and corridors about every two years. The next formal update will take place in 2025 prior to the 2026 Regional Solicitation.

Regional Freight System

The regional freight system includes interconnecting transportation modes, some of which are unique to freight and some which overlap with passenger travel modes. There are five distinct

modes of freight transportation: highway trucks, railroads, river barges, air freight, and pipelines. Combined with intermodal or warehouse/distribution terminals and supporting infrastructure, these modes of transportation comprise the regional freight system, known as the Metropolitan Freight System.

Key Changes from 2040 TPP

- E-commerce has become an increasingly important segment of freight movements and deliveries of goods to homes. The Urban Freight Distribution Study focused on e-commerce trends and impacts or opportunities of last-mile parcel deliveries in regional communities. The study notes that as urban deliveries become more common, local communities are encouraged to create curb management policies, consider delivery needs in their complete streets planning and identify microhubs for last-mile parcel distribution.

Pedestrian System

The Met Council coordinates with local partners on pedestrian issues and trends, and aids in funding for pedestrian needs.

Key Changes from 2040 TPP

- In the previous TPP pedestrian and bicycle travel were combined into one chapter and discussed together. The pedestrian system is now discussed and considered as an independent investment section.
- To address rising pedestrian danger on our streets, the Met Council developed the Pedestrian Safety Action Plan in 2022. It includes analysis of crash trends in the region, recommended actions to increase pedestrian safety, and a weighted crash score on every road to aid in future safety planning and project prioritization. Communities are encouraged to incorporate the plan's findings into the pedestrian elements of their comprehensive plans.

Travel Demand Management

Travel demand management (TDM) is the application of strategies, programs, and policies to increase the efficiency of transportation systems by reducing travel demand, or redistributing this demand in space or in time. These initiatives are intended to inspire new travel habits to support infrastructure investments while reducing the demand for personal vehicle trips.

Key Changes from 2040 TPP

- TDM has its own dedicated investment plan and discussion in the 2050 TPP. The section identifies key regional partners in TDM as well as their roles and responsibilities. Local communities are being asked to discuss how they include travel demand management strategies in their local plans, since some of them have relationships to land use controls and ordinances.
- The Met Council conducted the Regional Travel Demand Management Study in 2023. It concluded with the Regional Travel Demand Management Action Plan. The action plan outlines structure for a regional TDM program to implement strategies, programs, and incentives to change travel behaviors and reduce single-occupant vehicle trips, vehicle-

miles traveled, and greenhouse gas emissions. The action plan is summarized in the 2050 TPP Travel Demand Management Investment Plan.

System Plan Considerations Affecting Your Community

Your community should consult the complete TPP in preparing your local comprehensive plan. In addition, your community should consult Imagine 2050 and the current version of the Met Council's Local Planning Handbook (LPH) for specific comprehensive plan requirements. Specific system plan considerations affecting your community are detailed below.

Regional Highway System

There are principal arterials located within your community: Trunk Highway 7 and US Highway 212.

Regional Transit System

Your community is located within the following Transit Market Areas: TMA 3, TMA 4, and TMA 5.

- TMA 3: Mainly lower density Urban Edge and Suburban communities. It is characterized by lower density and less transit-supportive street networks and land use but with some pockets of denser development. Transit service in this market area includes suburban local routes, express and commuter service, and non-regular route transit services, usually dial-a-ride, providing basic transportation access.
- TMA 4: Mostly Suburban Edge communities along with portions of Suburban communities. It is characterized by low population and job densities that do not support frequent local transit service and a spread out, often circuitous, street network that hinders efficient routing. Transit service in Market Area 4 is mainly peak-period express and commuter service at park-and- rides which can effectively gather the lower density transit demand into one spot. There are some suburban local routes, including suburb-to-suburb connectors, although service is typically very infrequent. Non-regular route transit, usually dial-a-ride, is generally available.
- TMA 5: Generally Rural communities including rural centers but also some suburban edge communities as well as freestanding town centers characterized by very low-density development or undeveloped land not well suited for regular-route transit service outside of limited peak-period express and commuter service.

Your community is located within the Transit Capital Levy District.

Regional Aviation System

All communities must include an aviation element in the transportation sections of their comprehensive plans. The degree of aviation planning and development considerations that need to be included in the comprehensive plan varies by community. Even those communities not impacted directly by an airport have a responsibility to include airspace protection in their comprehensive plan. The protection element should include potential hazards to air navigation including electronic interference. Local comprehensive plans can also begin to consider other aviation uses which do not take place at airports, like drones.

Your community is within the influence area of Flying Cloud Airport. The LTCP for this airport is shown in the Aviation Supporting Information document of the TPP. The full Flying Cloud Airport LTCP can be found here. The Flying Cloud LTCP has not been updated since the TPP Aviation System Plan was last updated in 2020, but it is planned to be updated and amended into the TPP in 2025. Communities influenced by airports should review the LTCP(s) to ensure that the updated comprehensive plan developed by the community remains consistent with the airport plans. Consult the LPH for specific comprehensive planning requirements and considerations such as airport zoning, noise and other environmental mitigation, airport development and economic impacts, ground access needs, infrastructure requirements, and general land use compatibility.

Local communities should also consider other facilities which may generate aviation activity, such as heliports or private air facilities. To see all aviation facilities in the region including those that are not defined as a part of the regional aviation system, refer to Figure 6 of the Aviation System Plan.

Regional Bicycle Planning

The RBTN is depicted on Figure 2 of the Bicycle Investment Plan. The network consists of Tier 1 and Tier 2 corridors and alignments. These are not intended to be the only bicycle facilities in the region. Local units should also include local network plans in their communities.

In your community there are 9 RBTN corridors and alignments. Your community should incorporate the RBTN map within your local bicycle plan maps and use your comprehensive planning process to identify suitable alignments within and along the RBTN corridors for future incorporation into the TPP. In addition, agencies should plan their local on and off-road bikeway networks to connect to the designated Tier 1 and Tier 2 alignments, as well as any new network alignments within RBTN corridors to be proposed in local comprehensive plans. Bikeway projects that complete segments of, or connect to, the RBTN are given priority for federal transportation funds through the Transportation Advisory Board's biannual regional solicitation.

In your community there are one or more identified bicycle barrier crossings. Please review the Regional Bicycle Barriers Online Map to determine which regional bicycle barriers and prioritized barrier crossing improvement locations are in your community. The tiered crossing improvement locations are used as one alternative criterion in the Regional Solicitation to distribute federal transportation funds. Communities are encouraged to analyze and address the need for new bicycle barrier crossings or improved bicycle facilities at existing barrier crossings.

Regional Freight Planning

The Met Council encourages all local governments to plan for freight movement in their communities. Trucks are the major mode of freight movement in the region and across the nation to distribute consumer goods as well as move manufactured goods and commodities, and they operate in every community.

The Metropolitan Freight System and the National Highway Freight Network are shown in Figures 1 and 5 of the Freight Investment Plan, respectively. The following regional freight facilities are in your community: an active freight railroad and TH-5 (I-494 to TH-62). These

networks and facilities should be incorporated into your local comprehensive plan. The local plan should also plan for compatible adjacent land uses, consider last-mile freight delivery needs and curb management strategies for local deliveries, if applicable. Refer to the *Urban Freight Distribution Study* for specific guidance on how to consider e-commerce and local deliveries on the local transportation system.

Other Transportation Policy Plan Considerations

Pedestrian Planning

The Met Council encourages local governments to address pedestrian needs for transportation in their local comprehensive plans. An adopted pedestrian, active transportation, or multimodal plan can be included as an addendum to or in addition to the comprehensive plan. This planning should also include ensuring your local community has a current Americans with Disabilities Act (ADA) self-evaluation that covers the public rights-of-way for transportation. Agencies with 50 or more employees must also have an adopted ADA transition plan, not just a self-evaluation.

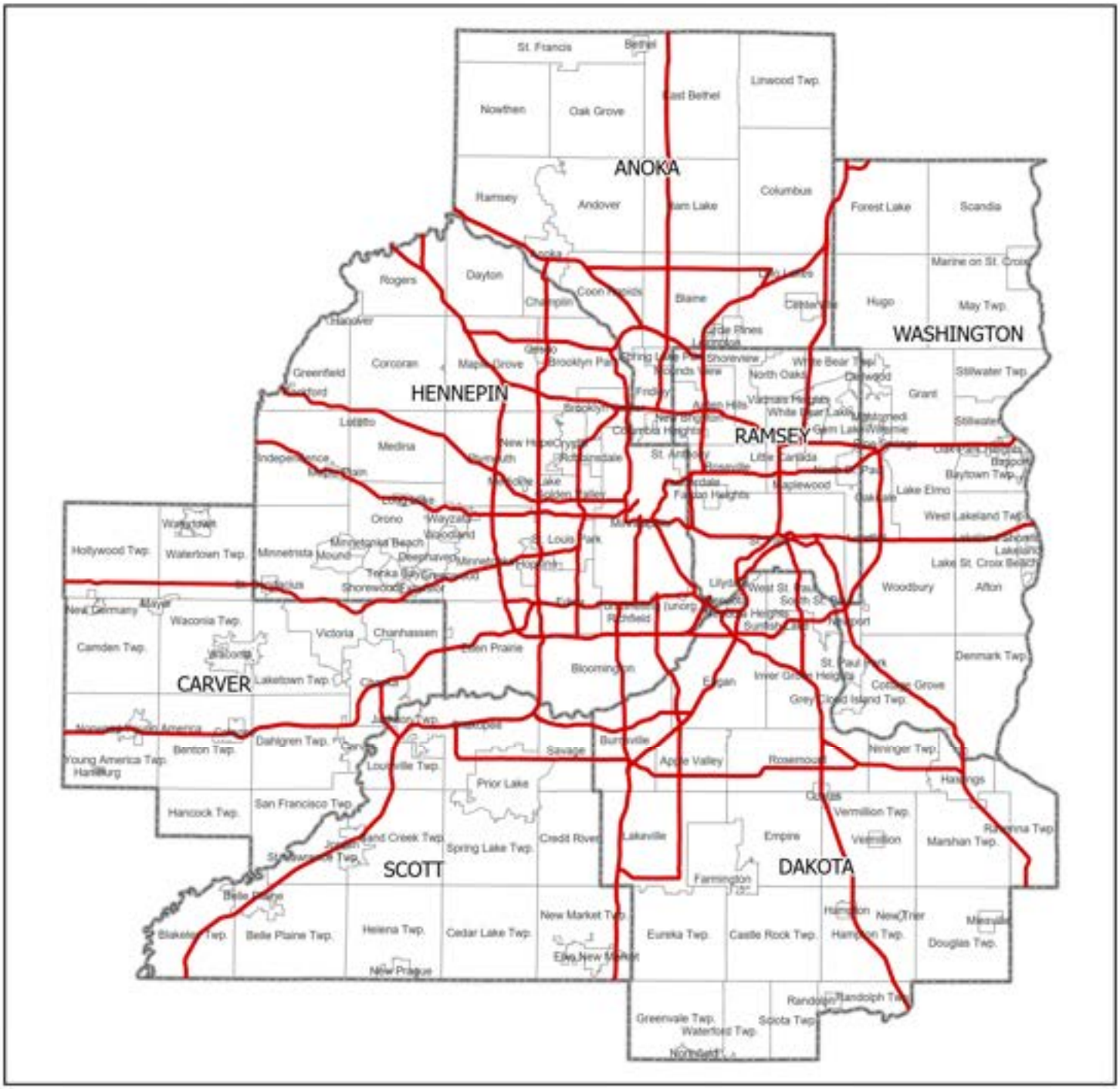
Travel Demand Management

The Met Council encourages local governments to address travel demand management needs for areas which experience traffic congestion. Your community is served by: Metro Transit Commuter Programs. Local governments should identify the transportation management organization which serves their community and describe any policies, ordinances, practices or programs in place which would aid in regional TDM work in their local comprehensive plans.

Greenhouse Gas Emissions

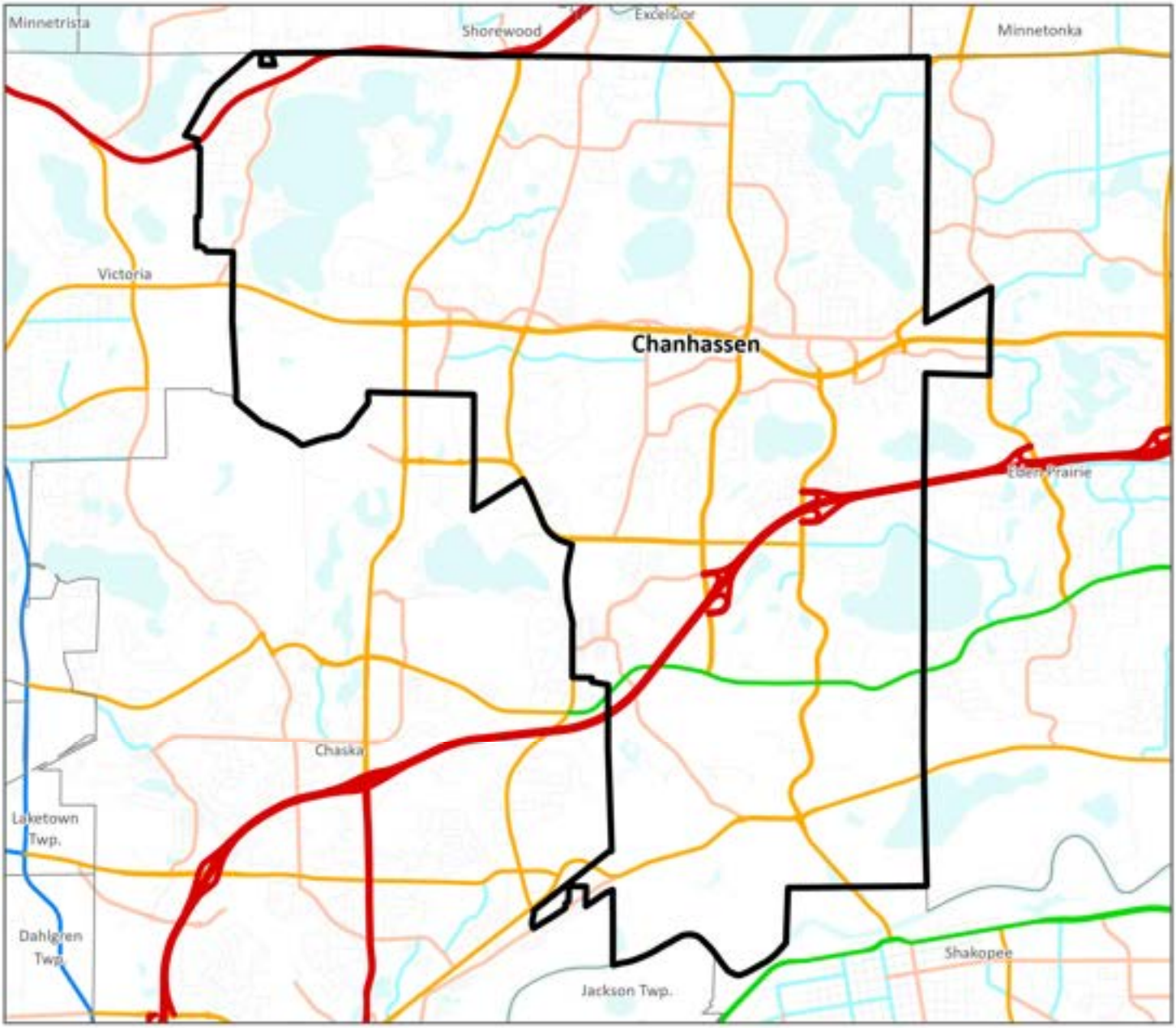
State law directs the Minnesota Department of Transportation to establish targets to meet greenhouse gas (GHG) emissions reduction for the seven-county metro region to reach net-zero emissions in the transportation sector by 2050. Your community must include plans or strategies to limit GHG emissions on the surface transportation system in your comprehensive plan to meet the designated regional targets.

Principal Arterial Highways



Principal Arterial Roads

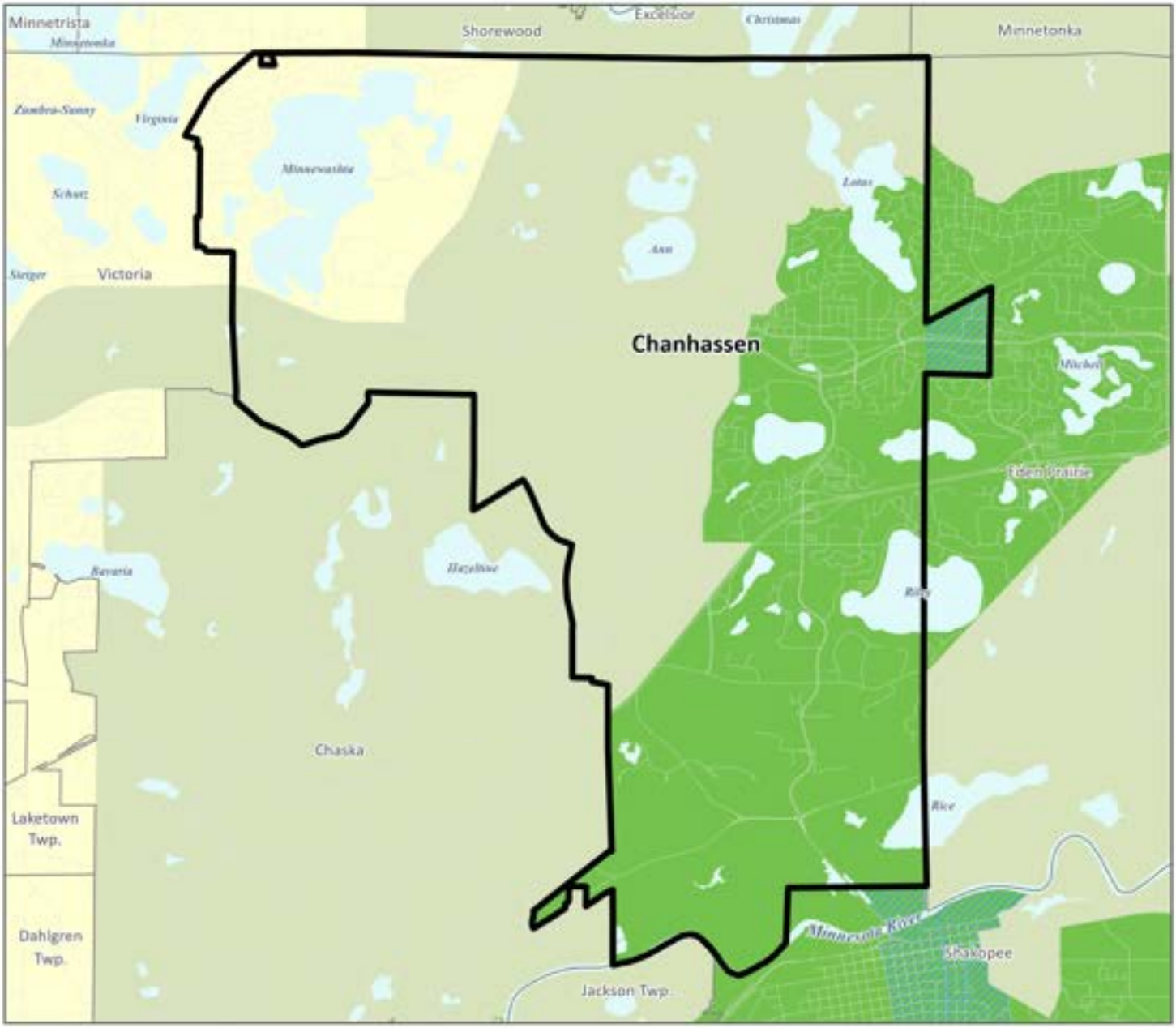
City of Chanhassen
Functional Class - All Roads



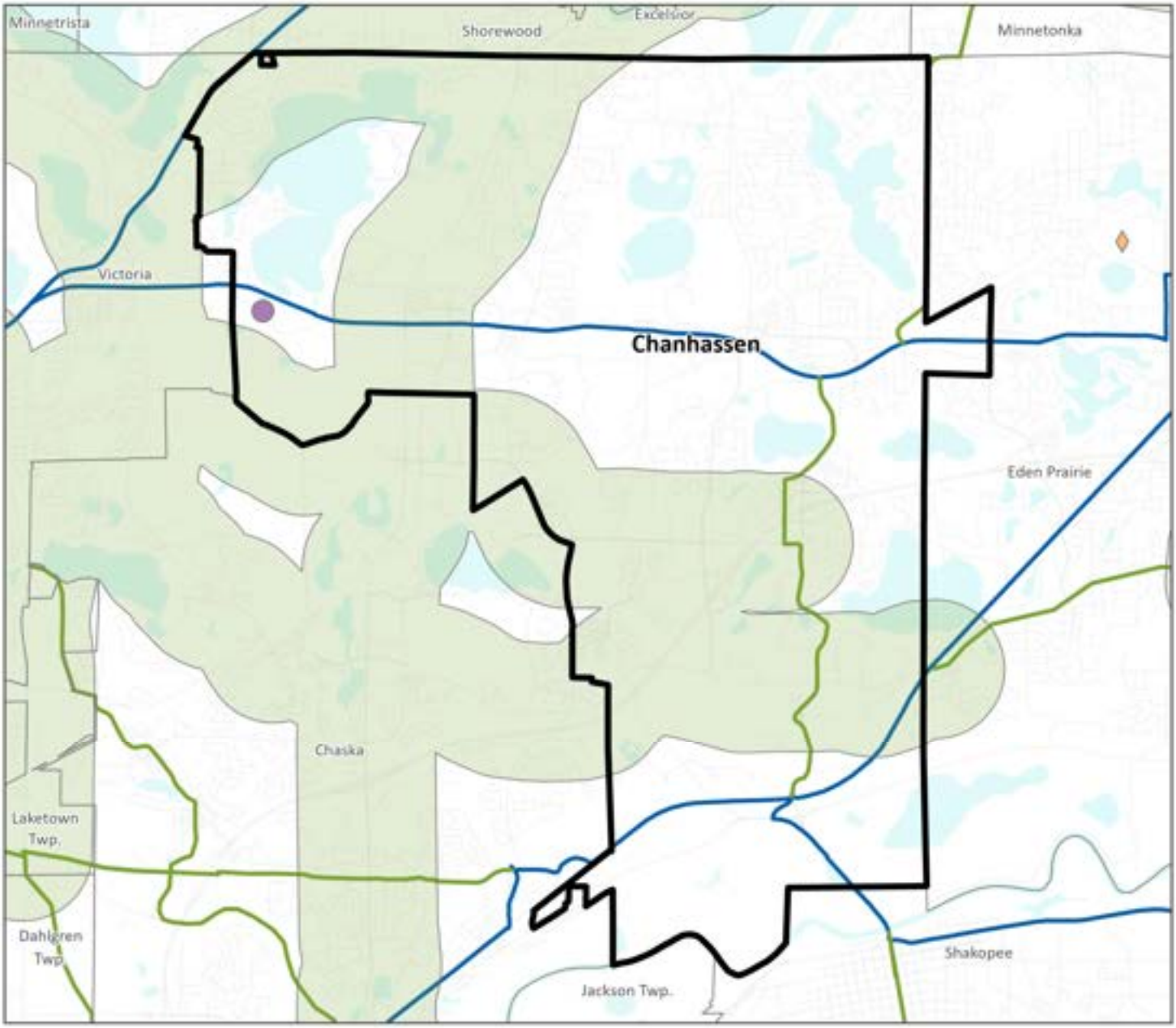
Functional Class

- Principal Arterial
- Minor Arterial Augmentor
- Minor Arterial Reliever
- Minor Arterial Expander
- Minor Arterial Connector
- Major Collector
- Minor Collector
- Local Roads

City of Chanhassen
Transit Market Areas



City of Chanhassen
Regional Bicycle Transportation Network

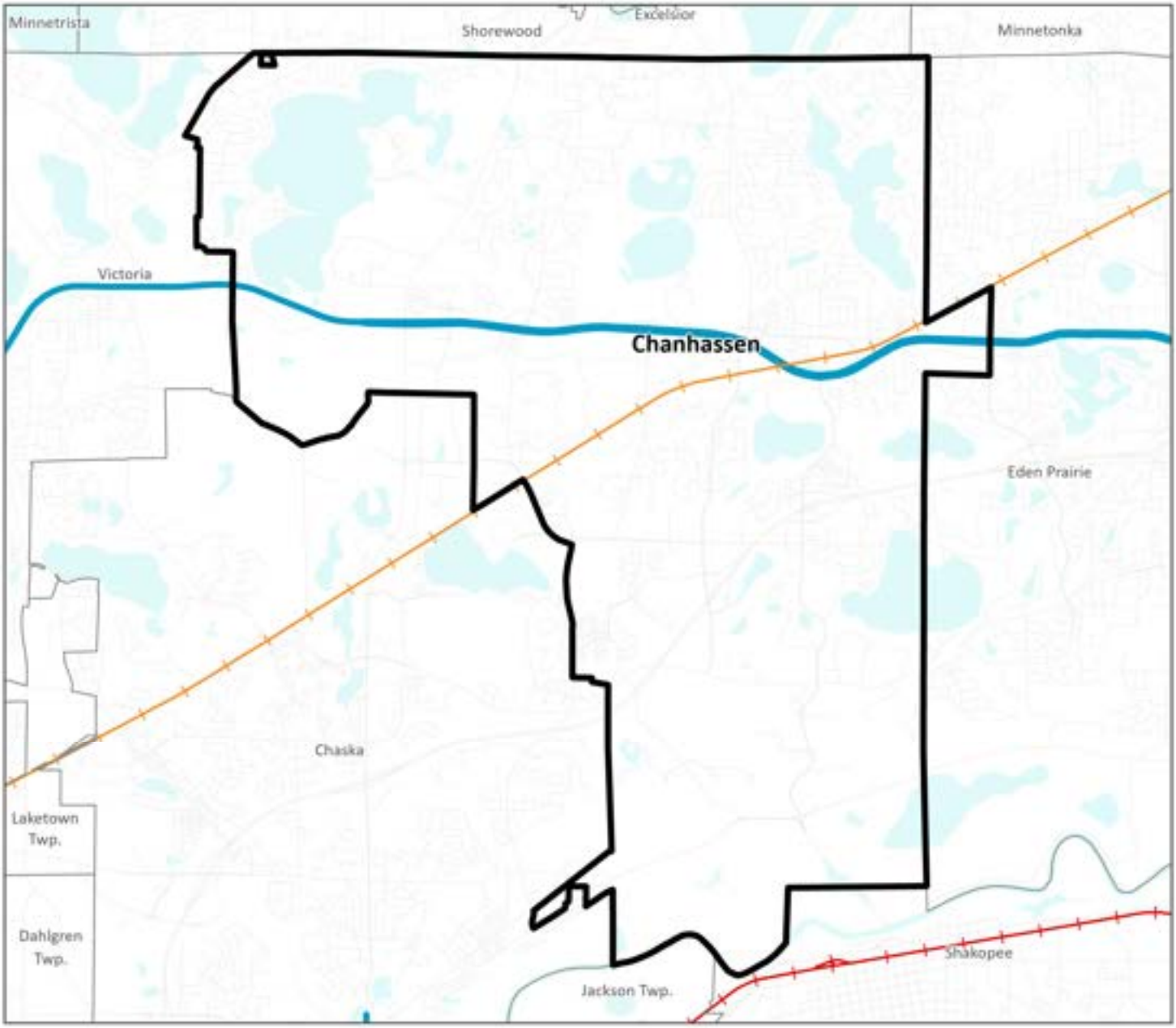


Alignments
- Tier 1
- Tier 2

Corridors
- Tier 1
- Tier 2

Regional Destination Subgroup
- Metropolitan Job Centers (> 50,000 Jobs)
- Regional Job Centers (15,000 - 50,000 Jobs)
- Subregional Job Centers (7,000 - 15,000 jobs)
- Colleges & Universities (>2,000 Students)
- Large High Schools (> 2,000 Students)
- Major Sports & Entertainment Centers
- Regional Parks (> 400,000 visits/year)

City of Chanhassen
Metropolitan Freight System



Terminal Type

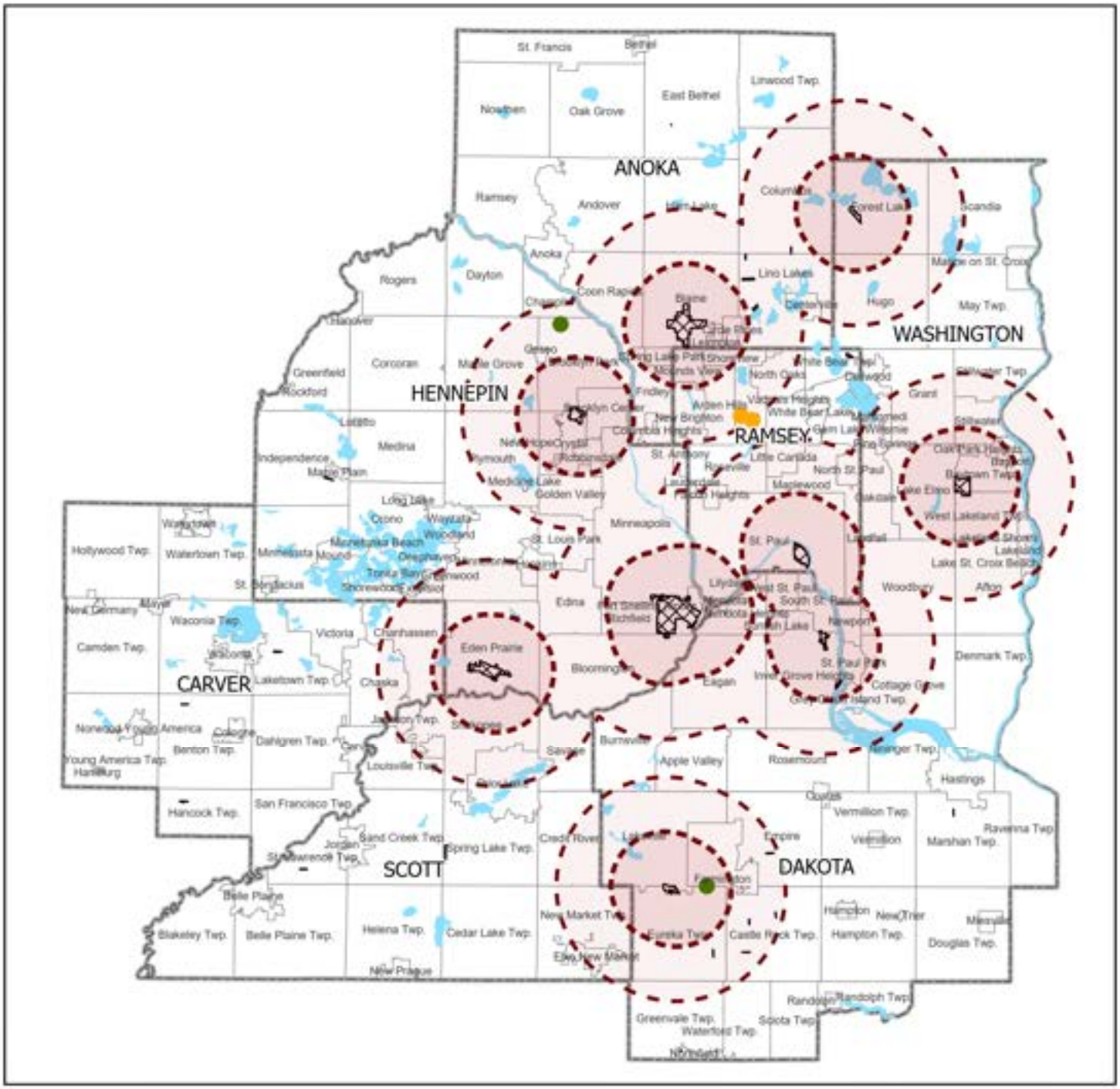
- Airport Terminal
- Pipeline
- Rail Terminal - Container
- Rail Terminal - Non Container
- River Terminal
- Trucking Terminal / Warehouse

Railroad Class

- Class I Railroads
- Class III Railroads

- Primary Highway Freight System
- Non-Primary Highway Freight System Interstates
- Critical Urban and Rural Freight Corridors

Regional Aviation System and Airport Influence Areas



2025 WATER RESOURCES SYSTEM STATEMENT
CITY OF CHANHASSEN

Water Policy Plan Overview

The 2050 Water Policy Plan includes policies and strategies to achieve four objectives that support our regional goals:

- **CLIMATE:** The region's waters and water services are protected from and made resilient to the ongoing and future effects of climate change.
- **INVESTMENTS:** Water protection, planning, management, and infrastructure investments are optimized to ensure public and ecosystem health are fully protected now and for future generations.
- **HEALTH:** Natural waters, source waters, water services, and infrastructure are managed, restored, and enhanced to protect public and ecosystem health that ensures a high quality of life in the region.
- **EQUITY:** The benefits of clean and abundant water and water services are defined by local needs and environmental context, accessible, and justly shared by all residents and communities.

These objectives help to protect our region's groundwater and surface water, ensure the sustainability of water sources and utility service providers, support public and ecosystem health, and promote a thriving economy, sound development decisions, and a high quality of life for all who call this region home.

The Water Policy Plan strives to generate innovative actions, including water reuse, resource recovery, and nature-based approaches, that have multiple benefits at both the local and regional scales. Additionally, the plan includes policies and strategies to address the impacts of climate change, equitable access to water benefits, and water sector workforce concerns. The region has a strong history of water planning and management, and the 2050 Water Policy Plan continues this tradition. It progresses our organization and the region to ensure clean and abundant water for current and future generations.

Key Concepts

Adopted by the Metropolitan Council in February 2025, the 2050 Water Policy Plan - including the regional water policies, Wastewater System Plan, and the Metro Area Water Supply Plan - outline the conditions for regional wastewater service, surface water management, and water supply planning. Local comprehensive plans shall conform to these conditions. The Policy Plan incorporates the following changes:

Integrated Planning (next steps)

The Water Policy Plan is a guide for managing wastewater, water supply, surface waters, and groundwater. It takes an integrated approach to water planning and management from local to federal and Tribal levels, which helps to ensure a clean and plentiful water future. Water planning organizations need to work together to address issues that transcend political boundaries to achieve holistic water management.

Subregional Approach to Planning

The Met Council is committed to continuing and broadening the subregional approach to integrated water planning. Subregional groups will be expanded to include stakeholders from Tribal Nations, state agencies, county planning staff, municipal public works and planning staff, watershed organizations, non-governmental organizations, and others who want to participate in discussions about localized, integrated water concerns.

Water Equity

The Water Policy Plan prioritizes equitable access to clean water and water services, especially for historically marginalized communities. Reaching these outcomes requires initiatives such as prioritizing investments in overburdened communities, addressing historical harms, creating accessible information and communications, and including diverse perspectives of community members in water planning and management decisions.

Climate and Natural Systems

The Water Policy Plan includes climate and natural systems objectives, policies, and actions, which guide the Met Council and communities to employ approaches that lead to sustainable water and water services. This includes building water resiliency, limiting risks, and benefiting a growing and a thriving economy through convening partners, new tools and technologies, water conservation and protection efforts, and water planning and technical assistance.

Considerations Affecting Your Community

Regional Sewer Service

The treatment of wastewater is foundational to ensure public health and protect the region's natural environments. Reclamation of water and byproducts from the wastewater treatment process can help our region meet sustainability and climate goals. To operate and steward the regional wastewater system, it is essential for the Met Council to understand local conditions, identify current and future needs, and take innovative approaches to address the region's water sustainability challenges.

Local governments are required to submit both a wastewater plan element to their comprehensive plan and a comprehensive sewer plan describing service needs from the Met Council (Minnesota Statutes 473.513). A complete list of requirements for the comprehensive sewer plan, depending on wastewater service methods in your community, can be found in the Water Resources section of the Local Planning Handbook.

Forecasts

The forecasts of population, households, employment, and wastewater flows for Chanhassen can be found on your Community Page in the Local Planning Handbook. These forecasts are for sewered development. The sewered forecasts were estimated using Met Council's census block forecast data, individual and communal sewage treatment system data, Sewer Availability Charge (SAC) data, annual city reports, current trends, existing and future local wastewater service areas and other municipal information. The wastewater flows are based on historical wastewater flow data, future wastewater generation rates, and the sewered population and employment forecast data.

The Met Council will use these growth and wastewater flow forecasts to plan future regional wastewater conveyance and treatment system improvements needed to serve your community.

Chanhassen, through its comprehensive planning process, must decide the location and staging of development, and then plan and design its local wastewater collection system to serve this development.

Wastewater Service

Metropolitan Council Environmental Services (Environmental Services) designs, constructs, and operates the regional wastewater system (Metropolitan Disposal System): a publicly owned system of regional sanitary sewers and water resource recovery facilities (wastewater treatment plants), for the conveyance, treatment and disposal of domestic waste, industrial waste and other waste from residential, commercial, institutional, and industrial users in the metropolitan area. The regional wastewater system currently serves 111 communities and through its work it protects public health, protects the environment, and fosters the economic growth of the seven-county Twin Cities Metropolitan Area.

A Regional Sanitary Sewer System map is provided to assist in the completion of your community's comprehensive sewer plan. The map shows Environmental Services' wastewater infrastructure located within your community's boundaries, if your community is provided regional wastewater service.

A complete list of items required for inclusion in your community's comprehensive sewer plan, depending on wastewater service methods in your community, can be found in the Local Planning Handbook. A comprehensive plan will be found incomplete for review if all submittal requirements are not met.

If your community has multiple methods of wastewater service (including regional service, local (municipal) wastewater treatment system, private communal systems, and/or subsurface sewage treatment systems), review the information in each corresponding section and refer to the Local Planning Handbook for a complete list of requirements that must be included in the comprehensive sewer plan for these systems. We strongly encourage you to include this information in a water chapter of your comprehensive plan.

Areas Served by the Regional System

Current wastewater treatment services are provided to the City by Environmental Services. All wastewater generated within the City is conveyed through Met Council Interceptors 8253-328, 7138, 7025-1, 7017, 7017-1, 7017-2, 7017-3, and 7017-4. Several areas of the City are also served through neighboring communities. All flow is treated at the Blue Lake Water Resource Recovery Facility in Shakopee.

Regional Inflow and Infiltration Program

The Met Council is continuing implementation of its inflow and infiltration (I/I) reduction program and will continue to establish I/I goals for all communities discharging wastewater to the regional wastewater system. Communities that have excessive I/I in their sanitary sewer systems will be required to eliminate the excessive I/I. Those communities will be required to submit a work plan that details work activities to identify and eliminate I/I sources from both municipal and private sources. The Met Council will not design future regional sanitary sewer improvements or water resource recovery facilities to handle peak hourly flows in excess of the allowable rate for your community. Increases in service may be limited in communities that do not demonstrate progress in reducing excess I/I.

Two grant programs are currently available for communities with excessive I/I in their sanitary sewer systems: The Municipal Inflow and Infiltration Grant Program and the Private Property Inflow and Infiltration Grant Program. It is recommended that communities review these programs and determine if participation fits into their I/I work plan. The Municipal Inflow and Infiltration Grant Program is based on annual legislative action and funding amount and availability may vary year to year.

Areas Served by Local Wastewater Treatment System

The requirements of this element do not apply because Chanhassen does not have a local wastewater treatment system.

Areas Served by Private Communal Treatment Systems and/or Subsurface Sewage Treatment Systems

The Met Council's position is that private communal wastewater treatment systems should only be permitted in areas not programmed for regional sewer service in the foreseeable future and they are provided for in a community's comprehensive plan. The community is responsible for permitting all private communal or cluster wastewater treatment systems consistent with current Minnesota Pollution Control Agency standards (Minnesota Rules Chapter 7080-7083). The Met Council will not provide financial support to assist communities if these systems fail.

Communities with individual subsurface sewage treatment systems (SSTS), commonly known as septic systems, must adopt a management program consistent with current Minnesota Pollution Control Agency regulations (Minnesota Rules Chapter 7080-7083). A description of the management plan and current SSTS ordinance must be included in the community's comprehensive sewer plan.

Surface Water Management

The metro region consists of hundreds of miles of rivers, streams, thousands of acres of wetlands, and nearly a thousand lakes. These surface waters define our region. They are where we play, exercise, find peace, and celebrate with friends and family. They support the region's ecosystems and biodiversity. They provide drinking water for the region's residents and energy for industry. They are critical transportation corridors and places to recreate, fueling local economies. Yet these waters are threatened by complex issues like ongoing pollution stress, climate change, and unsustainable development pressures. Comprehensive community planning includes surface water planning to ensure the region's residents, businesses, and ecosystems can benefit from clean and abundant water.

In 1995, Minnesota Statutes Section 473.859, subd. 2 was amended to make the local water plan (often referred to as local surface water management plans) required by Section 103B. 235 a part of the land use plan of the local comprehensive plan. Minnesota Rules Chapter 8410, updated in July of 2015, includes the requirements for local water management plans. All communities in the metro region must update their local water plan between Jan. 1, 2027 and Dec. 31, 2028. This means that Chanhassen must update its local water plan as part of the comprehensive plan update. The community's updated local water plan should be submitted to the Met Council for its review concurrent with the review by the local watershed management organizations.

The Surface Water Features map shows the watershed management organizations, Carver County WMO, Lower Minnesota River WD, Minnehaha Creek WD, and Riley-Purgatory-Bluff Creek WD, that have jurisdiction in Chanhassen.

Failure to have an updated local water plan approved by your watershed management organizations will result in the comprehensive plan being incomplete for review. Local water plans shall be submitted to the Met Council for review in the timeframe described above, comments are sent from the Met Council to the appropriate watersheds for inclusion in their review and approval of the plan, and finally the plan is approved by the appropriate watersheds.

Local water plans must meet the requirements for local water plans in Minnesota Statutes, section 103B.235 and Minnesota Rules Chapter 8410. In general, local water plans need to include a summary of the priorities and problems in the community; structural, nonstructural and programmatic actions to take to address the priorities and problems; and clearly identified funding mechanisms to fix the problems.

More detailed guidance for the local water plans can be found in Appendix A of the 2050 Water Policy Plan and in the Met Council's current Local Planning Handbook.

Priority Waters List

The Met Council updated its Priority Waters List (formerly Priority Lakes List) in July 2022. This new version includes rivers, lakes, and streams. With more than 950 lakes and hundreds of miles of rivers and streams in the region, waterbodies needed to be prioritized to adequately dedicate staff and financial resources. The Met Council uses the Priority Waters List to focus

its limited resources. The list is also used in the environmental review process. The Surface Water Features map and Priority Waters List table show the priority waters for Chanhassen.

When using this Priority Waters List, for projects near a specific waterbody, we recommend you connect with local residents to understand how they value and interact with the waterbody. The Twin Cities region is home to many diverse communities with different cultural and personal relationships to water, so it's important to incorporate those perspectives in addition to the Priority Waters List when working on local-scale projects. Communities should identify the Priority Waters and the projects and/or programs that will protect or restore these waters.

The Water Contamination and Impaired Waters map includes any water bodies that are on the Minnesota Pollution Control Agency's 303d Impaired Waters List.

Table of Priority Waters for the City of Chanhassen

Waterbody Type	Name	DNR Lake ID	DNR Kittle Number
Lake	Ann	10001200	---
Lake	Christmas	27013700	---
Lake	Lotus	10000600	---
Lake	Minnewashta	10000900	---
Lake	Riley	10000200	---
Lake	Susan	10001300	---
River/stream	Assumption Creek	---	M-055-017
River/stream	Bluff Creek	---	M-055-014
River/stream	Minnesota River	---	M-055

Water Supply

Water supply is not a regional system. However, water supply information is required for local comprehensive plan updates to meet statutory requirements and for consistency with regional policy.

To ensure that there is a safe and plentiful supply of water–for a wide range of residential, commercial, institutional, industrial, recreational, and other purposes–it is important to make sure local water supply sources, infrastructure, and planned investments are aligned with planned land use changes.

The Met Council recognizes the local responsibility and authority for water supply planning. However, a regional perspective is also valuable, because the effects of local water supply decisions do not stop at community boundaries. The Met Council provides regional planning, guidance, and resources to support communities and help safeguard our shared water resources.

Water supply plan-related requirements generally include:

- Clearly identifying the locations of water sources and amount of water that is currently used and is planned to be used for things like agriculture, homes, businesses, industries, and other public and private purposes. This includes areas that affect those water sources, such as source water protection areas.

- Creating a program for how to implement local rules and regulations about water supply, including when and how these rules will be developed, adopted, and administered.

Communities served by a municipal community public water supply system must fulfill part of these requirements by attaching a local water supply plan approved by the Minnesota Department of Natural Resources as an appendix to the comprehensive plan.

The Water Supply Considerations map illustrates some key content for your community, including Drinking Water Supply Management Areas, Special Well and Boring Construction Areas, and Priority Waters qualifying as drinking water sources.

We strongly encourage you to include any required information that isn't in the local water supply plan—such as source water protection and privately-owned wells—in a water chapter of your comprehensive plan.

A customized checklist of minimum requirements for your community is included in the Local Planning Handbook, along with resources to help you meet and go beyond minimum requirements.

Source Water Protection

Your comprehensive plan should consider water use (including water supply sources) as part of land use planning, to promote land use practices and development decisions that protect public health for your community and the region. Include information about the location of both groundwater and surface water source water protection areas and their vulnerability for all community public drinking water source(s) within your community's borders and associated contaminant threats. Also include a commitment to collaborate with neighbors on source water protection, when applicable.

Privately-Owned Wells and Nonmunicipal Public Water Supply Systems

Your comprehensive plan should include information about the current and planned use and management strategies for privately-owned wells and nonmunicipal public water supply systems, because people, institutions, and businesses in your community use those sources for a wide range of agricultural, residential, commercial, industrial and/or other nonmunicipal purposes.

If a new municipal community public water supply system is planned by 2050, a water chapter of the updated comprehensive plan should include details about the planned system.

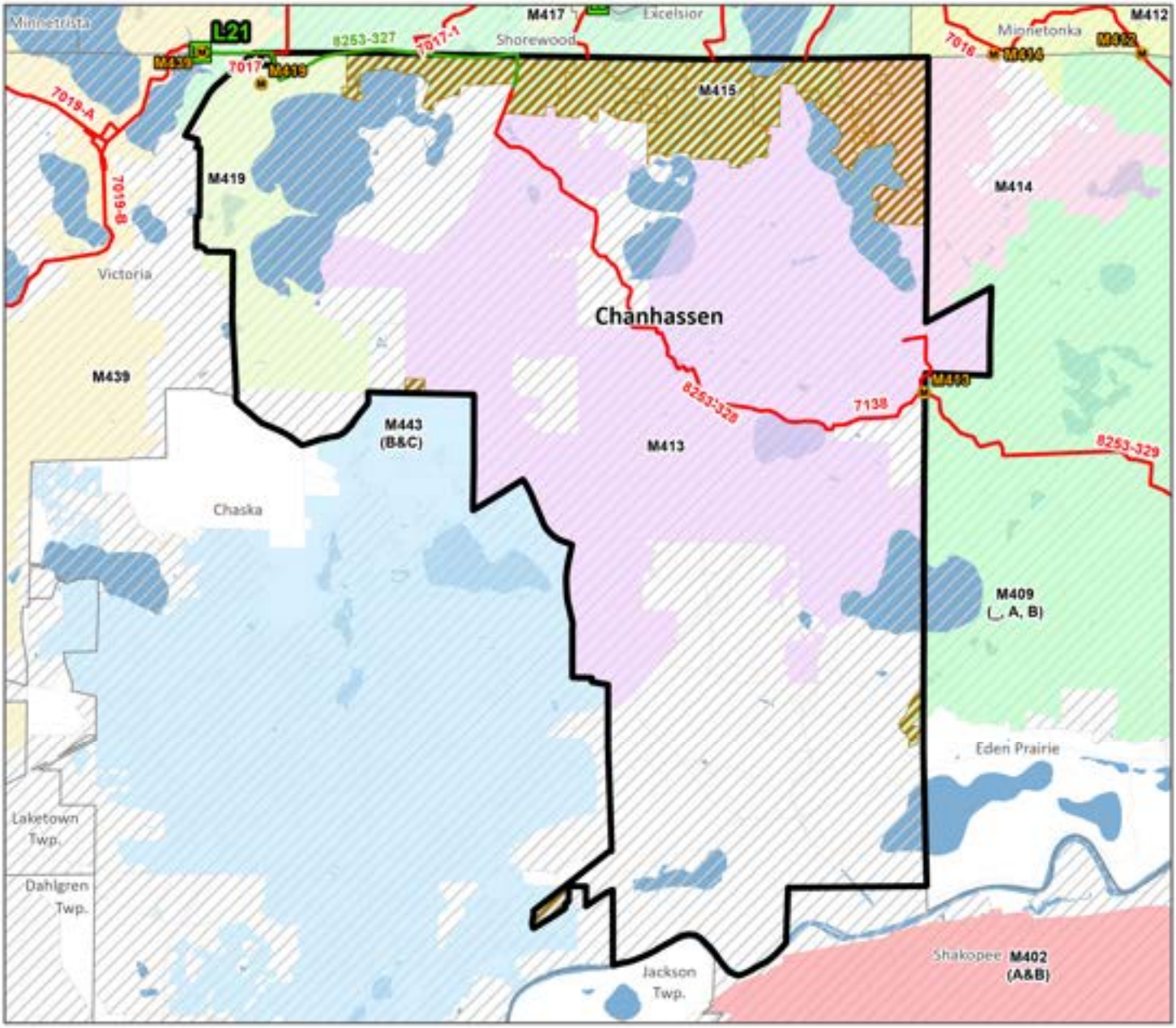
Municipal Community Public Water Supply Systems

Water Supply System Information

Because people, institutions, and businesses in your community get water through a municipal community public water supply system, you must include information about that system and an implementation program in your comprehensive plans, to demonstrate the availability of clean, safe drinking water to meet projected water demand consistent with the Met Council's forecasts.

The Minnesota Department of Natural Resources (DNR)-approved local water supply plan for the municipal public water supplier providing service to your community must be attached as an appendix to the comprehensive plan. To ensure that the DNR-approved local water supply plan is consistent with regional policies and is compatible with adjacent and affected governmental units, you should provide the Met Council and adjacent and affected jurisdictions with the opportunity to review and comment on your draft local water supply plan update. Failure to include an updated local water supply plan approved by the DNR will result in the comprehensive plan being incomplete for review until the required plan is submitted to the Met Council.

City of Chanhassen
Regional Sanitary Sewer System



Meters

Lift Station

Regional Sewer

Gravity

Forcemain

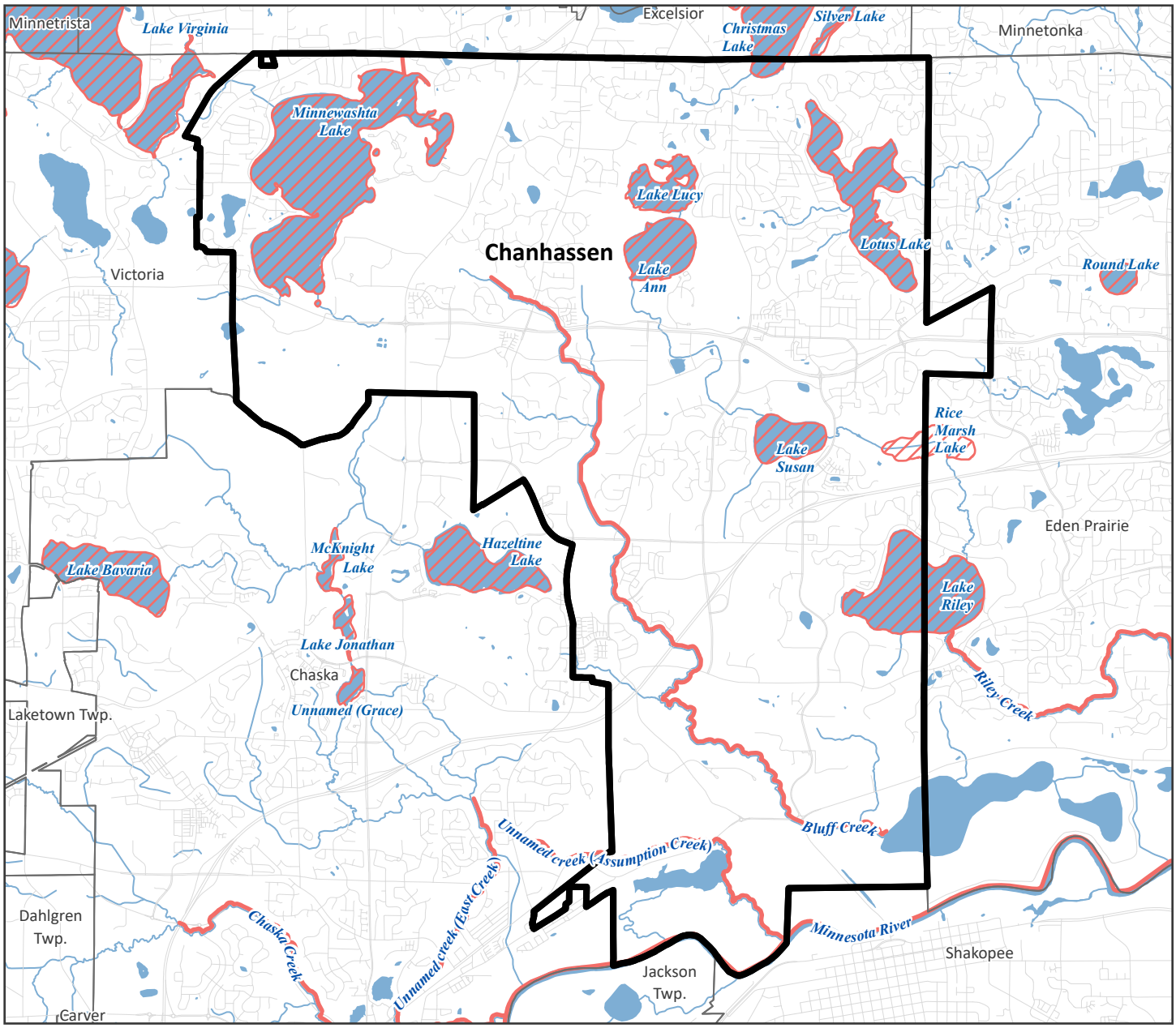
Areas of Unmetered Flow from the Community

2050 MUSA

Sewer Service Areas

To Meter ####	Not Served

City of Chanhassen
Water Contamination and Impaired Waters



Minnesota Groundwater Contamination Atlas

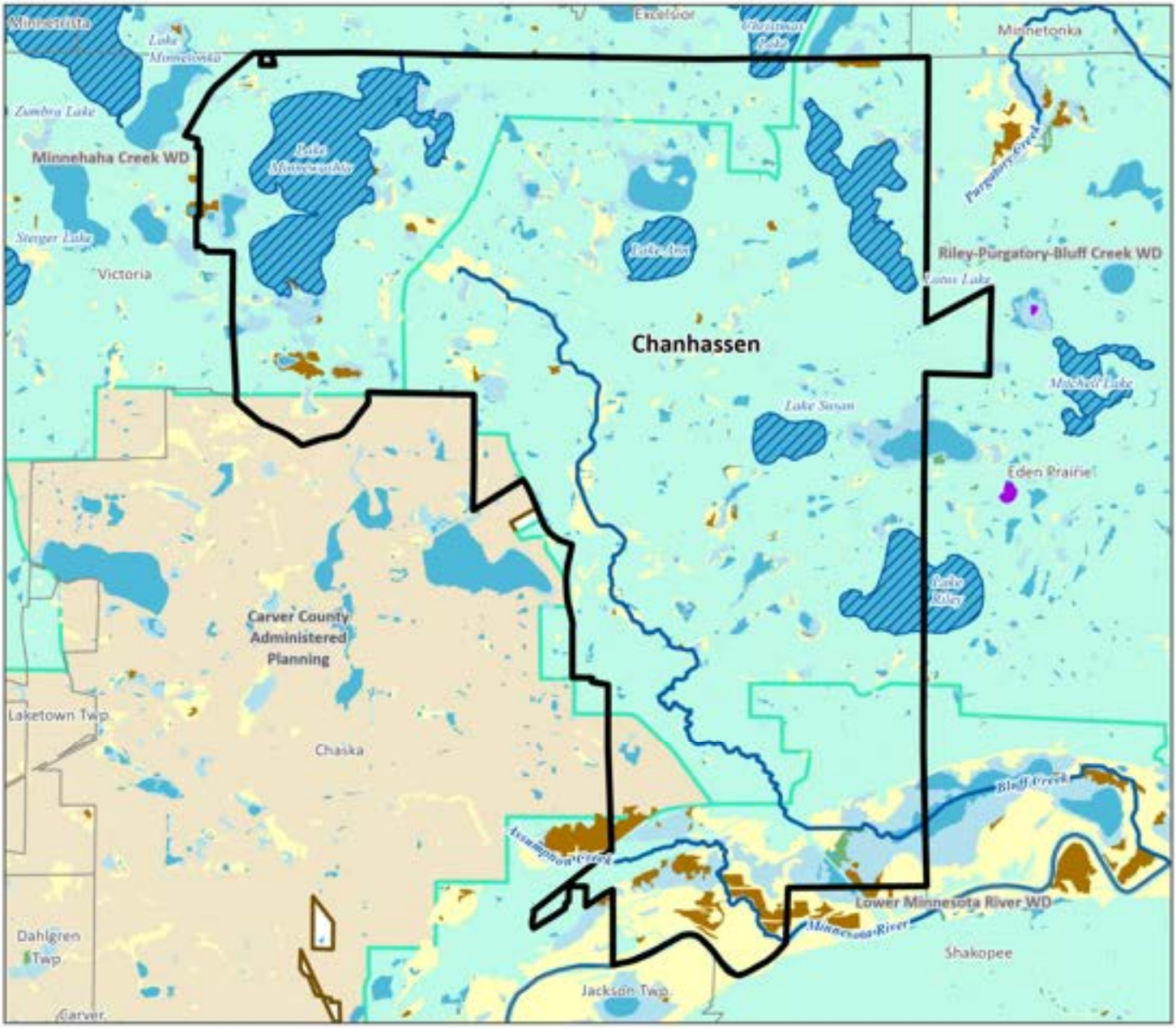
- High Confidence Boundary
- Low Confidence Boundary
- Groundwater area of concern *

Minnesota's 2024 Impaired Waters List

- Impaired Rivers or Streams
- Impaired Lake

** darker shades of purple represent multiple overlapping areas of concern*

City of Chanhassen
Surface Water Features



Watershed Management Type

- County Administered Planning
- Watershed District (WD)
- Watershed Management Organization (WMO)

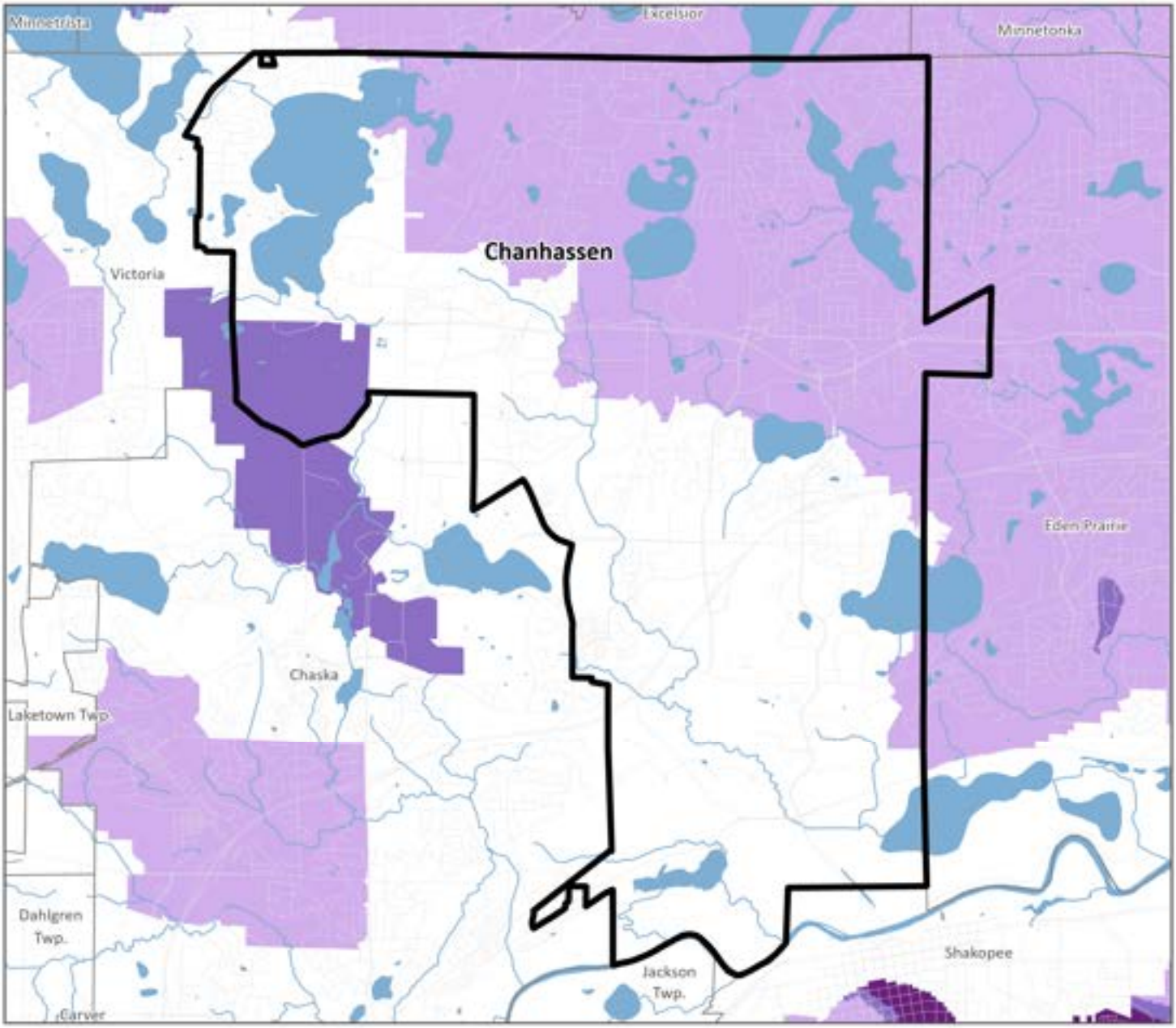
Wetland Type

- Seasonally Flooded Basin or Flat
- Wet Meadow
- Shallow Marsh
- Deep Marsh
- Shallow Open Water
- Shrub Swamp
- Wooded Swamp
- Bog

Priority Water

- Priority River or Stream
- Priority Lake

City of Chanhassen
Water Supply Considerations



Drinking Water Supply Management Areas for Groundwater (DWSMA)

- High Vulnerability
- Moderate Vulnerability
- Low Vulnerability

Drinking Water Supply Management Areas for Surface Water (DWSMA)

- Surface Water DWSMA Priority Area A
- Special Well and Boring Construction Area
- Priority river or stream qualifying as a drinking water source
- Priority lake qualifying as a drinking water source

REGIONAL PARKS AND TRAILS SYSTEM STATEMENT
CITY OF CHANHASSEN

Overview of the Regional Parks and Trails System

The Regional Parks and Trails System includes 66 regional parks, park reserves, and special features, plus more than 487 miles of regional trails that showcase the unique landscapes of the region and provide year-round recreation. The Regional Parks and Trails System is well-loved by our region's residents and attracted over 69 million visits in 2023.

The organizational structure of the Regional Parks and Trails System is unique, built upon a strong partnership between the Met Council and the ten regional park implementing agencies that own and operate Regional Parks and Trails System units. The regional park implementing agencies are:

Anoka County	Ramsey County
City of Bloomington	City of Saint Paul
Carver County	Scott County
Dakota County	Three Rivers Park District
Minneapolis Park and Recreation Board	Washington County

The 2050 Regional Parks and Trails Policy Plan advances the Imagine 2050 regional goals and core values including Equity, Leadership, Accountability, and Stewardship by striving to:

- **Foster equity and belonging**: Connect people with nature, community, and cultural landscapes to better support their physical, mental, and emotional well-being
- **Take care of what we have:** Reinvest in existing regional parks and trails to maintain and enhance visitor experiences
- **Protect and restore:** Protect and restore natural systems to safeguard the well-being of all living things
- **Adapt and mitigate:** Increase the region's resilience to climate change through land stewardship practices that mitigate greenhouse gases and adapt to future climates
- **Meet future needs:** Meet the growing demand for regional parks and trails through strategic and timely land acquisition and development.

Key Concepts in the 2050 Regional Parks and Trails Policy Plan

The 2050 Regional Parks and Trails Policy Plan includes the following policies, each with specific associated strategies:

- **System Plan policy**: Maintain a robust and current set of data, maps, plans, processes, and applications to support regional parks and trails planning.

- **Natural Systems policy**: Identify lands with high-quality natural features and/or with high restoration potential that are desirable for Regional Parks and Trails System activities and put these lands in a protected status so they will be available for recreational uses and preservation purposes in perpetuity.
- **Climate Resilience policy**: Adapt and enhance the Regional Parks and Trails System to promote resilience to climate change, including the mitigation of greenhouse gas emissions.
- **Planning policy:** Promote long-range planning and help provide integrated resource planning across jurisdictions in order to create a seamless system that connects everyone to the outdoors.
- **System Protection policy:** Protect public investments in acquisition and development by assuring that every component in the system is able to fully carry out its designated role.
- **Recreation, Facilities, and Programming policy:** Foster a sense of belonging by providing a wide spectrum of leisure and play opportunities while connecting people, places, and the natural world.
- **Finance policy:** The Met Council administers, provides financial oversight, and collaborates with a range of partners to fund the ten regional park implementing agencies in support of the Regional Parks and Trails System.

The 2050 Regional Parks and Trails Policy Plan is the metropolitan system plan for regional recreation open space with which local comprehensive plans must conform. This system statement highlights the elements of the system plan which apply specifically to your community. Find the complete text of the 2050 Regional Parks and Trails Policy Plan at the following url: *https://imagine2050.metrocouncil.org/chapters/regional-parks-and-trails*.

Key Changes in the 2050 Regional Parks and Trails Policy Plan

Adopted by the Met Council in February 2025, the 2050 Regional Parks and Trails Policy Plan incorporates the following changes:

- Unit name changes
    - Anoka County
        - “Northwest Search Area” changed to “Sugar Hills Search Area”
    - Dakota County
        - “Lebanon Hills-Big Rivers Greenway Trail Search Corridor” changed to “Lebanon Hills-Minnesota River Greenway Trail Search Corridor”
        - “Lebanon Hills-Mendota Greenway Regional Trail, Highway 62 segment” changed to “Lebanon Hills Greenway Regional Trail”
    - Scott County
        - “Scott West Regional Trail” changed to “Big Woods Regional Trail”
        - “Minnesota River Bluffs Extension and Scott County Connection Regional Trail” changed to “Merriam Junction Regional Trail”
        - “Louisville Trail Search Corridor” changed to “Merriam Junction Regional Trail”
        - Portion of “Southern Scott Trail Search Corridor” changed to “Shallow Waters Regional Trail”

- Trail refinements
    - Three Rivers Park District's Dakota Rail Regional Trail Search Corridor Extension moving the trail terminus from Highway 494 to Minnetonka City Hall
    - Three Rivers Park District is transferring a portion of the Lake Minnetonka Regional Trail to Carver County
- Future 2028/2029 system additions process candidates
    - Ramsey County's Rice Creek North Regional Trail Boundary Adjustment adding 2,407 acres to the current 792 acres at the former Twin Cities Army Ammunition Plant
    - Three Rivers Park District's 5.5-mile West Minnehaha Creek Trail Corridor Study Area
    - Dakota County's 58-acre Thompson County Park Study Area in West St. Paul serving the outdoor recreational needs of the more than 50,000 residents who live in the northern portion of Dakota County

The 2050 Regional Parks and Trails System Plan Map is depicted in Figure 1. Chanhassen should consult the complete 2050 Regional Parks and Trails Policy Plan in preparing its local comprehensive plan. In addition, Chanhassen should consult Imagine 2050 and the current version of the Met Council's Local Planning Handbook for specific comprehensive plan requirements.

2050 Regional Parks and Trails System Units

The Regional Parks and Trails System comprises four main types of units: regional parks, park reserves, special features and regional trails.

- **Regional parks** contain a diversity of natural features, either naturally occurring or restored, and are typically 200-500 acres in size. Regional parks accommodate a variety of outdoor recreation activities. In 2024, a total of 46 regional parks are open to the public.
- **Park reserves**, like regional parks, provide for a diversity of outdoor recreation activities. One major distinguishing feature is that the minimum size for a park reserve is 1,000 acres. Additionally, regional park implementing agencies are required to manage at least 80% of the park reserve as natural lands that protect the ecological functions of the native landscape. As of 2024, a total of 12 park reserves were open to the public.
- **Special features** provide opportunities not generally found in the regional parks, park reserves, or trail corridors. Special features often require a unique managing or programming effort. As of 2024, there are eight special features open to the public.
- **Regional trails:** The Met Council has defined two major types of trails to serve the region: destination or greenway trails and linking trails. Destination or greenway trails typically follow along corridors with high-quality natural features that make the trail itself a destination. Linking trails are predominately intended to provide connections between various Regional Parks and Trails System units. As of 2024, 56 regional trails totaling approximately 487 miles were open for public use.

2050 Regional Parks and Trails System Components

The 2050 Regional Parks and Trails Policy Plan identifies five components which together comprise the vision for the Regional Parks and Trails System in 2050, as described below.

- **Existing Regional Parks and Trails System facilities** are open for public use and include land that is owned by regional park implementing agencies. They may include inholding parcels within the boundaries of these parks and trail corridors that have not yet been acquired. Existing regional trails may include planned segments that will be developed in the future.
- **Planned Regional Parks and Trails System facilities (not yet open to the public)** have a Council-approved long-range plan and may be in stages of acquisition and development but are not yet open for public use.
- **Regional Parks and Trails System boundary adjustments** include general areas identified as potential additions to existing Regional Parks and Trails System facilities to add recreational opportunities or protect natural resources. Specific adjustments to park or trail corridor boundaries have not yet been planned.
- **Regional Park and Special Feature search areas** include general areas for future regional parks and special features to meet the recreational needs of the region by 2050 where the regional park boundary has not yet been planned.
- **Regional trail search corridors** include proposed regional trails to provide connections between Regional Parks and Trails System facilities where the trail alignment has not yet been planned.

System Plan Considerations Affecting Your Community

The following Regional Parks and Trails System Components within Chanhassen are identified in the 2050 Regional Parks and Trails Policy Plan:

Regional Parks, Park Reserves, and Special Features

- **Lake Minnewashta Regional Park:** This is an existing regional park with an established boundary. Lake Minnewashta Regional Park, at nearly 340 acres, is located in Chanhassen. It includes multiple rental facilities, a beach along Lake Minnewashta, and a dog park. The regional park boundary as shown in Figure 2 should be acknowledged in the comprehensive plan.

Regional Trails

- **Highway 5 Regional Trail:** This is an existing regional trail that is open to the public. The regional trail travels through Chanhassen and Victoria as it connects Purgatory Creek Regional Trail Search Corridor, Highway 101 Regional Trail Search Corridor, Twin Cities & Western Regional Trail Search Corridor, Highway 41 Regional Trail Search Corridor, Lake Minnetonka Regional Trail, and Highway 5 Regional Trail Search Corridor. The regional trail alignment as shown in Figure 2 should be acknowledged in the comprehensive plan.
- **County Road 61 Regional Trail Regional Trail Search Corridor:** The regional trail search corridor travels through Chanhassen as it connects Minnesota River Bluffs Regional Trail to Bryant Lake Regional Trail Search Corridor in Hennepin County. Carver County will lead a planning process in the future to determine the alignment of the regional trail. When preparing its comprehensive plan, Chanhassen should verify whether a long-range plan has been approved by the Metropolitan Council. If a long-range plan has been approved, the planned regional trail alignment should be acknowledged in the comprehensive plan. Otherwise, the

general search corridor as shown in Figure 2 should be acknowledged in the comprehensive plan.

- **Highway 41 Regional Trail Search Corridor:** The regional trail search corridor travels through Chaska as it connects Minnesota River Bluffs Regional Trail, Twin Cities & Western Regional Trail Search Corridor, Highway 5 Regional Trail, Lake Minnewashta Regional Park, and Mid-Lake Regional Trail Search Corridor. Carver County will lead a planning process in the future to determine the alignment of the regional trail. When preparing its comprehensive plan, Chanhassen should verify whether a long-range plan has been approved by the Metropolitan Council. If a long-range plan has been approved, the planned regional trail alignment should be acknowledged in the comprehensive plan. Otherwise, the general search corridor as shown in Figure 2 should be acknowledged in the comprehensive plan.
- **Highway 101 Regional Trail Search Corridor:** The regional trail search corridor travels through Chanhassen, Eden Prairie, and Minnetonka as it connects Minnesota River Bluffs Regional Trail, Highway 5 Regional Trail, and Purgatory Creek Regional Trail Search Corridor. Carver County will lead a planning process in the future to determine the alignment of the regional trail. When preparing its comprehensive plan, Chanhassen should verify whether a long-range plan has been approved by the Metropolitan Council. If a long-range plan has been approved, the planned regional trail alignment should be acknowledged in the comprehensive plan. Otherwise, the general search corridor as shown in Figure 2 should be acknowledged in the comprehensive plan.
- **Minnesota River Bluffs Regional Trail:** This is a regional trail that includes segments that are open to the public as well as planned segments that will be developed in the future. The regional trail travels through Hopkins, Minnetonka, and Eden Prairie in Hennepin County as well as Chanhassen, Chaska, and Carver in Carver County. Connects Cedar Lake Regional Trail, Nine Mile Creek Regional Trail, North-South 2 Regional Trail Search Corridor, Highway 101 Regional Trail Search Corridor, County Road 61 Regional Trail Search Corridor, Highway 41 Regional Trail Search Corridor, Southwest Regional Trail, and Minnesota Valley National Wildlife Refuge. The regional trail alignment as shown in Figure 2 should be acknowledged in the comprehensive plan.
- **Twin Cities & Western Regional Trail Search Corridor:** The regional trail search corridor travels through Young America Township, Norwood-Young America, Benton Township, Cologne, Dahlgren Township, Laketown Township, Chaska, and Chanhassen. It is intended to connect Western Carver County Regional Trail Search Corridor, Miller Lake Regional Park Search Area, County Road 10 Regional Trail Search Corridor, Southwest Regional Trail, Highway 41 Regional Trail Search Corridor, and Highway 5 Regional Trail. The trail is intended to follow existing railroad grades. The railroad is still in active use so planning for the conversion to a regional trail is on hold pending a change in status of the active railroad operations. Carver County will lead a planning process in the future to determine the alignment of the regional trail. When preparing its comprehensive plan, Chanhassen should verify whether a long-range plan has been approved by the Metropolitan Council. If a long-range plan has been approved, the planned regional trail alignment should be acknowledged in the comprehensive plan. Otherwise, the general search corridor as shown in Figure 2 should be acknowledged in the comprehensive plan.

Please contact Carver County for more information regarding Regional Parks and Trails System Components in Chanhassen.

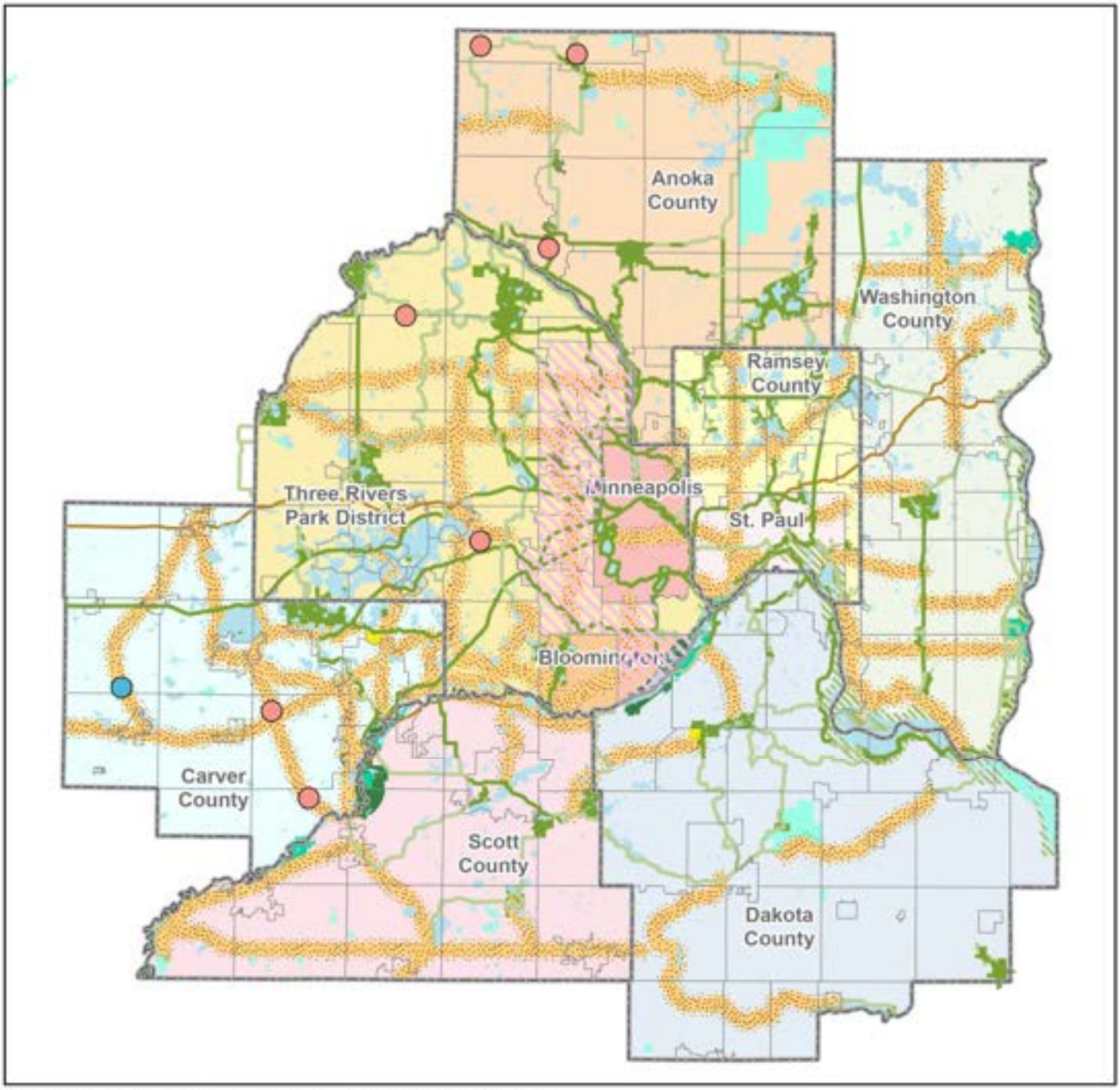
State or Federal Lands in Your Community

State and federal park and open space units that provide outdoor recreation opportunities and natural resource conservation for the public complement the Regional Parks and Trails System and are recognized in the 2050 Regional Parks and Trails Policy Plan. The following state or federal lands as shown in Figure 2 are within Chanhassen and should be acknowledged in its comprehensive plan.

- Raguet Wildlife Management Area—Minnesota Department of Natural Resources
- Seminary Fen Scientific and Natural Area—Minnesota Department of Natural Resources
- Minnesota Valley National Wildlife Refuge—U.S. Fish and Wildlife Service

Please contact the Minnesota Department of Natural Resources for more information about State lands and the U.S. Fish and Wildlife Service for more information about the Minnesota Valley National Wildlife Refuge.

Regional Parks and Trails System

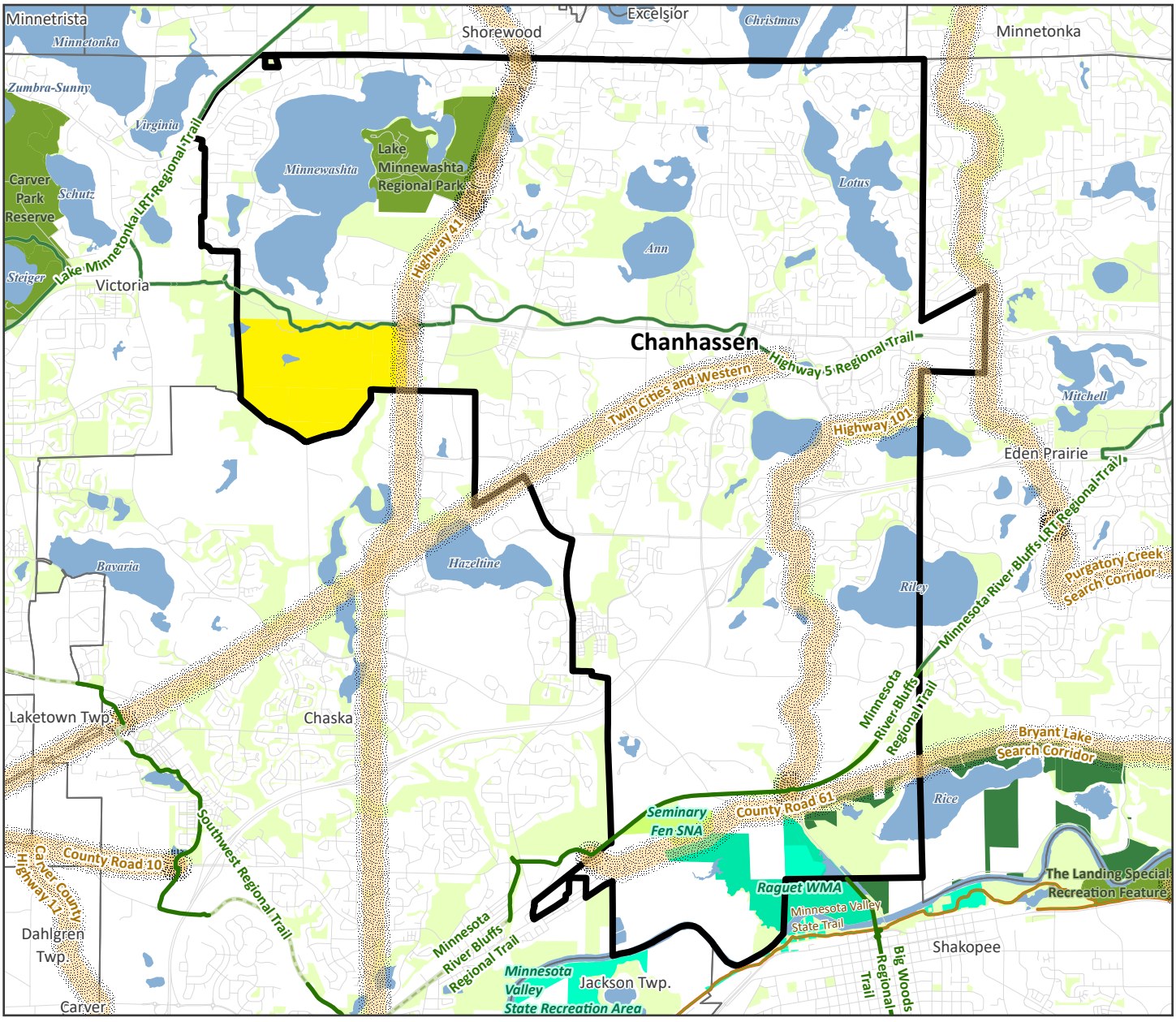


Long-Range Plan Boundary Adjustments and Search Areas

- Boundary Adjustment
- Park Search Area
- Special Feature Search Area
- Regional Trail Search Corridor
- Regional Trail (Open to the Public)
- Planned Regional Trail (Not Open to the Public)
- State Trails

- Regional Park (Open to the Public)
- Planned Regional Park (Not Open to the Public)
- Lower St. Croix National Scenic Riverway
- Mississippi National River & Recreation Area
- State Wildlife Management Areas
- State Parks and Recreation Areas
- MN Valley National Wildlife Refuge
- Special State Recreation Features

City of Chanhassen
Regional Parks and Trails System



Regional Parks and Trails Systems

- Boundary Adjustment
- Search Area
- Special Feature Search Area
- Regional Trail Search Corridor
- Regional Trail (Open to the Public)
- Planned Regional Trail (Not Open to the Public)
- Regional Park (Open to the Public)
- Planned Regional Park (Not Open to the Public)

Other State and National Features

- State Trails
- State Parks and Recreation Areas
- State Wildlife Management Areas
- Scientific and Natural Areas
- Special State Recreation Features
- Other Parks, Preserves, Refuges and Natural Areas
- Lower St. Croix National Scenic Riverway
- Mississippi National River & Recreation Area
- MN Valley National Wildlife Refuge

City of Chanhassen, Minnesota

Request for Proposals (RFP): Preparation of the 2050 Comprehensive Plan

Issue Date: February 9, 2026
Proposal Due Date: March 6, 2026, by 4 PM
Contact Person: Eric Maass, Community Development Director
Email: EMaass@chanhassenmn.gov
Phone: (952) 227-1139

A. Introduction

The City of Chanhassen, Minnesota ("the City") is seeking proposals from qualified consulting firms or consultant teams to prepare the **City of Chanhassen 2050 Comprehensive Plan** ("Comprehensive Plan" or "Plan"). The Plan will guide the City's growth and development through the year 2050. It must comply with the **Chanhassen System Statement and Imagine 2050** issued by the **Metropolitan Council** and the **Metropolitan Land Planning Act (Minn. Stat. §473.851–473.871)**.

The selected consultant is expected to lead an extensive, inclusive, and innovative community engagement process, and develop an updated comprehensive plan that builds on the City Council's adopted Strategic Plan. The selected consultant will collaborate with City staff, elected and appointed officials, community stakeholders, and the public to create a visionary, inclusive, and actionable plan that advances Chanhassen's values and priorities.

The City of Chanhassen adopted its 2040 Comprehensive Plan in February 2020 and, since then, has had only minor comprehensive plan amendments. The city adopted a Downtown Vision Plan in 2018 and Downtown Design Guidelines in 2022. Additionally, an Arboretum Area Transportation Plan (AATP) was adopted in 2021 to identify major road improvements around the Minnesota Landscape Arboretum. Existing planning documents can be found linked below:

City Planning Documents

- 2040 Comprehensive Plan
- Downtown Vision Plan
- Downtown Design Guidelines
- Surface Water Management Plan
- Chanhassen Park and Recreation Full System Plan

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Partner Organization Planning Documents

- Chanhassen Thrive 2050 System Statement
- Arboretum Area Transportation Plan
- 2024 Comprehensive Housing Needs Analysis for Carver County

B. Background

The City of Chanhassen, “A Community For Life”, is located in Carver and Hennepin Counties, approximately 20 miles southwest of Minneapolis, and is a growing and dynamic community known for its strong neighborhoods, high-quality schools, thriving business environment, strong financial management, and extensive parks and natural resources.

The City’s **2040 Comprehensive Plan** was adopted in 2020. The **2050 Comprehensive Plan** will update that effort based on current forecasts for community growth and ensure continued consistency with Metropolitan Council regional systems, and address priorities such as infrastructure planning and investment, housing diversity, sustainability, and economic resilience.

C. Project Objectives

The City seeks a consultant to:

a) Prepare a **comprehensive and user-friendly Plan** consistent with Metropolitan Council requirements.

b) Conduct a **robust and inclusive community engagement** process.

c) Develop a **clear implementation program** linking policies to measurable actions and timelines.

This project will take a fresh look at previous studies and plans, existing conditions, market and economic realities, asset management needs, and resident and stakeholder input to develop a strategically prepared Plan. The Plan should provide a measured assessment of present conditions and future opportunities using a solid, data-driven basis to evaluate city needs to formulate goals and implementation strategies. The Plan should also explore redevelopment nodes and evaluate outcomes.

Preferred consultants will have proven success designing municipal planning processes that set a city's long-term vision, values, goals, and deliverables to synergize local planning, policy, land use, capital improvement, and investment decisions. The

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preferred consultant should also have proven success in innovative engagement and outreach strategies.

D. Scope of Work

The proposed scope of work for this project consists of the items outlined below. This represents the minimum requirements for how to approach this project, and the city welcomes and encourages consultants' ideas that may go beyond what is outlined in this request for proposals.

The consultant's work shall include, but not be limited to, the following:

1) **Project Management and Coordination**
    a) Work with City staff to define milestones and coordinate meetings.
    b) Schedule project management meetings with applicable city staff.
2) **Community and Stakeholder Engagement**
    a) Develop a detailed engagement plan. An emphasis will be placed on creativity and community engagement efforts beyond open houses. Community engagement efforts should strive to be held in locations where people are already gathered. Examples include local businesses, attendance at local community groups such as Chanhassen Rotary, Chanhassen Lions Club, Southwest Chamber of Commerce, ISD 112 and ISD 276 events, City of Chanhassen recreation events, including the 4th of July celebration. Scope should include meetings with other governmental agencies including, but not limited to: MnDOT, Carver County, MCES, DNR, and Watershed Districts with jurisdictional boundaries within Chanhassen.
    b) Conduct online engagement, focus groups, and surveys. A project specific webpage should be developed.
3) **Data Collection and Analysis**
    a) Incorporate community forecasts in accordance with Imagine 2050 and the City of Chanhassen System Statement.
    b) Evaluate demographic, housing, land use, infrastructure asset management, and market trends. A comprehensive housing market study is not requested.

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4) **Plan Elements**
The Plan must include all required Metropolitan Council elements. Chapters to be completed include the following:

a) Land Use

b) Economic Development

c) Housing

d) Transportation

e) Parks, Trails, Open Space, and Natural Resources

f) Surface Water Resources

g) Water Supply

h) Sanitary Sewer Collection

i) Resilience and Sustainability

j) Implementation Program

5) **Plan Preparation and Adoption**

a) Prepare draft and final chapters with presentation of draft chapters to city staff and applicable city commissions and city council.

b) Submission of a complete draft Plan to the Metropolitan Council.

c) Chapter updates based on the Metropolitan Council formal review process.

d) Presentation to the City Council for final 2050 Comprehensive Plan adoption.

E. Deliverables

1) Project management plan and schedule

a) Meeting agendas and minutes

b) A written project schedule, based on critical path milestones

2) Community engagement strategy and summary reports

a) Provide content for city website and social media

b) Attendance at up to four community events

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c) Design and administer surveys for public input

d) Coordination of up to six stakeholder meetings

3) Existing conditions assessment and analysis maps

a) Focus group sessions with city staff, school district representatives, governmental stakeholders, and community and business representatives.

4) Draft and final Plan chapters

a) Attendance at City Council and relevant City Commission meetings to review and present draft documents as they are prepared.

b) Up to four meetings for final plan approval, including attendance, preparation and presentation to the Planning Commission, and City Council, as deemed necessary by city staff.

c) GIS-compatible datasets.

5) The city shall receive all original documents electronically in their native software formats, including a PDF version of the entire plan for city use. Maps and plans shall be delivered electronically with an ability for the city to modify, if necessary, and be compatible with the city's GIS software. Any public facing documents including PDFs, websites, and mobile applications created for the City of Chanhassen must conform with ADA standards.

6) Full 2050 Comprehensive Plan document (digital and print-ready formats)

7) A "Readers Digest" short form version of the fully adopted 2050 Comprehensive Plan. This is estimated to be one double sided page per chapter, highlighting key takeaways of each chapter, summarized in an easy to understand format.

F. Estimated Project Timeline

The anticipated project duration is approximately 12-18 months after the city directs the Consultant(s) to begin the project. Listed below are estimated dates and times of actions related to this RFP:

1) February 9, 2026: RFP Release Date
2) 4 PM on February 20, 2026: RFP Questions Due
3) 4 PM on February 27, 2026: RFP Question Responses Posted
4) 4 PM on March 6, 2026: Deadline to submit proposals
5) Week of March 23, 2026: Consultant Interviews, if necessary
6) April 13, 2026: City Council Interview

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7) April 27, 2026: City Council Contract Approval

The City anticipates a complete draft 2050 Comprehensive Plan in May of 2027 to be submitted for the required 6-month review by adjacent and affected jurisdictions, followed by submission of a complete draft 2050 Comprehensive Plan to the Metropolitan Council in November 2027. This timeline is only an estimate, and RFP responses should provide a detailed timeline proposal.

G. Budget Range

The City has budgeted an estimated $100,000 - $125,000 for the preparation of the 2050 Comprehensive Plan, inclusive of all consultant fees, travel expenses, engagement costs, and deliverables.

Consultants are encouraged to propose creative approaches and phasing options that maximize value within this anticipated budget.

H. Proposal Submittal Requirements

Proposals must include the following information:

1) **Cover Letter**
    a) Briefly summarize the firm's interest and understanding of the project. No more than two pages.
2) **Firm Description**
    a) Include a brief history and other pertinent information in relation to each firm on your proposed team.
3) **Project Team and Qualifications**
    a) Identify the name of the principal-in-charge and key technical/professional personnel to be assigned to the city together with a resume describing the experience and qualifications of each. An organization chart should be provided.
4) **Relevant Experience**
    a) Provide **up to three (3) examples** of similar comprehensive plans for communities comparable in size and character to Chanhassen.
5) **References**

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a) At least three (3) professional references for recent comparable work.

6) **Project Understanding and Approach**

a) Describe understanding, approach, process, and methods for Plan preparation and engagement. The consultant shall include a description of their approach for each chapter proposed to be included in the Plan.

7) **Project Schedule**

a) Provide a detailed schedule for the project. Provide key milestones.

8) **Cost Proposal**

a) Include total project cost, hourly rates, and any optional add-on services.

I. Evaluation Criteria

The proposal review team, consisting of city staff, will review the proposals according to the following evaluation criteria:

Criteria	Weight
Project understanding and approach, including schedule	30%
Community engagement strategy	25%
Relevant project experience and references	25%
Qualifications and experience of key personnel	15%
Cost and value	5%

J. Submittal Review Process

The process of selecting a consultant requires the accumulation of comprehensive and accurate information to ensure that a knowledgeable, objective decision can be made. The City of Chanhassen reserves the right to accept or reject any or all proposals of portions thereof without stated cause. The City of Chanhassen reserves the right to re-issue any Request for Proposals. Upon selection of a finalist, the city by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the city, for any reason, is unable to reach a final agreement with this finalist, the city then reserves the right to attempt to reject such finalist and negotiate a final agreement with

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another finalist who has the next most viable proposal or bid. The city may also elect to reject all proposals and re-issue a new RFP.

Clarification of proposals: The city reserves the right to obtain clarification of any point in a Proposer's proposal or obtain additional information.

The City reserves the right to waive any formalities, defects, or irregularities in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the City.

The City reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the Proposer.

K. Selection Interview

The proposal review team may select a short list of proposers to make an oral presentation, if needed. The presentation, limited to 30 minutes, shall serve to confirm proposal representations, answer city questions, provide supplemental information, and allow the city the opportunity to meet and assess the project consultants.

L. Submission Instructions

Proposals must be received by **4:00 PM on March 6, 2026**. Late submissions will not be considered.

> **RFP Electronic Submissions Only:**
> Send a single PDF (≤25 MB) to: [EMaass@chanhassenmn.gov]
> Subject line: *"Chanhassen 2050 Comprehensive Plan Proposal"*

M. Additional Information

- All proposals become the property of the City and are subject to the Minnesota Government Data Practices Act.
- The successful consultant will be required to enter into a Professional Services Agreement with the City, based on the City's existing contract template.

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City Council Item

November 24, 2025

Item	Sign Code Discussion	
File No.		**Item No:** A.5
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

No formal action; general discussion only.

Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

The 2025 Community Development annual work plan included a review and update of the sign code. Attached to this case is a memo that staff has prepared outlining the specific areas of the sign ordinance that staff has flagged as needing to be updated. Staff is seeking feedback from the City Council on these areas, as well as any other areas of the sign code that the City Council would like to see reviewed.

BACKGROUND

DISCUSSION

BUDGET

This effort is being conducted with regular staff duties, with assistance from the city attorney's office.

RECOMMENDATION

No formal recommendation; general discussion only.

ATTACHMENTS

Sign Ordinance Memo

To:	Laurie Hokkanen, City Manager
Prepared By:	Community Development Department
Date:	October 7, 2025
Subject:	Sign Code Amendments

The 2025 Community Development Department's work plan includes review and potential updates to the city's sign ordinance.

BACKGROUND

The current sign ordinance can be found in Article 20-XXVI of the zoning code. The sign regulations were written in 1995, amended multiple times since, most recently in 2022.

TEXT AMENDMENT SUMMARY

Definitions

Staff is proposing changes to the applicable sign code definitions to reflect current sign design, reorganizing regulations to improve clarity and user experience, and ensuring conformance with federal law.

Staff proposed revisions to the definitions for the following:

1. Clarifying language for readability and application.
2. Removing regulations within definitions and properly relocating them into applicable sign code ordinances.
3. Removing unlawful regulation language or unlawful definitions.

Amending for Conformance with Law

The majority of the changes proposed by staff aim to conform with federal law, specifically to ensure that no First Amendment violations occur. Federal case law from the lawsuit Reed versus Town of Gilbert sets guidance for how a city may regulate signs. Courts presume that sign ordinances that restrict speech, explicitly or implicitly, are

unconstitutional. Staff must review the city sign code to ensure ordinance language does not refer to the content of the sign and subsequently regulate differently based on said content.

Examples of potential first amendment violations

1. Definitions that categorize signage based on content.
2. Noncommercial signage being regulated specifically as to whether it is for a campaign.
3. Community based signage limiting the content that applies for this particular signage.
4. Garage sale signage regulates based on the content of the signage rather than temporary residential nature.
5. Employment opportunity signage advertising specifically for job recruitment is regulated separately.
6. Regulating corporate flags.

Downtown Design Guidelines

The city recently adopted Downtown Design Guidelines which includes recommendations for signage regulations. The guidelines call for the use of projecting signs within the downtown area but currently are prohibited by the city's sign code. Projecting signs were included in the Downtown Design Guidelines as they are a feature typically found in a downtown commercial area as they offer visual intrigue in addition to identification value.

Staff proposes the following draft guidelines for projecting signs.

1. Must provide a clearance of 8' from the adjacent sidewalk or finished surface.
2. Each building tenant with an individual exterior entrance, may have 1 projecting sign in addition to a traditional wall sign.
3. Projecting signs located on the first floor shall not exceed 6 square feet.
4. Projecting signs located above the first floor shall not exceed three (3) feet in height per building story for the building face in which the projecting sign is located.
5. Projecting signs are limited to a projection distance of not more than four (4) feet. This is measured from edge of building face to outer edge of the projecting sign furthest from the building face.

Temporary Signs

Staff recommends prohibiting temporary feather flag signs within the City of Chanhassen.

Currently city code requires temporary sign permits for banners, portable signs, inflatable advertising devices, large flags, and searchlights. City Staff would like City Council's opinion on if these permits should be continued, or if we should allow temporary signs without permits with the same regulations

In 2025 the city received 8 permits, 2024 had 10 permits, and 2023 had 10 permits. Approximately 4 of those permits every year are for one business utilizing the same banner on multiple occasions throughout the year, this is equal to 42% of all the permits from 2023 to 2025. Staff additionally found a pattern of the same parcel with multiple business comprising of another 14% of all the temporary sign permits from 2023 to 2025.

Based on this information staff is posing the question of if this permit should continue to be required, or if we should allow this signage without a permit still subject to the same regulations.

Improve Tangible Application

Through the implementation of the city code in sign permit reviews, there are areas of needed clarification or simplification. These changes will improve the customer experience, reduce permit review time, and improve consistency in the application of the city code.

Examples of recommended improvements include the following:

1. Window signage, current code is not easily interpreted and has multiple layers of regulation rather than a straightforward percentage of window allowed to be covered in signage.

PROCESS AND TIMELINE

Staff anticipates completing the sign ordinance amendment process prior to the end of the year.

FEEDBACK REQUESTED

Staff is seeking the City Council's feedback regarding the proposed amendments, permitting requirement for temporary signage, and if there are any additional items City Council would like staff to review as part of this ordinance review.

City Council Item

November 24, 2025

Item	Future Work Session Schedule	
File No.		**Item No:** A.6
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

The City Council is tentatively scheduled to hold the following work sessions:

December 15, 2025

- Final 2026 Budget Discussions
- Discuss 2026 Legislative Priorities
- City Council Roundtable

January 12, 2026

-

January 26, 2026

-

BACKGROUND

Staff or the City Council may suggest topics for work sessions. Dates are tentative until the meeting agenda is published. Work sessions are typically held at 5:30 p.m. in conjunction with the regular City Council meeting, but may be scheduled for other times as needed.

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

November 24, 2025

Item	Approve Economic Development Authority Meeting Minutes dated December 9, 2024	
File No.		**Item No:** B.1
Agenda Section	7:00 P.M. - ECONOMIC DEVELOPMENT AUTHORITY	
Prepared By	Jenny Potter, City Clerk	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen Economic Development Authority approves the meeting minutes dated December 9, 2024."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

The Chanhassen Economic Development Authority approves the meeting minutes dated December 9,

2024

ATTACHMENTS

Economic Development Authority minutes dated December 9, 2024

CHANHASSEN CITY COUNCIL
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MINUTES
DECEMBER 9, 2024

Mayor Ryan called the meeting to order at 7:00 p.m.

COUNCIL MEMBERS PRESENT: Mayor Ryan, Councilmember Schubert, Councilmember von Oven, Councilmember Kimber.

COUNCIL MEMBERS ABSENT: Councilmember McDonald.

STAFF PRESENT: Laurie Hokkanen, City Manager.

PUBLIC PRESENT: None.

1. **Approve Economic Development Authority Meeting Minutes dated October 28, 2024**

Councilmember Kimber moved, Councilmember Schubert seconded to approve the Economic Development Authority Meeting Minutes dated October 28, 2024. All voted in favor and the motion carried unanimously with a vote of 4 to 0.

2. **Resolution 2024-04: Authorize entering into a Cooperative Agreement with the Riley Purgatory Bluff Creek Watershed District for the Upper Riley Creek Ecological Enhancement Project**

Councilmember Kimber moved, Councilmember von Oven seconded that the Chanhassen Economic Development Authority adopts a resolution authorizing entering into a Cooperative Agreement with the Riley Purgatory Bluff Creek Watershed District for the Upper Riley Creek Ecological Enhancement Project pending redlines for the decant facilities. All voted in favor and the motion carried unanimously with a vote of 4 to 0.

ADJOURNMENT

Councilmember Schubert moved, Councilmember von Oven seconded to adjourn the meeting. All voted in favor and the motion carried unanimously with a vote of 4 to 0. The Economic Development Authority meeting was adjourned at 7:03 p.m.

Submitted by Laurie Hokkanen
City Manager

City Council Item

November 24, 2025

Item	Release of Contract for Private Redevelopment Agreement for the Property located at 951 W 78th Street.	
File No.		**Item No:** B.2
Agenda Section	7:00 P.M. - ECONOMIC DEVELOPMENT AUTHORITY	
Prepared By	Sam DiMaggio, Economic Development Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION "The Chanhassen Economic Development Authority approves the release of the Contract for Private Redevelopment for property located at 951 W 78th Street."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The property at 951 W 78th Street is the former location of the Chanhassen Brewery, and that property has since been listed for sale. This action is an effort towards cleaning up the title work associated with this property before the property can be sold to a new owner.

BACKGROUND

The original Private Redevelopment Agreement, Document No. 179474, and the First Amendment, Document No. 179475, are attached for review.

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the release of the redevelopment contract as presented.

ATTACHMENTS

Release of Private Redevelopment
Document No. 179474
Document No. 179475

(reserved for recording information)

RELEASE OF
CONTRACT FOR PRIVATE REDEVELOPMENT

RELEASE OF CONTRACT FOR PRIVATE DEVELOPMENT granted this _____ day of _____, 2025, by the **HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF CHANHASSEN**, a Minnesota public body corporate and politic under the laws of the State of Minnesota ("HRA") now established as the **CHANHASSEN ECONOMIC DEVELOPMENT AUTHORITY**, a public body corporate and politic and a political subdivision of the State of Minnesota. ("EDA") pursuant to Resolution No. 97-29 recorded on November 9, 2022, as Document No. **A754333,** in the Office of the County Recorder, Carver County, Minnesota.

WHEREAS, the HRA and **Ryan Construction Company of Minnesota, Inc.,** a Minnesota corporation, entered into a Contract for Private Redevelopment dated July 20, 1994 and recorded April 27, 1995 as Carver County Document No. **179474** ("Original Contract"), as amended by an Amendment to Contract for Private Redevelopment dated October 20, 1994 and recorded April 27, 1995 as Carver County Document No. **179475** ("First Amendment" and, together with the Original Contract, the "Contract"); and

WHEREAS, by Resolution 97-29, adopted April 28, 1997, the City of Chanhassen created an Economic Development Authority ("EDA") and transferred to the EDA all activities, programs, operations, property, and authority of the HRA; and

WHEREAS, the EDA has been requested to release and discharge the property legally described on Exhibit A ("Property") from the Contract; and

WHEREAS, all requirements of the Contract have been met as to the Property and there is no longer a need to have the Contract recorded against the Property;

NOW THEREFORE, be it resolved by the Chanhassen Economic Development Authority:

The Property is released and discharged from the Contract.

[Remainder of the page is intentionally left blank. Signature page is to follow.]

CHANHASSEN ECONOMIC DEVELOPMENT AUTHORITY

By _____
Elise Ryan, President

And _____
Laurie Hokkanen, Executive Director

STATE OF MINNESOTA)
)ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by **Elise Ryan** and by **Laurie Hokkanen**, respectively the President and Executive Director of the **Chanhassen Economic Development Authority**, a public body corporate and politic under the laws of Minnesota, on behalf of the entity.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center 1
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
651-452-5000
AMP/amt

EXHIBIT A

Redevelopment Property Legal Description:

The land situated in Carver County, Minnesota, previously described as Outlot B, CHANHASSEN RETAIL SECOND ADDITION, which outlot was subsequently replatted into Lot 1, Block 1, CHANHASSEN RETAIL THIRD ADDITION, according to the plat thereof.

179474

STATE OF MINNESOTA
CARVER COUNTY RECORDER
(Abstract Department)

Filing Fee 23.50 Copy Fee _____

Certified filed on April 27 1995

10 A.M. as Document No:
179474

Carol L. Hanson Jr.
County Recorder

By _____

CONTRACT

FOR

PRIVATE REDEVELOPMENT

BY AND BETWEEN

THE HOUSING AND REDEVELOPMENT AUTHORITY

IN AND FOR

THE CITY OF CHANHASSEN

AND

RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC.
a Minnesota corporation

This document was drafted by:

Holmes & Graven, Chartered
470 Pillsbury Center
Minneapolis, MN 55402

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SCHEDULE A REDEVELOPMENT PROPERTY LEGAL DESCRIPTION

CONTRACT FOR PRIVATE REDEVELOPMENT

THIS AGREEMENT, made on or as of the 2 day of June, 1994, by and between THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF CHANHASSEN (hereinafter referred to as the "Authority") and RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC., a Minnesota corporation (hereinafter referred to as the "Redeveloper"),

WITNESSETH:

WHEREAS, the Authority was created pursuant to Minnesota Statutes, Sections 469.001-.047 (the "Act") and was authorized to transact business and exercise its powers by a resolution of the City Council of the City of Chanhassen (hereinafter the "City") pursuant to Section 469.003 (formerly Section 462.425) of the Act; and

WHEREAS, in furtherance of the objectives of the Act, the Authority has engaged in carrying out a redevelopment project known as the Redevelopment Plan for the Downtown Chanhassen Redevelopment Area (hereinafter referred to as the "Project") in an area (hereinafter referred to as the "Project Area"), located in the City; and

WHEREAS, as of the date of this Agreement there has been prepared and approved by the Authority and the City Council of the City a redevelopment plan for the project (which Plan is hereinafter referred to as the "Redevelopment Plan"); and

WHEREAS, in order to finance, in part, the public redevelopment costs of the Project the Authority and City have created a Tax Increment District for the Downtown Chanhassen Redevelopment Area (the "Tax Increment District"); and

WHEREAS, there has been presented by the Redeveloper to the City and the Authority for their consideration a proposal for the development of a retail facility within the Project on property located within the Tax Increment District; and

WHEREAS, the Authority has reviewed the Redeveloper's development proposal and has determined that such proposal if completed would serve to accomplish the goals and objectives for which the Project and the Tax Increment District were created; and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan the Authority will acquire certain real property in the Project Area, more particularly described in Schedule A annexed hereto and made a part hereof (which property as so described is hereinafter referred to as the "Redevelopment Property"), and is prepared to convey the Redevelopment Property to the Redeveloper in order to bring about redevelopment in accordance with the Redevelopment Plan and this Agreement; and

WHEREAS, in order to achieve the objectives of the Redevelopment Plan the Authority has determined to provide aid and assistance to the Redevelopment Property as hereunder provided; and

WHEREAS, the Authority intends to fund such aid and assistance by using tax increments generated from the Redevelopment Property and the improvements to be constructed thereon; and

WHEREAS, the Authority believes that the redevelopment of the Project Area pursuant to this Agreement, and fulfillment generally of this Agreement, are in the vital and best interests of the City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE 1

Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

"Act" means Minnesota Statutes, Sections 469.001-469.047 (formerly Municipal Housing and Redevelopment Act, Minnesota Statutes, Sections 462.411-462.711), as amended.

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

"Assessed Market Value" or "Assessed Market Valuation" means the market value of real property as determined by the county assessor of the county in accordance with Minnesota Statutes, Section 273.11 (or as finally adjusted by the assessor, board of equalization, commissioner of revenue, or any court).

"Authority" means the Housing and Redevelopment Authority in and for the City of Chanhassen, or any successor or assignee.

"City" means the City of Chanhassen, a Minnesota municipal corporation and statutory city according to the laws of the State of Minnesota.

"Closing" means the completion of the transaction contemplated in this Agreement between the parties hereto.

"Construction Plans" means the plans, specifications, drawings and related documents on the construction work to be performed by the Redeveloper on the Redevelopment Property which shall be at least as detailed as the plans required to be submitted to the building inspector of the City.

"Development Contract" means the Development Contract for installation of public improvements between the City and the Redeveloper.

"Minimum Improvements" means the improvements described in the plans to be approved by the City in connection with the site plan review process; and which shall consist of two restaurants and a first class, retail business establishment containing approximately 10,000 square feet.

"Plat" means the plat for Chanhassen Retail Addition.

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

"Project Area" means the real property located within the boundaries of the Project.

"Purchase Price" means the total amount of money to be paid by the Redeveloper for the Redevelopment Property.

"Redeveloper" means Ryan Construction Company of Minnesota, Inc., a Minnesota corporation.

"Redevelopment Property" means the real property to be deeded to the Redeveloper , a legal description of which property is contained on the attached Schedule A.

"Redevelopment Plan" means the plan for the Downtown Chanhassen Redevelopment Area as amended as of the date of this Agreement.

"Tax Increment" means that portion of the real property taxes paid with respect to the Tax Increment District which is remitted to the Authority as tax increment pursuant to the Tax Increment Act.

"Tax Increment Act" means Minnesota Statutes, Sections 469.174-.179, as the same may be amended from time to time.

"Tax Increment District" means the Authority's Tax Increment District for the Downtown Chanhassen Redevelopment Area as amended as of the date of this Agreement.

"Termination Date" means the date when the Authority has paid the full amount due under the terms of this Agreement and the Limited Revenue Tax Increment Note.

"Tax Official" means any city or county assessor; county auditor; city, county or state board of equalization, the commissioner of revenue of the state, any state or federal district court, the tax court of the state, or the State Supreme Court.

"Title Company" means the Old Republic National Title Insurance Company.

"Unavoidable Delays" means delays which are the direct result of acts of God, unforeseen adverse weather conditions, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action causes delays, acts of any federal, state or local governmental unit (other than the Authority in enforcing its rights under this Agreement), Authority defaults as to the Redeveloper's delays, Redeveloper defaults as to the Authority's delays, or other matters which are not within the control of the Redeveloper as to the Redeveloper's delays or not within the control of the Authority as to the Authority's delays.

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the Authority. The Authority makes the following representations as the basis for the undertaking on its part herein contained:

(a) The Authority has the right, power and authority to execute, deliver and perform its obligations according to this Agreement and all other documents to be executed by the Authority pursuant hereto. The Authority will in good faith and within the limits of its legal authority undertake all appropriate actions to provide or obtain from the City Council or other entities the required approvals in order to complete the transaction contemplated according to this Agreement. The Authority assures the Redeveloper that the individuals who execute this Agreement and all other documents executed by the Authority or on behalf of the Authority are duly authorized to sign the same on behalf of the Authority and to bind the Authority thereto.

(b) The Project is a "redevelopment project" within the meaning of the Act and was created, adopted and approved in accordance with the terms of the Act.

(c) The Tax Increment District is a "redevelopment tax increment financing district", which was created, adopted, certified and approved pursuant to the Tax Increment Act.

(d) Subject to satisfaction of the terms and conditions of this Agreement, the Authority will convey the Redevelopment Property to the Redeveloper for development in accordance with the terms of this Agreement.

(e) Neither the Authority, nor, to the best of the Authority's knowledge, any entity or person has, at any time (i) "released" or actively or passively consented to the "release" or "threatened release" of any Hazardous Substance (as defined below) on or under or that would affect the environmental condition of the Redevelopment Property; or (ii) taken any action in "response" to a "release" in connection with the Redevelopment Property; or (iii) otherwise engaged in any activity or omitted to take any action which could subject the Authority or Redeveloper to claims for intentional or negligent torts, strict or absolute liability, either pursuant to statute or common law, in connection with Hazardous Substances (as defined below) located in or on the Redevelopment Property, including the generating, transporting, treating, storage, or manufacture of any Hazardous Substance (as defined below). The terms set within quotation marks above shall have the meaning given to them in the Comprehensive Environmental Response and Liability Act, 42 U.S.C. § 9601 et seq., as amended ("CERCLA") and any state environmental laws. "Hazardous Substance" means hazardous waste, toxic substances, formaldehyde, urea, polychlorinated, biphenyls, asbestos, petroleum, natural gas, synthetic gas usable as fuel or mixtures thereof, any materials related to any of the foregoing, and substances defined as "hazardous substances", "toxic substances", "hazardous waste", "pollutant", or "contaminant" in CERCLA 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act as amended, the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., the Clean Water Act, 33 U.S.C. § 1251 et seq., any state laws regarding environmental matters, or any regulations promulgated pursuant to any of the foregoing statutes.

(f) The Authority does not know of any wells on the Redevelopment Property within the meaning of Minnesota Statutes, Section 103I.

Section 2.2. Representations by the Redeveloper. The Redeveloper represents that:

(a) The Redeveloper has the right, power and authority to execute, deliver and perform its obligations according to this Agreement.

(b) If the Redevelopment Property is conveyed to Redeveloper, it will construct the Minimum Improvements, and will do so in accordance with the terms of this Agreement, the Redevelopment Plan and all local, state and federal laws and zoning, building code and public health laws and regulations.

(c) If constructed, the Minimum Improvements will be constructed at an aggregate cost of not less than $1,200,000 inclusive of the value of the Redevelopment Property. Whether or not the Redeveloper constructs the Minimum Improvements, the Redeveloper agrees to the obligations imposed in Section 4.2(b).

(d) The Redeveloper has received no notice or communication from any local, state or federal official that the activities of the Redeveloper or the Authority in the Project Area may be or will be in violation of any environmental law or regulation. The Redeveloper is aware of no facts the existence of which would cause it to be in violation of any local, state or federal environmental law, regulation or review procedure. In the event that the Authority is required to take any action to obtain any necessary permits or approvals with respect to the Redevelopment Property under any local, state or federal environmental law or regulation, the Redeveloper will cooperate with the Authority in connection with such action.

(e) If the Redeveloper constructs the Minimum Improvements, it will do so in accordance with all applicable local, state or federal energy conservation laws or regulations.

(f) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any restriction or any evidences of indebtedness, agreement or instrument of any evidences of indebtedness, agreement or instrument of whatever nature to which the Redeveloper is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III

Sale and Purchase of Land

Section 3.1. Status of Property. Subject to satisfaction of the terms and conditions of this Agreement the Authority will convey the Redevelopment Property to Redeveloper by quit claim deed.

Section 3.2. Conditions Precedent to Conveyance of Property.

(a) The Authority's obligation to convey the Redevelopment Property shall be subject to satisfaction, or waiver in writing by the Authority, of all of the following conditions precedent:

(i) The Redeveloper not being in default under the terms of this Agreement;

(ii) The Redeveloper having secured all governmental permits and approvals, necessary to be obtained in order to permit conveyance of the Redevelopment Property to Redeveloper.

(iii) The Redeveloper shall have submitted to the Authority evidence reasonably acceptable to the Authority that upon transfer of the Redevelopment Property to the Redeveloper, the construction of the Minimum Improvements will promptly commence and is likely to all be completed by not later than January 2, 1995 with respect to the two restaurants and not later than July 1, 1995 with respect to the improvements to the third parcel;

(iv) The Redeveloper shall have submitted to the City and the City shall have approved the site plans for the two restaurants which constitute the Minimum Improvements,

(v) The City having approved a plat for the Redevelopment Property and adjacent lands prepared by the Redeveloper; provided, however, that the Authority shall pay for the cost of preparation of such plat and, at its expense, provide Redeveloper with a survey of the Redevelopment Property;

(vi) The Redeveloper having entered into such agreements and contracts as are required by the City dealing with the construction of roadways and related improvements within the boundaries of the Redevelopment Property.

In the event that all of the above conditions precedent have not been satisfied or waived in writing by the Authority within 12 months following the date of this Agreement, the Authority may give the Redeveloper ten (10) days written notice of such defaults. If the Redeveloper does not cure the defaults within the ten day period, this Agreement shall be null and void, and neither the Authority or Redeveloper shall have any obligation or liability to the other hereunder.

(b) The Redeveloper's obligation to purchase the Redevelopment Property shall be subject to satisfaction, or waiver in writing by the Redeveloper of all of the following conditions precedent:

(i) The Authority has acquired marketable title to the Redevelopment Property subject to any utilities currently located in the portion of West 78th Street which is to be vacated by the City; and

(ii) The City having caused to be constructed the newly aligned 78th Street adjacent to the Redevelopment Property, and demolished and removed the portion of existing 78th Street which crosses the Redevelopment Property.

In the event that all of the above conditions precedent have not been satisfied or waived in writing by the Redeveloper within 12 months following the date of this Agreement, the Redeveloper may give the Authority written notice of such defaults. If the Authority does not cure the defaults within ten days from the date of such notice, this Agreement shall be null and void and neither the Redeveloper or Authority shall have any obligation or liability to the other hereunder.

Section 3.3. Purchase Price. The purchase price for the Redevelopment Property shall be Four Dollars ($4.00) per square foot payable in cash at closing. The Redevelopment Property consists of approximately 3.2 acres or One Hundred Thirty Nine Thousand Three Hundred Ninety-two (139,392) square feet. The exact square footage shall be determined by a survey prepared at the Authority's expense, in a form acceptable to the Authority and Redeveloper.

Section 3.4. Closing.

(a) Within three (3) days after satisfaction and/or waiver of all of the conditions contained in Section 3.2 of this Agreement, the Authority shall convey the Redevelopment Property to the Redeveloper through the execution and delivery of its quit claim deed and all other documents reasonably required by Redeveloper and the Title Company. This Closing shall be at a location designated by the Authority. If the Closing has not taken place on or before 13 months following the date of this Agreement, either party may declare this Agreement null and void, where upon each party shall be relieved of all obligations hereunder.

(b) The Redeveloper shall take possession of the Redevelopment Property upon execution and delivery said Quit Claim deed by the Authority at Closing.

(c) The Authority shall furnish to the Redeveloper a commitment (to be paid for by the Authority) for the issuance of an ALTA owner's policy of title insurance Form B-1970 equivalent (the "Commitment") issued by the Title Company in the amount of Five Hundred Fifty-Seven Thousand Five Hundred Sixty-Eight Dollars ($557,568.00), whereby the Title Company commits to insure that the Redeveloper has good and marketable title to the Redevelopment Property, free of any and all exceptions to title. The Redeveloper shall have 30 days from the receipt of the Commitment to furnish the Authority with the Redeveloper's written objections to title. The Authority agrees to proceed in good faith and with all due diligence to attempt to cure the objections made by the Redeveloper and to do so prior to the date of closing as provided in Section 3.4(a). If such objections cannot be cured prior to such date and are not waived by Redeveloper, this agreement shall be null and void and the parties shall be relieved of any liability or obligation hereunder.

(d) The Authority shall pay at closing any general real estate taxes levied against the Redevelopment Property due and payable for all years prior to the year of closing. The real estate taxes payable in the year of closing and any installments payable in the year of closing of previously levied special assessments levied against

the Redevelopment Property will be pro-rated between the Authority and the Redeveloper as of the date of closing. Except as provided herein, the Redeveloper will pay all real estate taxes levied against the Redevelopment Property together with all unpaid installments of special assessments and any future special assessments payable in subsequent years. The payment of real estate taxes by the Redeveloper includes any real estate taxes levied against the Redevelopment Property upon its change in assessment classification from "Green Acres" agricultural pursuant to Minnesota Statutes, Section 273.111 to commercial pursuant to Minnesota Statutes, Section 273.13. The Authority shall pay any deferred real estate taxes or special assessments caused by the "Green Acres" classification of the Redevelopment Property.

(e) The Authority shall pay at Closing:

(i) State deed tax;

(ii) All costs of obtaining and updating the abstract to the Redevelopment Property, including name searches, judgment searches, tax searches, bankruptcy searches, and property inspection fees;

(iii) Recording fees for corrective instruments required to remove encumbrances and place marketable title in the Redeveloper's name;

(iv) The cost to record this Agreement;

(v) All real estate tax obligations due at closing; and

(vi) Platting and survey costs;

(vii) Title insurance commitment fees;

(g) The Redeveloper shall pay at Closing:

(i) All recording fees and charges other than the State deed tax relating to the filing of the quit claim deed to be delivered by the Authority at closing;

(ii) Title insurance premiums;

(iii) The Closing fee charged by the title company, if any;

(iv) The cost of recording the plat; and

(v) The cost of recording the Development Contract.

ARTICLE IV

Public Assistance

Section 4.1 Construction of the Minimum Improvements. Subject to the terms and conditions of this Agreement, the Redeveloper agrees to purchase the Redevelopment Property and to construct or to cause to be constructed the Minimum Improvements on the Redevelopment Property, in accordance with the Construction Plans.

Section 4.2. Form of Public Assistance. In order to facilitate the financial feasibility of the redevelopment of the Redevelopment Property and in consideration for the Redeveloper's fulfillment of its covenants and obligations under this Agreement, the Authority will provide to the Redeveloper a payment of special assessments from the tax increments together with a land writedown payment to be paid as hereinafter provided. The public assistance will be payable by the Authority as indicated below.

(a) Special Assessment Write-Off. The Authority agrees to provide a write-off of special assessments to be assessed against the Redevelopment Property for public improvements in the amount of Seventy Thousand Dollars ($70,000.00). The write-off of special assessments is to be achieved by the Authority's collection of the total annual tax increment generated by the Redevelopment Property and Minimum Improvements for a three-year period as described in paragraph 6 and using a portion thereof to pay for the special assessment write-off.

(b) Allocation of Tax Increment Public Assistance. The allocation of the tax increment public assistance to be provided by the Authority to the Redeveloper pursuant to Section 4.2(a) above is estimated as follows:

Total Year Payable	Estimated Annual Tax Increment	Assessment Write-Off
199_	0	---
1996	(X)	23,333
1997	(X)	23,333
1998	(X)	23,334

In any year commencing with the year 1996 and ending in the year 1998, in which the tax increment is not greater then or equal to the assessment write--off the Redeveloper agrees to pay the difference between the actual tax increment amount and (Y) to the Authority as a deficiency within thirty (30) days of receipt of written notice from the Authority

(c) The parties agree that there are unusual and significant problems concerning the soils located on the Redevelopment Property which will require extraordinary efforts to correct. The Authority determines that it is appropriate to provide financial assistance to the Redeveloper in taking the necessary actions to correct unusual soil conditions to prepare the Redevelopment Property for construction of the Minimum Improvements. Consequently, the Authority agrees to pay to the Redeveloper (so long as Redeveloper is not in default of any provisions of this Agreement) an amount not to exceed the lesser of i) the actual cost of remediating unusual soil conditions under the building pads (together with such

perimeter area as must be incidentally remediated according to ordinary engineering standards) as such is determined to be necessary and reasonable by the Authority following consultation with the city engineer; or ii) $120,000; or iii) the amount of Available Tax Increment. For the purpose of this paragraph, Available Tax Increment shall mean the amount of tax increment remitted to the Authority with respect to the Redevelopment Property in the years 1996 through 1998 inclusive after first deducting therefrom the following: i) $34,086.72 for each such year; ii) ten percent as an administrative charge; and iii) any amounts used to make any previous payments to Redeveloper.

Requests for payment shall be reviewed and either approved or rejected by the Authority within 30 days from the date a request containing documentation reasonably necessary to review the request has been received. Approved payments shall accumulate until there is sufficient Available Tax Increment to pay them.

Section 4.3. Third Parcel. In the event that the first class, retail establishment containing approximately 3,400 square feet to be constructed in the northwest portion of the Redevelopment Property ("R3") is not completed before January 2, 1995 but is completed by July 1, 1995, the parties agree that the matters described above shall be modified as follows:

(a) The portion of the special assessment write-off to be allocated to R3 (in accordance with standard city policy) shall be payable from tax increment generated from the Redevelopment Property during the years 1997, 1998 and 1999 and the table appearing at 4.2(b) will be modified accordingly as will the Redeveloper's obligation to pay deficiencies contained therein.

(b) The Available Tax Increment computation in 4.2(c) shall be calculated from the tax increment for R3 for years 1997, 1998 and 1999 and for the balance of the Redevelopment Property for the years 1996, 1997 and 1998. The deductions from tax increment to reach Available Tax Increment shall be modified as follows: $102,260.16 (but not more than $34,086.72 annually) shall be deducted each year from 1996 through 1999 inclusive.

(c) If R3 is not completed on or before July 1, 1995, the payments required pursuant to 4.2(a) shall be modified so as to relieve the Authority of the obligation to make any special assessment payments attributable to R3; and 4.2(c) shall be modified so as to relieve the Authority of the obligation to provide any remediation assistance with respect to R3.

Section 4.4. Effect of Subsequent Sale. It is anticipated that subsequent to the conveyance of the Redevelopment Property to the Redeveloper it will sell all or portions of the Redevelopment Property to others who will actually use and occupy the same. Unless the Authority in the exercise of its reasonable discretion determines otherwise, no sale of all or part of the Redevelopment property shall be deemed to create an obligation to make the payments described in paragraph (c) of this section to any entity but the Redeveloper. It is understood that any allocation between the various purchasers of the Redevelopment Property shall be Redeveloper's responsibility. It is also understood that notwithstanding the sale of portions of the Redevelopment Property to separate owners, any default of this Agreement which relates to any portion of the Redevelopment Property entitles the Authority to terminate its performance, including performance under this section, with respect to the Redevelopment Property in its entirety.

ARTICLE V

Tax Increment

Section 5.1. Tax Increment Certification. The Authority has established the Tax Increment District pursuant to the Tax Increment Act.

Section 5.2. Real Property Taxes; Special Assessments. The Redeveloper shall pay, in accordance with Section 3.4(e) herein, all ad valorem taxes and special assessments on the Redevelopment Property which are payable subsequent to closing on the sale of the Redevelopment Property. This is a corporate obligation of the Redeveloper which shall continue even if the Redeveloper sells the Redevelopment Property, unless the Redeveloper is released of its obligations under this Agreement. The Authority shall provide such release if the Redeveloper can demonstrate to the reasonable satisfaction of the Authority that the successor in title to the Redeveloper to such portion of the Redevelopment Property has a sufficient net worth to pay such taxes and special assessments, and provided such successor assumes in writing the obligations of the Redeveloper under this Agreement relating to such portion of the Redevelopment Property.

ARTICLE VI

Additional Provisions

Section 6.1. Equal Employment Opportunity. The Redeveloper, for itself and its successors and assigns, agrees that, with respect to the matters contemplated herein, it will comply with all applicable federal, state and local equal employment and nondiscrimination laws and regulations.

Section 6.2. Restrictions on Use. The Redeveloper agrees for itself, and its successors and assigns, and every successor in interest to the Redevelopment Property, or any part thereof, that the Redeveloper, and such successors and assigns, shall devote the Redevelopment Property to, and only to and in accordance with, the land use regulations of the City of Chanhassen.

Section 6.3. Provisions Not Merged With Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring any interest in the Redevelopment Property.

Section 6.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand, or other communication under the Agreement or the Redevelopment Deed by either party to the other shall be sufficiently given or delivered only if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally; and

(a) In the case of the Redeveloper, is addressed to or delivered personally to the Redeveloper at 700 International Centre, 900 Second Avenue South, Minneapolis, MN 55402, Attention: Bill McHale; and

(b) In the case of the Authority, is addressed to or delivered personally to the Authority at 690 Coulter Drive, Box 147, Chanhassen, Minnesota 55317, or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

Section 6.5. Disclaimer of Relationships. The Redeveloper acknowledges that nothing contained in this Agreement nor any act by the Authority or the Redeveloper shall be deemed or construed by the Redeveloper or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the Authority and the Redeveloper.

Section 6.6. Covenants Running with the Land. The terms and provisions of this Agreement shall be deemed to be covenants running with the Redevelopment Property and shall be binding upon any successors or assigns of the Redeveloper and any future owners or encumbrancers of the Redevelopment Property.

Section 6.7. Modifications. This Agreement may be modified solely through written amendments hereto executed by the Redeveloper and the Authority.

Section 6.8. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument

IN WITNESS WHEREOF, the Authority has caused this Agreement to be executed in its corporate name by its duly authorized officers and sealed with its corporate seal; and the Redeveloper has caused this Agreement to be executed in its corporate name as of the date first above written.

THE HOUSING AND REDEVELOPMENT
AUTHORITY IN AND FOR
THE CITY OF CHANHASSEN, MINNESOTA

(SEAL)

By: James R Bohn
Its Acting Chairperson

And
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

On this 20th day of July, 1994, before me, a Notary Public within and for said county, appeared James R Bohn and Don Ashworth to me personally known, who being by me duly sworn, did say that they are respectively the Acting Chairperson and Executive Director of The Housing and Redevelopment Authority in and for the City of Chanhassen, Minnesota, a public body, corporate and politic, known as the Housing and Redevelopment Authority in and for the City of Chanhassen, under the laws of the State of Minnesota, on behalf of the Housing and Redevelopment Authority.

Karen Engelhardt
Notary Public

KAREN J ENGELHARDT
NOTARY PUBLIC-MINNESOTA
CARVER COUNTY
My Commission Expires Oct 31, 1994

JB049227
CH130-10

REDEVELOPER:

RYAN CONSTRUCTION COMPANY
OF MINNESOTA, INC.

By: _____

Its _____

~~Attested By:~~ _____

~~Its~~ _____

STATE OF MINNESOTA)
HENNEPIN) ss.
COUNTY OF ~~CARVER~~)

The foregoing instrument was acknowledged before me this 11th day of July, 1994, by W.J. McHale and _____, the Vice President and _____ of RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC., a Minnesota corporation, on behalf of the corporation.

_____
Notary Public

STACEY E. WOODWORTH
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Sept. 8, 1997

SCHEDULE A
to
CONTRACT FOR PRIVATE REDEVELOPMENT

REDEVELOPMENT PROPERTY LEGAL DESCRIPTION:

Outlot B, Chanhassen Retail Second Addition, Carver County, Minnesota

According to the plat thereof to be recorded as shown on Exhibit A-1 attached hereto.

JBD49227
CH130-30

EX 9108 - C

AMENDMENT TO
CONTRACT
FOR
PRIVATE REDEVELOPMENT

THIS AMENDMENT TO CONTRACT FOR PRIVATE REDEVELOPMENT is made and entered into as of this twentieth day of October, 1994, by and between THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF CHANHASSEN (the "Authority"), and RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC., a Minnesota corporation ("Ryan"), with reference to the following facts and circumstances:

A. The Authority and Ryan have entered into that certain Contract for Private Redevelopment dated as of July 20, 1994 (the "Contract") relating to the sale by the Authority to Ryan, and the development by Ryan of, certain real property located in the City of Chanhassen, Carver County, Minnesota, and to be platted by the Authority as Outlot B in Chanhassen Retail Second Addition (the "Property").

B. The Contract requires that development of portions of the Property is to be completed on or before January 2, 1995, but the parties hereto acknowledge that such development cannot proceed on a schedule which will permit such completion because the Authority has experienced delays in obtaining clear title to the Property.

C. The Authority and Ryan desire to amend the Contract to extend such completion date, and to modify other provisions of the Contract relating to such completion date, as more fully hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing facts and circumstances, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the Authority and Ryan hereby agree to amend the Contract as follows:

1. The definition of "Minimum Improvements" set forth in Section 1.1 of the Contract is restated in its entirety as follows:

" "Minimum Improvements" means the improvements described in the plans to be approved by the City in connection with the site plan review process; and which shall consist of three (3) restaurants."

2. Subsection 3.2(a)(iii) of the Contract is restated in its entirety to read as follows:

"(iii) The Redeveloper shall have submitted to the Authority evidence reasonably acceptable to the Authority that upon transfer of the

OLD REPUBLIC TITLE
287 South Marschall Road, Suite 205
Shakopee, Minnesota 55379
612-445-3219 67900

Redevelopment Property to the Redeveloper, the construction of the Minimum Improvements will promptly commence and is likely to all be completed by not later than January 2, 1996 with respect to Lots 1 and 3 of Chanhassen Retail Third Addition and not later than July 1, 1996 with respect to Lot 2 of Chanhassen Retail Third Addition ("Lot 2");"

3. The word and figures "Section 4.2(b)" are substituted for the word and figure "paragraph 6" in the second sentence of Subsection 4.2(a) of the Contract.

4. The years of 1996, 1997 and 1998 appearing in Subsection 4.2(b) of the Contract are replaced with the years 1997, 1998 and 1999. In addition, the second sentence of said Subsection 4.2(b) is restated in its entirety as follows:

"In any year commencing with the year 1997 and ending in the year 1999, in which the tax increment actually received is not greater than or equal to the assessment write-off amount set forth above for such year, the Redeveloper agrees to pay the difference between the amount so received and such write-off amount to the Authority as a deficiency within thirty (30) days of receipt by the Redeveloper of written notice thereof from the Authority."

5. The figures "1997" and "1999" are substituted for the figures "1996" and "1998" appearing in the last sentence of the first paragraph of Subsection 4.2(c) of the Contract.

6. Section 4.3 of the Contract is restated in its entirety as follows:

"Section 4.3 Lot 2. In the event that the restaurant to be constructed on Lot 2 is not completed before January 2, 1996 but is completed by July 1, 1996, the parties agree that the matters described above shall be modified as follows:

(a) The portion of the special assessment write-off to be allocated to Lot 2 (in accordance with standard City policy) shall be payable from tax increment generated from the Redevelopment Property during the years 1998, 1999 and 2000 and the table appearing at subsection 4.2(b) will be modified accordingly as will the Redeveloper's obligation to pay deficiencies contained therein.

(b) The Available Tax Increment computation in subsection 4.2(c) shall be calculated from the tax increment for Lot 2 for years 1998, 1999 and 2000. The deductions from tax increment to reach Available Tax Increment shall be modified as follows: $102,260.16 (but not more than $34,086.72 annually) shall be deducted each year from 1997 through 2000 inclusive.

(c) If Lot 2 is not completed on or before July 1, 1996, the payments required pursuant to subsection 4.2(a) shall be modified so as to relieve the Authority of the obligation to make any special assessment payments attributable to Lot 2; and subsection 4.2(c) shall be modified so as to relieve the Authority of the obligation to provide any remediation assistance with respect to Lot 2."

7. Except as amended herein, all of the terms, covenants and conditions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the Authority and Ryan have caused this Amendment to Contract for Private Redevelopment to be executed as of the day and year first above written.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF CHANHASSEN, MINNESOTA

By _____
Its Chairperson

And by _____
Its Executive Director

STATE OF MINNESOTA)
) ss.
COUNTY OF Carver)

On this 30th of March, 1995, before me, a Notary Public within and for said County, appeared Harry D. Boyle and Don Ashworth, to me personally known, who being by me duly sworn, did say that they are respectively the Chairperson and Executive Director of THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF CHANHASSEN, MINNESOTA, a public body, corporate and politic, known as the Housing and Redevelopment Authority in and for the City of Chanhassen, under the laws of the State of Minnesota, on behalf of said Housing and Redevelopment Authority.

_____
Notary Public

KAREN J. ENGELHARDT
NOTARY PUBLIC - MINNESOTA
CARVER COUNTY
My Commission Expires Jan. 31, 2000

RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC.

By _____
Its Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On this 8th of March, 1995, before me, a Notary Public within and for said County, appeared W. J. McHale, to me personally known, who being by me duly sworn, did say that he is Vice President of RYAN CONSTRUCTION COMPANY OF MINNESOTA, INC., a corporation under the laws of the State of Minnesota, on behalf of said corporation.

STACEY E. WOODWORTH
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

_____
Notary Public

73998-1 0579000-0C0200

Drafted by:
Marc L. Kruger, Esq.
4700 IDS Center
80 South Eighth Street
Minneapolis, MN 55402

STATE OF MINNESOTA
CARVER COUNTY RECORDER
(Abstract Department)

Filing Fee 19.50 Copy Fee _____
Certified April 27 1995
at 12:20 o'clock P.M. Document No.
County Recorder 179475
by _____

City Council Item

November 24, 2025

Item	Fire Department Badge Pinning & Retirement Presentation	
File No.		**Item No:** E.1
Agenda Section	**PUBLIC ANNOUNCEMENTS**	
Prepared By	Andrew Heger, Fire Chief	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

November 24, 2025

Item	Chanhassen Athletic Association Recognition	
File No.		**Item No:** E.2
Agenda Section	**PUBLIC ANNOUNCEMENTS**	
Prepared By	Luke Kegley, Recreation Supervisor	
Reviewed By		

SUGGESTED ACTION

Recognize the Chanhassen Athletic Association for their Donation

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

The Chanhassen Athletic Association (CAA) is a parent/adult-led organization that has successfully administered youth sports programs in the community for over 50 years. Throughout this time, CAA has remained a strong and consistent partner to the City of Chanhassen, contributing to numerous improvements that have enhanced the quality of local athletic facilities. Their past support includes the installation of scoreboards at Lake Susan Park and Lake Ann Park, dugout improvements at Lake Susan Park and Lake Ann Park, athletic lighting at Lake Susan Park, batting cage improvements at Lake Ann Park, remodeling of the Lake Ann ballfield concession stand, and the donation of two equipment sheds, one at Bandimere Park and one at Lake Ann Park. CAA has also assisted with many field improvement projects with our athletic fields throughout the years.

Continuing this partnership, the CAA is providing a donation to fund the infield reconstruction project at the Lake Ann ballfields 4, 5, and 6. This project includes installing new home plates and pitching rubbers; removing the existing home plates, pitching rubbers, and base anchors; and installing three new sets of base anchors on each field at 60, 65, and 70-foot distances. The work also includes cutting sod to a designated arc, relocating ag-lime between fields, and completing 3D machine-controlled

grading of the infields to ensure proper drainage on all three fields. These improvements will increase the quality of the playing surfaces and elevate the overall experience for youth participants and others using the fields.

The City of Chanhassen greatly appreciates the CAA's continued generosity and dedication throughout the past 50 years. Their long-standing partnership has played a vital role in maintaining and improving the city's athletic amenities, and their latest donation, supporting the infield reconstruction project at the Lake Ann Park ballfields 4, 5, and 6, will further enhance the quality of the playing surfaces and improve the overall experience for those using the fields. Chanhassen's athletic fields have benefited immensely from the CAA's support and ongoing commitment to the community.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

November 24, 2025

Item	Invitation to the Annual Tree Lighting Ceremony	
File No.		**Item No:** E.3
Agenda Section	**PUBLIC ANNOUNCEMENTS**	
Prepared By	Priya Wall, Recreation Manager	
Reviewed By		

SUGGESTED ACTION

N/A

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

We are excited to invite all Chanhassen area residents, their families, and friends to join us on Saturday, December 6, at 5 pm for the annual Tree Lighting Ceremony. This year's event will be hosted at the Chanhassen Recreation Center due to construction on the new Civic Campus space. There will be bonfires, s'mores, refreshments, caroling, live reindeer, and a special visit from Santa Claus. We hope to see you there!

Special thanks goes out to BuyChanhassen, the SouthWest Metro Chamber of Commerce, The Mustard Seed Landscaping & Garden Center, and SouthWest Transit for making this annual celebration possible.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Tree Lighting Ceremony flyer

HOLIDAY EVENTS
Saturday, December 6

CHANHASSEN RECREATION CENTER



Holiday Market

10 AM-2 PM | FREE

Shop local artists and businesses for your holiday gift needs! Vendors feature crafts, jewelry, collectibles, food items, home décor, toys, trinkets and more.

BOUNTIFUL BASKET FOOD SHELF

CHANHASSEN RECREATION CENTER

Tree Lighting Ceremony

5 PM | FREE

Enjoy bonfires, treats, s'mores, carolers, live reindeer, a special visit from Santa and the annual lighting of Chanhassen's holiday lights!

SouthWest Metro CHAMBER OF COMMERCE

The Mustard Seed Landscaping & Garden Center

BUY Chanhassen

SW SouthWest Transit



If you are able, please bring a non-perishable food item or cash donation to these events to help support Bountiful Basket Food Shelf. Visit **bountifulbasketfoodshelf.org** for a list of Bountiful Basket's current needs.

ChanhassenMN.gov/Holiday

City Council Item

November 24, 2025

Item	Approve City Council Meeting Minutes dated November 10, 2025	
File No.		**Item No:** F.1
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council approves the City Council Meeting minutes dated November 10, 2025."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the Chanhassen City Council approve the City Council Meeting minutes dated November 10, 2025.

ATTACHMENTS

City Council Meeting minutes dated November 10, 2025

CHANHASSEN CITY COUNCIL
REGULAR MEETING
MINUTES
NOVEMBER 10, 2025

Mayor Ryan called the meeting to order at 7:00 p.m. The meeting was opened with the Pledge of Allegiance.

COUNCIL MEMBERS PRESENT: Mayor Ryan, Councilmember McDonald, Councilmember Schubert, Councilmember von Oven, and Councilmember Kimber.

COUNCIL MEMBERS ABSENT: None.

STAFF PRESENT: Laurie Hokkanen, City Manager; Charlie Howley, Public Works Director/City Engineer; George Bender, Assistant City Engineer; Joe Siedl, Water Resources Engineer

PUBLIC PRESENT:
Glen Anderson, 290 Lake Drive East
Pamela McCran, 6540 Fox Path
Gary B, 3301 Shore Drive
Mckenna Ewen, 3850 Glendale Drive
Helen Gunther, 3628 Hickory Road
Ryan Fader, 3401 Shore Drive
Jim Jasin, 1124 Parkview Court
Kevin Zahler, 6651 Minnewashta Parkway
Scott Lacek, 3630 Hickory Lane
David Glaza, 2961 Washta Bay Court
Konrad Siefker, 6330 Fir Tree Avenue
Dan Simmonds, 7351 Minnewashta Parkway
Keith Paap, 3601 Red Cedar Point Road
Doug Tanner, 3211 Dartmouth Drive
Pamela Strommen, 3221 Dartmouth Drive
Daniel Mulheran, 3815 Red Cedar Point Road
Dave Bishop, 3605 Red Cedar Point
Gary Renneke, 3607 Red Cedar Point Road
Dan Fagan, 3701 South Cedar Drive

PUBLIC ANNOUNCEMENTS:

Mayor Ryan thanked Councilmember McDonald and other veterans for their service before Veterans' Day.

CONSENT AGENDA: Councilmember McDonald moved, Councilmember Kimber seconded that the City Council approve the following consent agenda items 1 through 13 pursuant to the City Manager's recommendations:

1. Approve City Council Minutes dated October 27, 2025
2. Approve City Council Work Session Minutes dated October 27, 2025
3. Receive Parks and Recreation Commission Minutes dated August 26, 2025
4. Receive Commission on Aging Minutes dated August 15, 2025
5. Receive Commission on Aging Minutes dated September 19, 2025
6. Approve Claims Paid dated November 10, 2025
7. 2025 Well Rehabilitation Project
8. Approve Permanent Stormwater Ownership and Maintenance Agreement for Avienda Apartments
9. Dogwood Right-of-Way Vacation
10. Partial Release of Planned Unit Development Agreement (951 W 78th Street)
11. Approve SCALE Hardware and Software Purchase with Computer Integrated Technologies (CIT)
12. Resolution 2025-75: Cooperative Agreement with Hennepin County for the Mill Street Trail Improvement Project
13. Resolution 2025-76: Call Public Improvement Hearing for the 2026 City Pavement Rehabilitation Project No. 26-01

All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

VISITOR PRESENTATIONS.

Pamela McCran, 6540 Fox Path, congratulated the city and staff on the new building and the value they achieved for the money. She appreciated the conference rooms available.

FIRE DEPARTMENT/LAW ENFORCEMENT UPDATES. None.

PUBLIC HEARINGS.

1. **Resolution 2025-77: Accept Feasibility Study, Conduct Public Improvement Hearing, and Authorize Preparation of Plans and Specifications for the 2026 Great Plains Boulevard/Lake Drive East Rehabilitation Project No. 26-02**

George Bender, Assistant City Engineer, reviewed the project schedule for Project No. 26-02. He summarized the proposed project areas and scope along Lake Drive East and Great Plains Boulevard. He provided an overview of the public engagement effort that had taken place to date. He summarized the public feedback they received. He reviewed the intersection control for Great Plains and Lake Drive East and noted that they could either implement a 4-way stop or a mini-roundabout. He summarized the street project funding and noted that the city covers 60 percent of the costs, and the benefiting properties cover 40 percent of the costs. He stated that the estimated budget was 1,400,000 dollars, and the all-way stop was estimated to be under budget, and the mini roundabout was estimated to be over budget. He reviewed the preliminary assessment map and the preliminary assessment summary. He commented that the project was necessary, feasible, within budget, and cost-effective.

Councilmember Schubert asked about the assessed properties and asked why all of the properties up to 101 were being assessed when their properties did not touch the road. Mr. Bender answered that they were on a private road and had three main access points, with two roads leading to Great Plains. He said that the only time they would ever receive an assessment was with this project.

Councilmember Schubert asked if the developer maintained the private roadway. Mr. Bender confirmed this information.

Councilmember Kimber asked about the project timeline for the roundabout rather than the four-way stop. Mr. Bender said that the timeline would be longer for a mini roundabout.

Mayor Ryan opened the public hearing.

Glen Anderson, 290 Lake Drive East, asked about the definition of an abutting property owner, since they had no land that touched Lake Drive East.

Mayor Ryan closed the public hearing.

Mr. Bender said that the American Legion generated traffic. He answered that the assessment was a way to fund roads based on traffic usage. He commented that an abutting property owner was similar to an adjacent property owner, so the assessments were related to the traffic being generated.

Mayor Ryan requested that Mr. Bender follow up with the American Legion.

Councilmember von Oven moved, Councilmember Schubert seconded that the Chanhassen City Council adopt a resolution accepting the feasibility study, ordering the improvements, and authorizing preparation of plans and specifications for the 2026 Great Plains Blvd/Lake Dr East Rehabilitation Project No. 26-02. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

2. Lake Minnewashta Slow No Wake Public Hearing

Joe Seidl, Water Resources Engineer, reviewed the submitted Citizen Action Request, which inquired about the slow-no wake zone that was triggered during the 4th of July Holiday. He summarized the slow-no-wake regulation and noted that the goal was to allow recreational use while protecting the shoreline and properties from damage. He defined the 100-year flood elevation and the ordinary high-water level. He explained the data collection and verification completed by the lake level sensors and staff members. He provided an overview of how slow-no wake elevations were determined for each lake. He summarized the data and trends of Lake Minnewashta and noted that the slow-no wake would likely be triggered every other year at 945.0. He compared the slow-no wake elevation between Lotus, Lake Minnewashta, and other area lakes. He explained the environmental and recreational impacts, including shoreline erosion, riparian vegetation and habitat loss, and sediment and phosphorus loading. He reviewed the outreach and feedback from the residents. He stated that the City Council recommended increasing the elevation to 945.3 and moving the wait time from three days to one day.

Councilmember McDonald asked if the impacts he studied were at the 945.3 level. Mr. Siedl answered that they looked at the 945.3 and the current elevation of 945.0. He noted that the one elevation would cause erosion and the other one would not, but it was a scale.

Councilmember McDonald asked if going to a 0.5 would have a negative impact. Mr. Siedl responded that a 945.5 would have more of a negative impact on the lake than the lower elevations.

Councilmember McDonald confirmed that there was one slow no-wake event in 2014 with a 945.5 limit.

Mayor Ryan reviewed guidelines for public hearings. She stated that the City Council discussed this information, and they were not considering the FEMA high water mark due to flooding concerns.

Mayor Ryan opened the public hearing. There were no public comments.

Gary B, 3301 Shore Drive, stated he did not know that they were not considering the FEMA high water mark or that they changed the time to three minutes. He commented that they lost 34 days to utilize the lake with the slow no-wake regulations. He noted that people who use the lake were not represented. He stated that some lakes use the FEMA mark, while others use the ordinary

high-water mark. He said that they could use buoys to make no-wake areas rather than shutting down the lake. He commented that lakeshore owners could take steps to protect their property. He voiced favor for the FEMA standard, as the number should impact a lot of people before taking away the rights of boaters.

Mckenna Ewen, 3850 Glendale Drive, said that he submitted the original Citizen Action Request. He asked the City Council to think about their first boating memories. He reviewed how often the lake was not usable based on the city regulations. He noted that the FEMA number should be considered, as the current limit is taking away the rights of residents of Chanhassen.

Helen Gunther, 3628 Hickory Road, stated that boaters were not always residents of Chanhassen. She said that the 100-year flood plain was too high and she did not want her property destroyed. She voiced a preference to lessen the wait time without the risk of ruining the environmental properties of the lake. She commented that there needed to be enforcement during the no-wake restriction.

Ryan Fader, 3401 Shore Drive, stated that he helped direct the water ski show. He said that the water ski show was beneficial to the community to help teach skills. He stated that the current level impacted their training ability. He requested that they consider increasing the limit.

Jim Jasin, 1124 Parkview Court, stated his family had many memories on the lake. He commented that he lived on three sides of the lake, and the only damage he saw was the ice dams. He requested that they return to the FEMA level, or at the very least, the 945.5 limit and one-day restriction.

Kevin Zahler, 6651 Minnewashta Parkway, noted that the Lake Minnewashta Preservation board completed two surveys that confirmed some of the information presented. He noted that the residents voted to raise the level. He stated that the key was the environment of the lake, and he wanted grandkids to be able to use the lake in the future. He encouraged them to look at how the lake was used before they set the rules. He said that people were boating one hundred feet away from his home, and they were cutting weeds. He stated that if they raised the level, but had good use regulations, they could all survive together.

Scott Lacek, 3630 Hickory Lane, noted that his neighbor was a high-risk property on the lake. He commented that his neighbor's elevation was below 945, so when the lake level was higher, his lawn would be slightly underwater. He noted that the issue was not the water level, but the wake one hundred feet from shore was the real issue. He referenced a University of Minnesota study that discussed wake. He requested that they complete a financial impact study before making a decision.

David Glaza, 2961 Washta Bay Court, voiced support for raising the limit so he could use the lake recreationally with his children.

Konrad Siefker, 6330 Fir Tree Avenue, requested that they raise the limit. He asked how many inches 945.5 would be. He asked if they looked at a good assessment to the 0.5 level for erosion.

Mayor Ryan asked what the second question was. Mr. Siekfer answered if they did more analysis on the 0.5 to see if it would give them more days back, and how it would impact the erosion. He asked if there was more than anecdotal evidence regarding erosion.

Dan Simmonds, 7351 Minnewashta Parkway, requested that they would like to see the most days available to use the lake. He noted that they live on a lower lot, and the only impact he saw was from the ice in the winter.

Keith Paap, 3601 Red Cedar Point Road, noted that his property was low and commented that 945 was a good level. They did work to add riprap and save the shoreline. He voiced support for moving the waiting period from three days to one day. He commented that people can still use the lake for other activities during the no-wake days.

Doug Tanner, 3211 Dartmouth Drive, said he was not opposed to the proposed rise in the level. He said that there was no enforcement of the lake restrictions. He asked if they increased the level, the City Council would consider adding enforcement.

Pamela Strommen, 3221 Dartmouth Drive, asked if the terrestrial level of growth fluctuated based on where the water was. She asked if limiting a few days would impact things that much. She noted that as a property owner, she was responsible for taking care of her own property. She requested to see more evidence that wave activity was causing erosion.

Daniel Mulheran, 3815 Red Cedar Point Road, voiced support for raising the limit. He stated that the low limit created cultural division among neighbors on the lake. He said that there was a financial and time impact from picking a number too low.

Dave Bishop, 3605 Red Cedar Point, said that photographs of the lake were available from 1938. He noted that they put up riprap to protect the new, artificial shoreline. He said that natural sand beaches and manicured lawns were not the original shoreline. He stated that they had natural, deep-rooted grass to protect the shoreline and water. He commented that this was a watershed district issue. He voiced favor for 945.5 and the one-day wait limit.

Gary Renneke, 3607 Red Cedar Point Road, stated that he was not in favor of changing the level. He cautioned against following the popular vote rather than protecting other residents' interests. He encouraged that if they were to change the current regulations and there were concerns about damage to property owners, then it would need to be established that the change would not cause damage.

A resident asked about the regulations for residents to fix the erosion to property as per the Department of Natural Resources.

A resident asked what percentage would go down if it were reduced from three days to one day wait time.

Dan Fagan, 3701 South Cedar Drive, said that nature had its way. On a windy, white-capped day and an icy day, his property and the lake received the most damage, rather than from the boaters.

Mayor Ryan closed the public hearing.

Mayor Ryan requested the conversion rate from 945.3 to 945.5. Mr. Siedl answered that the slow no-wake was posted in one-tenth of a foot, which would be equal to 1.2 inches.

Mayor Ryan asked about erosion protection. Mr. Siedl responded that they engaged with an engineering firm, but there were a lot of assumptions that degraded the integrity of the study. He said that they look at the erosion and wave action out there. They could consider studying, but often the studies are expensive.

Mayor Ryan requested that they speak about enforcement. Mr. Siedl answered that the city staff would verify the slow no-wake, then the city staff would notify the Director of Public Works. The Public Works Director will complete a communication campaign to notify residents. They also notify the sheriff's office, which would conduct enforcement as time allows.

Charlie Howley, Public Works Director, said that the city had no ability to do more enforcement, and it was handled by Carver County. If it were a persistent problem, they should lobby Carver County to complete more enforcement.

Mayor Ryan asked how many days Carver County monitored the lake during the slow no-wake. Mr. Howley answered that they did not receive a report, but could request one. He heard that they were on the lake a couple of times last summer.

Mayor Ryan requested that the city staff find that information from the Carver County Sheriff's Office, for an oversight perspective, and to understand how often they were on the lake with the slow no-wake.

Mayor Ryan asked that Mr. Siedl address the natural habitat. Mr. Siedl answered that there was natural selection of species along the lake on a natural shoreline. He said that the ordinary high-water level was considered by the vegetation.

Mayor Ryan asked how often it changed. Mr. Siedl responded that he could ask the Department of Natural Resources' Hydrologist.

Mayor Ryan asked about the outlet for Lake Minnewashta. Mr. Siedl answered that it was a natural outlet that the city did not make and that they do not maintain. They do monitor the

channel for obtrusions. He said they have a stormwater pond near the channel, so they will check it yearly to make sure it is flowing correctly.

Mayor Ryan asked about the DNR regulations for property owners. Mr. Siedl reviewed the permitting process with the Watershed District, which manages many of the DNR regulations. He said that there was a general allowance for a sand blanket.

Mayor Ryan asked about the steps in the process. Mr. Siedl answered that it often starts with the city or the Watershed District.

Mayor Ryan asked about the one-day versus three-day hold. Mr. Siedl answered that it would drop from approximately twelve percent of the days to ten percent.
Councilmember Schubert asked how many days a slow no-wake in the last 20 years there would be at the 945.3 elevation. Mr. Siedl answered that there would be zero days.

Councilmember Kimber asked if there was a basis for setting 945.0 for the slow no-wake originally. Mr. Siedl answered that it was a historical number.

Councilmember McDonald discussed the freedom for the people who wanted to preserve their property and shoreline, and people who wanted to use the lake. He said that municipalities previously could not control the lakes, and the Department of Natural Resources controls the lakes. He said that 945.3 would have minimal impact on the days that residents could not use the lake. He commented that lakes were there for the public to recreate and use. He suggested adopting the 945.5 because it would not be impacted by the rise and fall of the lake. He stated that the Department of Natural Resources would give its opinion on the correct number.

Councilmember von Oven stated that this issue was tied to his personal life. He said that there was no need for the three-day waiting time with the new electronic monitoring. He stated that 945.3 was not chosen out of thin air. He noted that the 100-year flood level was not the correct number, as people would be concerned about their houses flooding. He stated that if the discussion continued, there would be cultural concerns at the lake. He said that 945.3 was the best that the City Council could do to make both parties happy.

Councilmember Schubert recalled moments in her childhood when the lake levels were very high, so boats could not leave their lifts. She noted that the FEMA level was too high and caused safety issues.

Councilmember Kimber said that his children enjoy utilizing Lake Minnewashta. He said that the average lake level was where the no-wake limit was currently set and expressed support for increasing it to 945.5. He asked if there were ways that the city could help landowners with land improvements if they had additional problems in lower-lying areas.

Mayor Ryan asked if the city could explore further conversations about how it could help residents with lakeshore improvement. Mr. Siedl answered that the Department of Natural Resources and Watershed District sets its own expectations, so there would be little flexibility to advocate for their residents.

Mayor Ryan thanked Mr. Siedl for his diligence in researching the information. She researched the historical discussion on setting the slow no-wake limit originally. She stated that it was an enforcement problem, which makes her lean towards the 945.5.

Councilmember McDonald moved, Councilmember von Oven seconded that the Chanhassen City Council raise the no-wake limit from 945.0 to 945.5 and change it to a one-day waiting period, and forward that recommendation to the Department of Natural Resources for their review and comments. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

Mr. Siedl said that the next steps were to submit paperwork to the Department of Natural Resources for their review and comment period.

Mayor Ryan asked if it was approved or changed by the Department of Natural Resources, and if there were more public hearings required. Mr. Siedl answered that this would be the public hearing, whether the Department of Natural Resources approved of the ordinance change or not.

Councilmember von Oven thanked the Gunther family for leading the lake association. He encouraged the residents to work together to resolve differences.

COUNCIL PRESENTATIONS.

Councilmember McDonald attended the Riley Bluff Creek Watershed District Awards Dinner. He thought it was a productive time.

ADMINISTRATIVE PRESENTATIONS. None.

CORRESPONDENCE DISCUSSION.

1. **Third Quarter 2025 Economic Development Activity Report**

2. **Third Quarter 2025 Communications Update**

CLOSED SESSION.

1. **Discuss Acquisition of PID 25.8680100, a tax-forfeited parcel**

Councilmember McDonald moved, Councilmember Schubert seconded that the Chanhassen City Council enter into a closed session that will involve discussion of bid strategy related to tax-forfeited parcel PID 25.8680100, for which the city is eligible to submit a sealed bid. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

GENERAL BUSINESS.

1. Discuss Acquisition of PID 25.8680100, a tax-forfeited parcel

Mayor Ryan noted that no formal action was taken during the closed session.

Councilmember Kimber moved, Councilmember von Oven seconded that the Chanhassen City Council authorize staff to submit a sealed bid to Carver County for the purchase of tax-forfeited property (PID 25.8680100) adjacent to city-owned land, and approve use of Sewer Utility Fund dollars for the bid and associated closing costs. All voted in favor, and the motion carried unanimously with a vote of 5 to 0.

Councilmember Schubert moved, Councilmember McDonald seconded to adjourn the meeting. All voted in favor, and the motion carried unanimously with a vote of 5 to 0. The City Council meeting was adjourned at 9:52 p.m.

Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk

City Council Item

November 24, 2025

Item	Approve City Council Work Session Minutes dated November 10, 2025.	
File No.		**Item No:** F.2
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council approves the City Council Work Session Minutes dated November 10, 2025."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the Chanhassen City Council approve the City Council Work Session minutes dated November 10, 2025.

ATTACHMENTS

City Council Work Session Minutes dated November 10, 2025

CHANHASSEN CITY COUNCIL
WORK SESSION
MINUTES
November 10, 2025

Mayor Ryan called the work session to order at 5:30 p.m.

COUNCIL MEMBERS PRESENT: Mayor Ryan, Councilmember McDonald, Councilmember von Oven, Councilmember Kimber, Councilmember Schubert

COUNCIL MEMBERS ABSENT:

STAFF PRESENT: Laurie Hokkanen, City Manager; Matt Unmacht, Assistant City Manager; Charlie Howley, Public Works Director/City Engineer; Eric Maas, Planning Director; Patrick Gavin, Communications Manager; Kelly Grinnell, Finance Director

PUBLIC PRESENT:

2026 Utility Fund Budgets, 2026 Utility Rates, and 2026–2030 Capital Improvement Plan (CIP)

Kelly Grinnell, Finance Director, reviewed the proposed 2026 utility fund budgets and 2026–2030 Capital Improvement Plan for utility-related projects, focusing on maintaining reliable service and long-term financial stability across the city's water, sewer, and stormwater funds.

For 2026, water rates are proposed to increase by 5 percent, sewer rates by 8.5 percent, and stormwater rates by 15 percent. The water increase includes a hike in the State of Minnesota service connection fee, while the sewer rate hike reflects an 8.9 percent increase from the Metropolitan Council. Stormwater funding will support pond maintenance, creek stabilization, street improvement drainage, and other infrastructure needs.

Pleasant View Road Improvement Project

Charlie Howley, Public Works Director/City Engineer, reviewed progress on the Pleasant View Road Improvement Project, which aims to improve safety and pavement conditions while limiting private property impacts along the narrow corridor between Powers Boulevard and Highway 101. The project was previously estimated at nearly $20 million but has been refined to an $8.8 million concept focused on pavement and stormwater management work, with only six percent of the cost now tied to retaining walls.

Mr. Howley presented a new "right-fit" layout featuring three conceptual walls, limited on-street parking zones and a multi-use trail in certain areas connecting key destinations like Carver Beach Park. The project will use Municipal State Aid and property assessments for funding and is scheduled in the City's Capital Improvement Plan as a two-year project beginning in 2027.

The City Council discussed the possibility of scaling the project to reduce costs, exploring full reconstruction versus reclamation methods, and balancing stormwater management priorities near Lotus Lake. A public open house will be held on November 18 at City Hall to gather resident feedback before the final scope and schedule are determined.

Sign Code Discussion

This item was tabled for a future work session meeting.

Mayor Ryan adjourned the work session at 6:52 P.M.

Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk



City Council Item

November 24, 2025

Item	Receive Park and Recreation Commission Minutes dated September 23, 2025	
File No.		**Item No:** F.3
Agenda Section	**CONSENT AGENDA**	
Prepared By	Kate Vogt,	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council receives the Park and Recreation Commission minutes dated September 23, 2025."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

CHANHASSEN PARK AND
RECREATION COMMISSION
REGULAR MEETING
MINUTES
SEPTEMBER 23, 2025

Chair Leisen called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Rob Swanson; Kristin Fulkerson; Michael Leisen; Emily Nagel; Kurt Scheppmann; Nora Nashawaty; Clara Christenson, youth.

MEMBERS ABSENT: Sean Morgan

STAFF PRESENT: Jerry Ruegemer, Park and Recreation Director; Priya Wall, Recreation Manager; Luke Kegley, Recreation Supervisor; and Jodi Sarles, Rec Center Manager.

PUBLIC PRESENT: None.

APPROVAL OF AGENDA: Commissioner Scheppmann moved, Commissioner Fulkerson seconded to approve the agenda as presented. All voted in favor, and the motion carried unanimously with a vote of 7 to 0.

PUBLIC ANNOUNCEMENTS:

Jerry Ruegemer, Park and Recreation Director, stated that the Homecoming Parade was on September 26th at 4 p.m. Some local roads would be closed at 3:30 p.m.

VISITOR PRESENTATIONS: None.

APPROVAL OF MINUTES:

1. Approve Park & Recreation Minutes dated August 26, 2025

Commissioner Swanson moved, Commissioner Nagel seconded to approve the minutes of the Park and Recreation Commission meeting dated August 26, 2025, as presented. All voted in favor, and the motion carried unanimously with a vote of 7 to 0.

GENERAL BUSINESS:

1. Chanhassen Estates Mini Park Discussion

Jerry Ruegemer, Park and Recreation Director, discussed whether the Chanhassen Estates Mini Park was worth re-investing in since it had reached the lifespan. He discussed the potential to

keep it as a nature area. He stated that they would invite the neighborhood in to provide input about the park.

Chair Leisen asked how they typically get the neighbors involved. Mr. Ruegemer answered that he would invite the whole neighborhood south of Highway 5. He stated that they could go all the way down to Rice Marsh and include that neighborhood in the comment. He thought that the park reach was not very wide.

Chair Leisen suggested the Park and Recreation Commission could provide feedback for the neighbors to ask. He asked if they could provide concept pictures of a pollinator garden to provide for residents. Mr. Ruegemer answered that they could contact a consultant, get concept pictures, and discuss them before including the neighborhoods.

Commissioner Nashawaty said she talked with community members who expressed excitement about a community garden. Mr. Ruegemer responded that they likely would not install a community garden since there is no parking.

Commissioner Nashawaty agreed.

Commissioner Scheppmann said that there was no crosswalk or parking, so there was no access to the park. He asked how people would benefit from the park. He suggested that they could continue to maintain it and not replace the playground equipment and basketball court.

Mr. Ruegemer stated that the playground and basketball court are at the end of their lifespan. He suggested developing it into a little office complex or selling the property to abutting property owners.

Commissioner Scheppmann commented that he had been by the park, and he never saw anyone utilizing the structure.

Youth Commissioner Christenson expressed the importance of prioritizing projects that help more of the community. She suggested leaving it as a space that did not require a lot of maintenance or upkeep, so they could allocate funds to projects that are more widespread.

Chair Leisen said that they all agreed to remove the aging playground and basketball court and either have a green space or a botanical garden.

REPORTS:

1. 2025 Lake Ann Park Concession & Watercraft Rental Evaluation

Luke Kegley, Recreation Supervisor, provided an overview of the 2025 Lake Ann Park Concession and Watercraft Rental Evaluation. He said they had a strong year for concessions and watercraft rentals, and they maintained their partnership with Gray Duck Water Rentals. He

said that paddle boat and paddle board rentals decreased, but other watercraft rentals decreased. He reviewed concession improvements, including menu items and updated signage. He summarized the payment process and the benefits of the Square Reader card reader. He stated that they had low turnout for the paddleboard yoga classes, but they want to continue with the partnership to allow time to get the word out. He commented that they would be numbering the lottery canoe and kayaks to make sure the heavier watercrafts stay at the bottom. He reviewed the concession stand pricing and said he would look at surrounding cities to make sure the pricing is appropriate. He thanked the concession stand manager for all his work.

Commissioner Scheppmann asked if they offer yoga in the park, or if it is just a paddleboard option. Mr. Kegley responded that it was only a paddleboard, but he could look into other options.

Commissioner Scheppmann said that the watercraft rentals were trending down. Mr. Kegley said they could get to the above point, so they are not just breaking even if they continue to advertise the watercraft rentals.

Mr. Ruegemer responded that there was a large increase in programming post-COVID. He also said the costs for services and labor have increased, so he thought they could increase revenue.

Commissioner Scheppmann asked about signage for boat rentals and concessions in the park. Mr. Kegley answered that there was room for additional signage.

Commissioner Nagel asked about the concession stand on the hill. Mr. Kegley responded that the concession stand was for the associations.

Chair Leisen encouraged the need to increase awareness. He suggested introducing paddleboarding so people can try it once, so they know how to do it.

Youth Commissioner Christenson said she would do the introduction to paddleboarding classes. She suggested providing spaces for people to rent for their personal watercraft rentals. Mr. Kegley answered that they had a 24-spot lottery system for people to use, and 34 people signed up last year. They can look to expand this option.

Commissioner Nashawaty suggested advertising the paddleboard yoga at the recreation center.

Commissioner Swanson asked if concession sales have dipped because they do not have lifeguards after 2024.

Mr. Ruegemer stated that they received initial concerns when they did not have lifeguards, but they did not receive a lot of comments.

2. Recreation Center Quarterly Report

Jodi Sarles, Rec Center Manager, reviewed the new equipment purchases for the recreation center. She said they had plenty of facility usage for Chanhassen events and rentals. She said they started the Dance for Fun Season. She said they hosted sports programs and were hosting Girls Flag Football and an All-Star Day Off. Kid's Night will be hosted in November. They hosted successful e-bike rides. She reviewed the different events at community day. She reviewed the Barnyard Boogie event. She stated that they had ten colorful bones in Chanhassen. She said that the Halloween Costume Swap and Artisan Fair was coming up. She stated that Puzzle Palooza was coming in November.

Chair Leisen asked if they got a lot of questions about the new recreation center. Ms. Sarles answered that people were excited. She said there was an information station in the lobby of the recreation center, which included information and the Mayor's letters.

Commissioner Swanson said that the Barnyard Boogie was the same night as the Bluff Creek Birthday, which made the parking difficult. Ms. Sarles said that they would work with Bluff Creek School to talk about future events and coordinate.

Commissioner Scheppmann asked about the sign-up for Girls' Flag Football. Ms. Sarles said the sign-up was not as strong as they were hoping, but they were hoping to do some small leagues indoors in the winter.

Commissioner Scheppmann asked if the ages were included in the flyer. Ms. Sarles answered that she would make sure the ages were added.

3. Halloween Party Preview

Priya Wall, Recreation Manager, reviewed the Halloween Party event. She thanked South Lake Legacy Insurance for their title partnership for the event. She said they had a large attendance after COVID, but the numbers have lowered slightly. She said the volunteers help with the event. She stated that they would have a sensory safe room this year, which would be staffed by an occupational therapist. She reviewed the different advertising options for the event.

Commissioner Fulkerson expressed gratitude for the sensory safe room.

Chair Leisen asked if they wanted more pre-registration. Ms. Wall said she would like to see pre-registration, but they do not offer refunds for the larger events.

Chair Leisen said it was great to hear that South Lake Legacy Insurance wanted to come back to sponsor the event and wanted to make sure they received a good highlight.

4. Park Maintenance Quarterly Report

Jerry Ruegemer, Park and Recreation Director, said that they were starting fall fertilization and cleaning up the fields for the fall. He stated that they would be buying a roller to improve the

playing surfaces of the athletic fields. He said they were starting to go through the irrigation systems to winterize them. He stated that they worked on the dugouts and provided storage sheds to help with the efficiency of the Chanhassen Athletic Association. He discussed trail maintenance in the winter to provide safe passage for the users. He discussed the new playground equipment at Carver Beach Park. He discussed the snow removal around the new Chanhassen Civic Campus. He said that the new Holiday Tree would be planted soon, and they had a specific area it had to be planted to avoid the Fiber Optics. He commented that they had a great summer park maintenance crew.

Commissioner Fulkerson voiced appreciation for the sign painting at a park.

Chair Leisen asked about the robot painting lines. Mr. Ruegemer said it was fully operational.

5. Senior Center Quarterly Report

Jodi Sarles, Rec Center Management, discussed the excitement for the senior center to move to the new location. She discussed programming for seniors on October 6-10. She reviewed the summer programs at the senior center and noted that they slow down. She discussed the different events, such as tours, an Elvis-infused performance, coffee, cops, and cones, and games and gathering groups. She reviewed attendance for the summer events. She said there were two open houses for the Civic Campus, including one specifically for the senior center.

COMMISSION MEMBER COMMITTEE REPORTS: None.

COMMISSION MEMBER PRESENTATIONS: None.

ADMINISTRATIVE PRESENTATIONS: None.

ADJOURNMENT:

Commissioner Swanson moved, Commissioner Nashawaty seconded to adjourn the meeting. All voted in favor, and the motion carried unanimously with a vote of 7 to 0. The Park and Recreation Commission meeting was adjourned at 7:18 p.m.

Submitted by Jerry Ruegemer
Park and Recreation Director

City Council Item

November 24, 2025

Item	Receive Planning Commission Minutes dated October 7, 2025	
File No.		**Item No:** F.4
Agenda Section	**CONSENT AGENDA**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council receives the Planning Commission minutes dated October 7, 2025."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Planning Commission Minutes dated October 7, 2025

CHANHASSEN PLANNING COMMISSION
REGULAR MEETING
MINUTES
OCTOBER 7, 2025

CALL TO ORDER:
Chair Noyes called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Chair Eric Noyes, Vice Chair Steve Jobe, Jeremy Rosengren, Ryan Soller, Mike Olmstead, Dave Grover, and Katie Trevena.

MEMBERS ABSENT: None

STAFF PRESENT: Rachel Arsenault, Associate Planner; Eric Maass, Community Development Director.

PUBLIC PRESENT:

Jospeh Pavelko	6580 Pleasant View Way
Gayle Degler	9111 Audubon Road

PUBLIC HEARINGS:

1. **CONSIDER A VARIANCE FOR A DECREASED FRONT YARD SETBACK FOR A PROPOSED ATTACHED DECK AT 6580 PLEASANT VIEW WAY (PLANNING CASE# 25-14)**

Rachel Arsenault, Associate Planner, reviewed the proposed variance, applicable city code, and the criteria for approving a variance.

Chair Noyes commented that the request seemed reasonable and that the lot was a unique circumstance.

Chair Noyes opened the public hearing.

No speakers approached the podium.

Chair Noyes closed the public hearing.

Chair Noyes asked the Planning Commissioners if they had any additional thoughts or comments.

The Commissioners indicated they had no additional comments.

Commissioner Trevena moved, Commissioner Jobe seconded that the Chanhassen Planning Commission motion to approve the requested decreased front yard setback, subject to the conditions of approval and adopt the attached Findings of Facts and Decision." The motion carried with a vote of 7-0.

2. Ordinance XXX: Amending Chapter 20 to Modify Standards Associated with Accessory Structures

Eric Maass, Community Development Director, presented why the accessory structure code was currently under review for potential changes. He also provided graphics to help depict what could currently be constructed within the 1,000 square feet currently allowed. This included a 4-stall garage as well as a 3-stall garage with a hobby space. He reviewed the proposed ordinance amendment for each zoning district, indicating that staff developed the proposed ordinance utilizing a property's zoning district as the basis for the square footage of accessory structures allowed, rather than calculating of lot area, as a property's lot area is more likely to change over time than its zoning classification once developed.

The staff proposed ordinance recommended keeping properties zoned as Single Family Residential (RSF) to 1,000 square feet of accessory structure space, and increasing the amount to 1,100 square feet for properties zoned Rural Residential (RR) and to 1,200 square feet for properties zoned Agricultural Estate (A2). Staff utilized 100 square-foot increments based on the principle that any structure greater than 200 square feet requires a building permit, whereas another under 200 square feet is only a zoning permit. In addition to the recommended ordinance, a potential alternate option would allow properties zoned as RR to have up to 1,200 square feet and properties zoned as A2 would have up to 1,400 square feet. Both options also included the proposed agricultural exemption for agricultural buildings.

Chair Noyes opened the public hearing.

Gayle Degler spoke in favor of the agricultural exemption and the alternative size option to increase allowed accessory structures.

Chair Noyes closed the public hearing.

The Planning Commission was generally supportive of increasing the square footage allowances for properties that were zoned as either RR or A2, but held some discussion between the two alternatives presented by staff. Ultimately, the Planning Commission voiced support for the lesser of the two alternatives, noting that it would be easier to increase it in the future if a need to do so was found, versus a much more difficult task of trying to reduce the amount, and that the larger accessory structures may attract unlawful home occupations. The Planning Commission also noted that out of the community examples provided, Chanhassen was already one of the more generous communities when it came to total accessory structure size. The Planning Commission also asked some clarifying questions regarding agricultural exemptions.

Commissioner Rosengren moved, Commissioner Jobe seconded to recommend that the City Council adopt the draft ordinance amending accessory structure size allowances as presented. The motion carried unanimously with a vote of 7-0.

GENERAL BUSINESS: None.

APPROVAL OF MINUTES:

1. APPROVAL OF PLANNING COMMISSION MINUTES DATED SEPTEMBER 16, 2025

Commissioner Grover amended page six to not reflect him as the speaker of a comment.

Eric Maass, Community Development Director, asked the commissioners if they remembered making the comment.

Commissioner Rosengren proposed that it be changed to his name for the pedestrian-related comment.

Commissioner Olmstead moved, Commissioner Rosengren seconded to approve as amended the Chanhassen Planning Commission summary minutes dated September 16, 2025, as presented. All voted in favor, and the motion carried unanimously with a vote of 7-0.

COMMISSION PRESENTATIONS: None.

ADMINISTRATIVE PRESENTATIONS

1. HERITAGE TREE ORDINANCE DISCUSSION

Mr. Maass discussed the heritage tree ordinance, reviewing the definitions that would be created, additional replacement requirements for removing heritage trees, exemptions to the ordinance and penalties for unapproved removal of heritage trees.

The Planning Commissioners posed clarifying questions on how this ordinance would work with the canopy calculations and requirements. They reviewed the heritage tree exemptions, showing concern for the species exemptions when they are still a part of the tree canopy and provide benefits. The Planning Commission showed interest in adding incentives to preserve heritage trees in addition to a protection ordinance. Additionally, they asked about current tree removal lawsuits in other cities and wanted to verify this ordinance would not cause the potential for a similar issue.

CORRESPONDENCE DISCUSSION: None.

OPEN DISCUSSION:

The Planning Commission inquired about the construction schedule of Civic Campus and if we are still on schedule for project completion.

Eric Maass, Community Development Director, shared that the Civic Campus project is still on target for the construction schedule.

ADJOURNMENT:

Commissioner Soller moved, Commissioner Trevena seconded to adjourn the meeting. All voted in favor, and the motion carried unanimously with a vote of 7 to 0. The Planning Commission meeting was adjourned at 7:17 p.m.

Submitted by Eric Maass
Community Development Director

City Council Item

November 24, 2025

Item	Receive Environmental Commission Minutes dated October 8, 2025	
File No.		**Item No:** F.5
Agenda Section	**CONSENT AGENDA**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council receives Environmental Commission Minutes dated October 8, 2025."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

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RECOMMENDATION

ATTACHMENTS

Environmental Commission Minutes dated October 8, 2025

Chanhassen Environmental Commission (EC)
6:00 pm
October 8, 2025

Members Present: Scott Grefe, Paget Pengelly, John Stutzman, Glenn Stolar, Tanvi Akuthota

Members Absent: Billy Cripe, Leslie Elhadi, Sidney Lindmark

Staff Present: Jamie Marsh, Environmental Resource Specialist

Visitors: None

Call to Order

The meeting was called to order at 6:03 p.m.

Minutes

The commissioners reviewed the meeting minutes from the September 10, 2025 meeting. Commissioner Stutzman moved to approve the minutes, and Commissioner Stolar seconded. The motion carried 5-0.

Discussion Items

1. Heritage Tree Ordinance Discussion

Jamie Marsh, Environmental Resource Specialist, gave an overview of the heritage tree ordinance being discussed. The overall canopy is currently addressed in City Code; this new ordinance would address high-value heritage trees during subdivisions, site plans and planned unit developments. It places a higher priority on saving large trees.

The proposed modifications would define heritage trees and modify the definition of a significant tree. All significant trees must be included in a tree inventory. Heritage trees would be a priority to save. The potential code amendment spells out the replacement policy for heritage trees that are killed due to construction. If removing a heritage tree is unavoidable and there is no space to replant on site, there could be a fee to fund replacement trees on a new site.

Ms. Marsh discussed how a tree's health is determined, exemptions for certain tree varieties (such as willow, ash and elm), and incentives for saving large trees.

The Commission discussed street projects and tree removals. The Commission suggested consulting Brandon Miller from the Arboretum for feedback on the ordinance. A commissioner wondered if developers would push back on the ordinance, as it could be costly for future development. Having more of the site trees inventoried will be beneficial. The Commission discussed that neighboring towns already have similar policies in place. The Environmental Commission is supportive of the heritage tree code amendment.

2. Environmental Trivia Night
The fall trivia night is planned for the next night. Ms. Marsh and the commission discussed logistics for the event happening at Hackamore Brewing. Ms. Marsh will bring recycling coupons to distribute during trivia night. The coupons utilize grant funding for waste reduction.

Upcoming Items and Events

1. Environmental Academy- Remaining Events
The Commission did a brief recap of the nature walk, recycling process, and organics facility tour events; possible educational topics to use could include recycling peanut butter jars, the BetterBin app, proper disposal of common tanglers and food waste.

The remaining two events are Waste: Reduction, Reuse, and Repair and Turning Wood Waste into Biochar.

Adjournment

Commissioner Stutzman moved to adjourn the meeting. The commission voted 5-0, and the meeting adjourned at 6:56 p.m.

Minutes prepared by Amy Weidman, Senior Administrative Support Specialist

Minutes Submitted by Jamie Marsh, Environmental Resource Specialist

City Council Item

November 24, 2025

Item	Approve Claims Paid dated November 24, 2025	
File No.		**Item No:** F.6
Agenda Section	**CONSENT AGENDA**	
Prepared By	Danielle Washburn, Assistant Finance Director	
Reviewed By	Kelly Grinnell	

SUGGESTED ACTION "The Chanhassen City Council Approves Claims Paid dated November 24, 2025."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Financial Sustainability

SUMMARY

BACKGROUND

DISCUSSION

The following claims are submitted for review and approval on November 24, 2025:

Total Claims $2,313,273.65

BUDGET

RECOMMENDATION

ATTACHMENTS

Payment Summary

Payment Detail

Accounts Payable

Checks by Date - Summary

Vendor Name	Check Date	Void Checks	Check Amount
2025 Summer Golf Class	08/18/2025	0.00	273.84
Acco Brands Direct	08/18/2025	0.00	589.00
Amazon	08/18/2025	0.00	6,695.75
American Public Works Association	08/18/2025	0.00	2,047.09
American Water Works Association	08/18/2025	0.00	252.00
Apple.com	08/18/2025	0.00	43.54
Avision Inc	08/18/2025	0.00	99.00
B&H Photo	08/18/2025	0.00	200.32
Batteries Plus	08/18/2025	0.00	145.75
Bitly, Inc	08/18/2025	0.00	35.00
Boba Tonka Bubble Tea	08/18/2025	0.00	803.00
BP	08/18/2025	0.00	41.16
Cabin Fever Sporting Goods	08/18/2025	0.00	937.74
Canal Park Brewing Company	08/18/2025	0.00	36.06
Chanhassen BP	08/18/2025	0.00	5.98
Chat GPT	08/18/2025	0.00	20.00
Chick-Fil-A	08/18/2025	0.00	173.40
Costco Wholesale	08/18/2025	0.00	1,075.32
Cub Foods	08/18/2025	0.00	605.70
Dell	08/18/2025	0.00	416.24
Delta Airlines	08/18/2025	0.00	466.96
Dept of Agriculture	08/18/2025	0.00	218.55
Dollar Tree Stores Inc	08/18/2025	0.00	63.76
Domino's Pizza	08/18/2025	0.00	320.34
Eagle Engraving Inc	08/18/2025	0.00	18.95
Epic Sports	08/18/2025	0.00	119.43
Facebook	08/18/2025	0.00	279.50
Fehr Cab Interiors	08/18/2025	0.00	91.46
Firemanship Conference	08/18/2025	0.00	250.00
First Arriving IO, INC	08/18/2025	0.00	719.97
First Due	08/18/2025	0.00	864.11
Fleet Farm	08/18/2025	0.00	368.67
Full Source	08/18/2025	0.00	575.56
Gate Openers Unlimited Corp	08/18/2025	0.00	38.95
Gertens	08/18/2025	0.00	4,068.00
Goodwill	08/18/2025	0.00	186.00
Grainger	08/18/2025	0.00	534.51
Hach Company	08/18/2025	0.00	1,337.80
Holiday Stationstore	08/18/2025	0.00	78.90
Home Depot	08/18/2025	0.00	735.49
Hootsuite Inc	08/18/2025	0.00	1,188.00
ICMA	08/18/2025	0.00	1,850.00
Jimmy Johns	08/18/2025	0.00	11.40
JoinHomeBase.Com	08/18/2025	0.00	30.00
Kwik Trip	08/18/2025	0.00	130.53
Menards	08/18/2025	0.00	196.75
Merlins Ace Hardware	08/18/2025	0.00	69.40

Vendor Name	Check Date	Void Checks	Check Amount
Metropolitan Council Enviromental Services	08/18/2025	0.00	20,000.00
Minnesota Rural Water Association	08/18/2025	0.00	600.00
MN State Capitol Parking	08/18/2025	0.00	3.20
Na's Thai Cafe	08/18/2025	0.00	57.34
NORTH COOP	08/18/2025	0.00	289.00
Occupational Safety and Health Adminstration	08/18/2025	0.00	39.00
Office Max/Office Depot	08/18/2025	0.00	986.54
Pier B Resort	08/18/2025	0.00	748.37
S&S Worldwide	08/18/2025	0.00	101.43
Smartpress.com	08/18/2025	0.00	1,088.81
Stampli	08/18/2025	0.00	1,392.00
Stratoguard, LLC	08/18/2025	0.00	230.56
Target	08/18/2025	0.00	1,033.70
Taylors Tins	08/18/2025	0.00	50.00
Taza Fresh Mediterranean	08/18/2025	0.00	188.57
The Initials Game	08/18/2025	0.00	54.43
The Mustard Seed	08/18/2025	0.00	269.87
The O.G. Coffee & Wine Bar	08/18/2025	0.00	9.05
Uline.com	08/18/2025	0.00	624.06
USA Inflatable	08/18/2025	0.00	528.01
Wal-Mart	08/18/2025	0.00	273.42
Zoom	08/18/2025	0.00	104.52
David Jones	11/05/2025	0.00	125.00
Derek Carlson	11/05/2025	0.00	29.25
GoTo Communications Inc	11/05/2025	0.00	2,739.58
Marco Inc	11/05/2025	0.00	1,110.00
Matt Kerr	11/05/2025	0.00	830.20
Matt Unmacht	11/05/2025	0.00	426.81
Metronet Holdings, LLC	11/05/2025	0.00	106.53
MN Board of Water and Soil Resources	11/05/2025	0.00	1,000.00
MN Pollution Control Agency	11/05/2025	0.00	610.00
MN VALLEY ELECTRIC COOP	11/05/2025	0.00	7,498.31
Nokomis Energy, LLC	11/05/2025	0.00	7,012.80
Platinum Construction LLC	11/05/2025	0.00	7,000.00
Potentia MN Solar	11/05/2025	0.00	7,776.00
VERIZON WIRELESS	11/05/2025	0.00	4,915.59
American Family Life Assurance Company of Columbus	11/06/2025	0.00	85.02
American Structural Metal Inc	11/06/2025	0.00	53,392.85
ARAMARK Refreshment Services, LLC	11/06/2025	0.00	117.80
ASPEN MILLS	11/06/2025	0.00	483.08
BioBase LLC	11/06/2025	0.00	2,944.05
Boarman Kroos Vogel Group Inc	11/06/2025	0.00	12,637.87
BRAUN INTERTEC CORPORATION	11/06/2025	0.00	2,961.30
BROADWAY AWARDS	11/06/2025	0.00	143.00
CAMPION BARROW & ASSOCIATES	11/06/2025	0.00	465.00
Carciofini Company	11/06/2025	0.00	22,859.85
Carver County	11/06/2025	0.00	1,450.00
Chappell Central Inc	11/06/2025	0.00	36,704.44
Cintas Corporation No. 2	11/06/2025	0.00	139.25
Data Practices Office	11/06/2025	0.00	125.00
DAYCO CONCRETE COMPANY	11/06/2025	0.00	38,148.20
DENALI CUSTOM HOMES INC	11/06/2025	0.00	500.00
Ebert Inc	11/06/2025	0.00	119,540.02
FASTENAL COMPANY	11/06/2025	0.00	100.08
Ferguson Waterworks #2518	11/06/2025	0.00	171.43
GoodPointe Technology, LLC	11/06/2025	0.00	16,570.40
GRANICUS INC	11/06/2025	0.00	18,812.18

Vendor Name	Check Date	Void Checks	Check Amount
Guard Guys, LLC	11/06/2025	0.00	27.95
HAWKINS CHEMICAL	11/06/2025	0.00	17,908.35
Houston Engineering Inc	11/06/2025	0.00	1,262.50
Innovative Office Solutions LLC	11/06/2025	0.00	175.01
JEFFERSON FIRE SAFETY INC	11/06/2025	0.00	4,361.48
Kahuna Window Cleaning	11/06/2025	0.00	3,496.23
KELLINGTON CONSTRUCTION	11/06/2025	0.00	193,235.70
Kerry Maus	11/06/2025	0.00	547.50
KIMLEY HORN AND ASSOCIATES INC	11/06/2025	0.00	115,357.27
Kraus-Anderson Construction Company	11/06/2025	0.00	208,790.99
LAKETOWN ELECTRIC CORPORATION	11/06/2025	0.00	289,830.75
Lawson Products, Inc.	11/06/2025	0.00	32.50
Life Time Inc	11/06/2025	0.00	337,975.00
Macqueen Emergency Group	11/06/2025	0.00	301.64
MAUND ENTERTAINMENT INC	11/06/2025	0.00	375.00
Minnesota Roadways Co	11/06/2025	0.00	154,287.71
Minnkota Architectural Products Co, Inc	11/06/2025	0.00	68,417.44
Minuteman Press	11/06/2025	0.00	140.00
MN DEPT OF TRANSPORTATION	11/06/2025	0.00	2,461.69
MN STATE FIRE CHIEFS ASSOC.	11/06/2025	0.00	430.00
Mulcahy Nickolaus LLC	11/06/2025	0.00	2,306.60
NAPA AUTO & TRUCK PARTS	11/06/2025	0.00	216.98
Northstar Renovations	11/06/2025	0.00	500.00
NYSTROM PUBLISHING COMPANY INC	11/06/2025	0.00	7,335.49
O'Reilly Automotive Inc	11/06/2025	0.00	275.09
Pro-Tree Outdoor Services	11/06/2025	0.00	3,436.36
RACHEL CONTRACTING, INC	11/06/2025	0.00	19,582.82
Rain for Rent	11/06/2025	0.00	2,642.43
Ramsey Excavating Company	11/06/2025	0.00	295,100.30
Ready Watt Electric	11/06/2025	0.00	3,580.00
RJ Ryan Construction, Inc	11/06/2025	0.00	3,103.98
Scale-Tec Ltd	11/06/2025	0.00	4,446.53
Senja Inc	11/06/2025	0.00	294.40
TWIN CITY HARDWARE	11/06/2025	0.00	23.80
ULINE INC	11/06/2025	0.00	69.20
Waste Management of Minnesota, Inc	11/06/2025	0.00	1,716.61
ZAHL-PETROLEUM MAINTENANCE CO	11/06/2025	0.00	404.58
Brian Teigland	11/12/2025	0.00	9,894.70
IUOE Local #49	11/12/2025	0.00	665.00
Joel Jenkins	11/12/2025	0.00	5,548.00
MN NCPERS LIFE INSURANCE	11/12/2025	0.00	128.00
NOVEL SOLAR THREE, LLC	11/12/2025	0.00	9,867.73
Angelica Healer	11/13/2025	0.00	6.00
Anne Beckman	11/13/2025	0.00	240.00
ARAMARK Refreshment Services, LLC	11/13/2025	0.00	88.43
ASPEN MILLS	11/13/2025	0.00	621.89
BRAUN INTERTEC CORPORATION	11/13/2025	0.00	2,695.50
COMPUTER INTEGRATION TECHN.	11/13/2025	0.00	525.20
Diversified Plumbing and Heating Inc	11/13/2025	0.00	4,648.00
Dultmeier Sales LLC	11/13/2025	0.00	108.77
ECM PUBLISHERS INC	11/13/2025	0.00	351.58
Enterprise FM Trust	11/13/2025	0.00	35,473.30
Fidelity Security Life	11/13/2025	0.00	974.34
GRANICUS INC	11/13/2025	0.00	11,613.91
GRAYBAR	11/13/2025	0.00	280.00
HAWKINS CHEMICAL	11/13/2025	0.00	18,568.88
Holton Electric Contractors LLC	11/13/2025	0.00	635.29

Vendor Name	Check Date	Void Checks	Check Amount
Indigo Signs	11/13/2025	0.00	500.00
IRRIGATION BY DESIGN INC	11/13/2025	0.00	1,183.00
Juli Al-Hilwani	11/13/2025	0.00	168.75
Metropolitan Council, Env Svcs	11/13/2025	0.00	14,760.90
MN DEPT OF LABOR AND INDUSTRY	11/13/2025	0.00	7,171.09
MUSIC TOGETHER LAKESIDE	11/13/2025	0.00	504.00
PDCM/DDP	11/13/2025	0.00	414.00
POMP'S TIRE SERVICE INC	11/13/2025	0.00	1,368.40
Pro-Tree Outdoor Services	11/13/2025	0.00	812.68
ROADKILL ANIMAL CONTROL	11/13/2025	0.00	258.00
Silva Screenprinting & Dist, LLC	11/13/2025	0.00	518.98
SNAP-ON INDUSTRIAL	11/13/2025	0.00	783.58
SOUTHWEST CORRIDOR TRANS COAL	11/13/2025	0.00	3,500.00
Sun Life Financial	11/13/2025	0.00	3,895.82
TENNANT	11/13/2025	0.00	17.20
TFORCE FINAL MILE	11/13/2025	0.00	91.20
Val Roder / Olivine Yoga LLC	11/13/2025	0.00	250.00
WM MUELLER & SONS INC	11/13/2025	0.00	1,299.84
WSB & ASSOCIATES INC	11/13/2025	0.00	380.16
CARVER COUNTY TREASURER	11/14/2025	0.00	500.00
	Report Total:	0.00	2,313,273.65

AP
Check Detail

User: dwashburn@chanhassenmn.gov
Printed: 11/14/2025 4:12:32 PM

Last Name	Acct 1	Amount	Check Date	Description
2025 Summer Golf Class	101-1310-4370	273.84	8/18/2025	APWA Summer Classic For Two - Grunig/Bender
		273.84	8/18/2025	
2025 Summer Golf Class		273.84		
Acco Brands Direct	101-1120-4110	589.00	8/18/2025	Laminating Roll
		589.00	8/18/2025	
Acco Brands Direct		589.00		
Al-Hilwani Juli	101-1530-4347	168.75	11/13/2025	Personal Training
		168.75	11/13/2025	
Al-Hilwani Juli		168.75		
Amazon	700-0000-4150	6.00	8/18/2025	pin connectors for Joey/utilities
Amazon	101-1220-4121	79.16	8/18/2025	Lamps
Amazon	101-1120-4110	49.30	8/18/2025	Fluorescent Address Labels (Planning Dept)
Amazon	101-1800-4128	5.99	8/18/2025	Eye Black for Football
Amazon	101-1220-4121	-59.37	8/18/2025	Returned lamps
Amazon	101-1530-4120	159.99	8/18/2025	Replacement wall fan for Fitness Center
Amazon	101-1220-4375	27.84	8/18/2025	Candy for 4th Parade
Amazon	700-7043-4150	538.71	8/18/2025	SmartConnect Battery Backup
Amazon	101-1530-4120	10.42	8/18/2025	Tot time balls
Amazon	101-1160-4134	250.91	8/18/2025	Ethernet cables for new city hall server room
Amazon	101-1613-4126	79.92	8/18/2025	Kiddie Parade rice krispie treats
Amazon	101-1120-4110	37.20	8/18/2025	Laminating Pouches

Last Name	Acct 1	Amount	Check Date	Description
Amazon	101-1600-4120	170.98	8/18/2025	Cord covers
Amazon	101-1220-4375	66.39	8/18/2025	Candy for 4th Parade
Amazon	101-1220-4290	13.52	8/18/2025	Note Pads
Amazon	101-1220-4144	201.54	8/18/2025	Table Clothes for Open House Tables
Amazon	700-7043-4510	62.17	8/18/2025	WWTP Bounty Select-A-Size
Amazon	101-1120-4110	14.39	8/18/2025	Envelopes
Amazon	101-1530-4120	62.64	8/18/2025	Basketballs
Amazon	101-1220-4144	8.90	8/18/2025	Glow Bracelets to hand out at First Aid Tent
Amazon	101-1616-4130	9.49	8/18/2025	Wash Sponges
Amazon	101-1220-4142	36.23	8/18/2025	Containers for Decon for Engines
Amazon	700-7043-4150	9.99	8/18/2025	WWTP Eye Wash Station
Amazon	101-1120-4110	9.49	8/18/2025	Tri Pod Mount Adapter
Amazon	101-1220-4121	73.31	8/18/2025	Lamps/wireless charger for crew rooms
Amazon	101-1160-4530	6.96	8/18/2025	Screen protector for Jodi Sarles cell phone
Amazon	101-1613-4129	14.15	8/18/2025	Cellophane Wrap Roll Dishwashing Gloves
Amazon	101-1220-4121	-25.73	8/18/2025	Returned Organizer
Amazon	101-1220-4121	25.73	8/18/2025	Organizer for brass
Amazon	101-1613-4130	93.30	8/18/2025	4th of July safety flashers
Amazon	101-1613-4126	29.99	8/18/2025	Washable Sidewalk
Amazon	101-1530-4130	7.59	8/18/2025	Stickers for Community Day
Amazon	101-1160-4132	9.99	8/18/2025	Charger and cable for Park Maint Samsung tablet
Amazon	101-1180-4110	5.38	8/18/2025	Door Stops for Elections
Amazon	101-1616-4130	131.16	8/18/2025	Disposable Cups/Dodgeball Set/Freeze Pop/Beads/String
Amazon	101-1550-4120	20.50	8/18/2025	Trimmer head cover replacement
Amazon	101-1616-4130	288.76	8/18/2025	Teddy Grahams/Paper Streamers/Paper Cups/Pretzel Rods
Amazon	101-1220-4142	35.99	8/18/2025	Ice Packs
Amazon	101-1600-4120	365.10	8/18/2025	Replacement 10x10 tents
Amazon	101-1220-4120	17.46	8/18/2025	Ties for ParaTech Supplies
Amazon	101-1616-4130	5.99	8/18/2025	Paper Streamers 8 Rolls
Amazon	101-1220-4121	26.65	8/18/2025	Storage Organizer for Brass
Amazon	101-1616-4130	53.97	8/18/2025	Bunch O Balloons
Amazon	101-1550-4120	41.99	8/18/2025	Spool bump head caps
Amazon	101-1530-4130	7.99	8/18/2025	Community Day Tattoos
Amazon	101-1530-4150	88.49	8/18/2025	Towels for Fitness
Amazon	701-0000-4150	5.99	8/18/2025	pin connectors for Joey/utilities
Amazon	700-7043-4120	90.14	8/18/2025	WWTP Firemans SCBA Respirator
Amazon	101-1800-4128	14.49	8/18/2025	Kickballs
Amazon	101-1160-4134	57.36	8/18/2025	patch/fiber cables new city hall
Amazon	101-1613-4130	57.24	8/18/2025	4th of July safety flasher batteries
Amazon	101-1160-4133	2,659.98	8/18/2025	UPS units for new city hall server racks
Amazon	101-1616-4130	18.46	8/18/2025	Propel Water Drink Mix
Amazon	101-1616-4130	5.99	8/18/2025	Tablecloth Clips
Amazon	101-1312-4510	180.11	8/18/2025	condensate pump for mini split utilities office

Last Name	Acct 1	Amount	Check Date	Description
Amazon	700-7043-4120	135.00	8/18/2025	WWTP Clamp Meter
Amazon	101-1120-4110	6.49	8/18/2025	Pens (Communications Dept)
Amazon	101-1560-4130	32.70	8/18/2025	Commission on Aging - July 3 Expo - table giveaway
Amazon	101-1616-4130	185.58	8/18/2025	White Cheddar/Beads/Paper Star Confetti/Squirt Bottle
Amazon	101-1220-4142	19.52	8/18/2025	Decon Wipes
Amazon	101-1120-4112	37.94	8/18/2025	Flavored Coffee (Front Desk Keurig)
Amazon	101-1160-4207	12.24	8/18/2025	Sewer Televising Files Access Fee - July
		6,695.75	8/18/2025	
Amazon		6,695.75		
American Family Life Assurance Company of Columbus	101-0000-2008	85.02	11/6/2025	October premium
		85.02	11/6/2025	
American Family Life Assurance Company of Columbus		85.02		
American Public Works Association	101-1310-4360	1,125.90	8/18/2025	APWA Registration - ENG
American Public Works Association	101-1312-4360	307.06	8/18/2025	APWA Registration - CB
American Public Works Association	101-1320-4360	614.13	8/18/2025	APWA Registration - RL & JG
		2,047.09	8/18/2025	
American Public Works Association		2,047.09		
American Structural Metal Inc	414-4010-4702	53,392.85	11/6/2025	Pay App #2 Civic Campus
		53,392.85	11/6/2025	
American Structural Metal Inc		53,392.85		
American Water Works Association	700-0000-4360	252.00	8/18/2025	Water annual membership
		252.00	8/18/2025	
American Water Works Association		252.00		

Last Name	Acct 1	Amount	Check Date	Description
Apple.com	101-1420-4120	43.54	8/18/2025	Plant ID App on city cell phone
		43.54	8/18/2025	
Apple.com		43.54		
ARAMARK Refreshment Services, LLC	101-1120-4113	-218.76	11/6/2025	Bevi Refund
ARAMARK Refreshment Services, LLC	101-1120-4113	336.56	11/6/2025	Bevi Flavors
		117.80	11/6/2025	
ARAMARK Refreshment Services, LLC	101-1120-4112	88.43	11/13/2025	PW Water Filter
		88.43	11/13/2025	
ARAMARK Refreshment Services, LLC		206.23		
ASPEN MILLS	101-1220-4240	483.08	11/6/2025	Uniform badges
		483.08	11/6/2025	
ASPEN MILLS	101-1220-4240	621.89	11/13/2025	New hire uniform
		621.89	11/13/2025	
ASPEN MILLS		1,104.97		
Avision Inc	101-1125-4229	99.00	8/18/2025	Avision software for drone
		99.00	8/18/2025	
Avision Inc		99.00		
B&H Photo	101-1125-4260	200.32	8/18/2025	GoPro and grip
		200.32	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
B&H Photo		200.32		
Batteries Plus	701-0000-4551	145.75	8/18/2025	Lift station #7 back up power
		145.75	8/18/2025	
Batteries Plus		145.75		
Beckman Anne	101-1560-4343	240.00	11/13/2025	Instructor fee - Pencil Art class
		240.00	11/13/2025	
Beckman Anne		240.00		
BioBase LLC	720-0000-4300	2,944.05	11/6/2025	Waterbody Management
		2,944.05	11/6/2025	
BioBase LLC		2,944.05		
Bitly, Inc	101-1125-4229	35.00	8/18/2025	Bitly subscription
		35.00	8/18/2025	
Bitly, Inc		35.00		
Boarman Kroos Vogel Group Inc	414-4010-4300	12,637.87	11/6/2025	Civic Campus A/E Services
		12,637.87	11/6/2025	
Boarman Kroos Vogel Group Inc		12,637.87		
Boba Tonka Bubble Tea	101-1540-4130	803.00	8/18/2025	Bubble Tea Restock - Lake Ann Concessions
		803.00	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
Boba Tonka Bubble Tea		803.00		
BP	101-1370-4170	41.16	8/18/2025	fuel for squad 204 on work trip to IL
		41.16	8/18/2025	
BP		41.16		
BRAUN INTERTEC CORPORATION	416-0000-4303	2,961.30	11/6/2025	Chan Bluffs Geotech Services
		2,961.30	11/6/2025	
BRAUN INTERTEC CORPORATION	414-4010-4303	2,695.50	11/13/2025	Civic Campus CMT
		2,695.50	11/13/2025	
BRAUN INTERTEC CORPORATION		5,656.80		
BROADWAY AWARDS	101-1120-4110	143.00	11/6/2025	Name tags for Open House
		143.00	11/6/2025	
BROADWAY AWARDS		143.00		
Cabin Fever Sporting Goods	101-1613-4129	69.99	8/18/2025	4th of July Kids Fishing Prizes - Cabin Fever
Cabin Fever Sporting Goods	101-1613-4129	867.75	8/18/2025	4th of July Fishing Prizes - Cabin Fever
		937.74	8/18/2025	
Cabin Fever Sporting Goods		937.74		
CAMPION BARROW & ASSOCIATES	101-1220-4352	465.00	11/6/2025	Preemployment psychological exam
		465.00	11/6/2025	
CAMPION BARROW & ASSOCIATES		465.00		

Last Name	Acct 1	Amount	Check Date	Description
Canal Park Brewing Company	101-1120-4381	36.06	8/18/2025	LMC Conference lunch
		36.06	8/18/2025	
Canal Park Brewing Company		36.06		
Carciofini Company	414-4010-4702	22,859.85	11/6/2025	Pay App #2 Civic Campus
		22,859.85	11/6/2025	
Carciofini Company		22,859.85		
Carlson Derek	700-0000-4360	29.25	11/5/2025	CDL exam/permit
		29.25	11/5/2025	
Carlson Derek		29.25		
Carver County	700-1160-4326	750.00	11/6/2025	Dark Fiber Service - Utilities
Carver County	101-1160-4326	700.00	11/6/2025	Dark Fiber & Internet Services
		1,450.00	11/6/2025	
Carver County		1,450.00		
CARVER COUNTY TREASURER	720-0000-4701	500.00	11/14/2025	Tax Forfeit Land Bid 25.8680100
		500.00	11/14/2025	
CARVER COUNTY TREASURER		500.00		
Chanhassen BP	101-1540-4130	5.98	8/18/2025	Lake Ann Concession Stand - Ice for Freezers
		5.98	8/18/2025	
Chanhassen BP		5.98		

Last Name	Acct 1	Amount	Check Date	Description
Chappell Central Inc	414-4010-4702	36,704.44	11/6/2025	Pay App #12 Civic Campus
		36,704.44	11/6/2025	
Chappell Central Inc		36,704.44		
Chat GPT	101-1120-4360	20.00	8/18/2025	monthly subscription
		20.00	8/18/2025	
Chat GPT		20.00		
Chick-Fil-A	101-1613-4130	34.80	8/18/2025	Chick-Fil-A - Bands Meal
Chick-Fil-A	101-1613-4130	138.60	8/18/2025	Street dance band dinner
		173.40	8/18/2025	
Chick-Fil-A		173.40		
Cintas Corporation No. 2	101-1312-4510	139.25	11/6/2025	first aid kits
		139.25	11/6/2025	
Cintas Corporation No. 2		139.25		
COMPUTER INTEGRATION TECHN.	101-1160-4211	525.20	11/13/2025	Datto O365 Monthly Backup Service
		525.20	11/13/2025	
COMPUTER INTEGRATION TECHN.		525.20		
Costco Wholesale	101-1613-4130	137.41	8/18/2025	4th of July supplies
Costco Wholesale	101-1220-4290	347.16	8/18/2025	Food for 4th of July Lunch
Costco Wholesale	101-1613-4130	113.99	8/18/2025	4th of July parade prep meeting
Costco Wholesale	101-1220-4121	476.76	8/18/2025	Shelving for Storage/Totes
		1,075.32	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
Costco Wholesale		1,075.32		
Cub Foods	101-1560-4112	20.56	8/18/2025	Food additions - Annual Sr Ctr Picnic/Lake Ann
Cub Foods	101-1540-4130	13.56	8/18/2025	Lake Ann Concession Stand - Restock of Hot Dog Buns
Cub Foods	101-1540-4130	65.64	8/18/2025	Lake Ann Concession Stand - Restock of candy/beverages
Cub Foods	101-1540-4130	31.53	8/18/2025	Lake Ann Concession Stand - Restock of Hot Dog Buns
Cub Foods	101-1540-4130	55.91	8/18/2025	Lake Ann Concession Stand - Restock of Hot Dog Buns
Cub Foods	101-1613-4130	120.03	8/18/2025	4th of July pop/water
Cub Foods	101-1540-4130	28.26	8/18/2025	Lake Ann Concession Stand - Restock of Supplies
Cub Foods	101-1540-4130	140.88	8/18/2025	Lake Ann Concession Stand - Restock of Condiments
Cub Foods	101-1220-4290	3.98	8/18/2025	Food for 4th of July Lunch
Cub Foods	101-1560-4112	125.35	8/18/2025	Beverages/ice - Annual Sr Ctr Picnic/Lake Ann
		605.70	8/18/2025	
Cub Foods		605.70		
Data Practices Office	101-1120-4372	125.00	11/6/2025	Data Practices Training for Amy Weidman
		125.00	11/6/2025	
Data Practices Office		125.00		
DAYCO CONCRETE COMPANY	414-4010-4702	38,148.20	11/6/2025	Pay App #9 Civic Campus
		38,148.20	11/6/2025	
DAYCO CONCRETE COMPANY		38,148.20		
Dell	101-1160-4131	416.24	8/18/2025	Rick & Melissa new laptop docks
		416.24	8/18/2025	
Dell		416.24		
Delta Airlines	101-1220-4381	466.96	8/18/2025	Airfare to First Due Conference

Last Name	Acct 1	Amount	Check Date	Description
		466.96	8/18/2025	
Delta Airlines		466.96		
DENALI CUSTOM HOMES INC	101-0000-2073	500.00	11/6/2025	Erosion escrow 7450 Chanhassen Rd #642982
		500.00	11/6/2025	
DENALI CUSTOM HOMES INC		500.00		
Dept of Agriculture	101-1540-4120	218.55	8/18/2025	Lake Ann Concession Stand Licensing
		218.55	8/18/2025	
Dept of Agriculture		218.55		
Diversified Plumbing and Heating Inc	701-0000-4551	4,648.00	11/13/2025	PPI&I Grant Reimburse-City Portion 7305 Frontier Trl
		4,648.00	11/13/2025	
Diversified Plumbing and Heating Inc		4,648.00		
Dollar Tree Stores Inc	101-1613-4126	48.84	8/18/2025	Bubble Blaster/Pickleball/Jump Rope/Sand and Pail
Dollar Tree Stores Inc	101-1613-4129	14.92	8/18/2025	Sand Pail and Shovel/Shovel/Sand Sieve with Tool
		63.76	8/18/2025	
Dollar Tree Stores Inc		63.76		
Domino's Pizza	101-1613-4120	320.34	8/18/2025	4th of July - Setup Food
		320.34	8/18/2025	
Domino's Pizza		320.34		
Dultmeier Sales LLC	101-1320-4120	108.77	11/13/2025	ball valves and fittings

Last Name	Acct 1	Amount	Check Date	Description
		108.77	11/13/2025	
Dultmeier Sales LLC		108.77		
Eagle Engraving Inc	101-1220-4290	18.95	8/18/2025	Firefighter of the year plaque name tags
		18.95	8/18/2025	
Eagle Engraving Inc		18.95		
Ebert Inc	414-4010-4702	119,540.02	11/6/2025	Pay App #8 Civic Campus
		119,540.02	11/6/2025	
Ebert Inc		119,540.02		
ECM PUBLISHERS INC	101-1420-4336	40.30	11/13/2025	PH Notice for Tree Ordinance
ECM PUBLISHERS INC	414-4010-4300	85.60	11/13/2025	Public Notice for PH on Tax Abatement Bonds
ECM PUBLISHERS INC	101-1310-4336	96.72	11/13/2025	PH Market Blvd
ECM PUBLISHERS INC	101-1120-4336	56.42	11/13/2025	Publication of Ordinance 751
ECM PUBLISHERS INC	480-0000-4336	36.27	11/13/2025	Public Notice - 2024 TIF Disclosure
ECM PUBLISHERS INC	481-0000-4336	36.27	11/13/2025	Public Notice - 2024 TIF Disclosure
		351.58	11/13/2025	
ECM PUBLISHERS INC		351.58		
Enterprise FM Trust	400-0000-4811	64.36	11/13/2025	605 - 22 Ford Rang #25G25M
Enterprise FM Trust	700-0000-4811	27.27	11/13/2025	305 - 22 Chev Silv #25G5QR
Enterprise FM Trust	701-0000-2317	419.59	11/13/2025	301 - 24 Chev Silv #27MGR8
Enterprise FM Trust	400-0000-4810	782.22	11/13/2025	130 - 24 GMC Sier #27NF7M
Enterprise FM Trust	400-0000-4810	790.29	11/13/2025	419 - 23 Chev Silv #25XGMJ
Enterprise FM Trust	400-0000-4810	781.40	11/13/2025	401 - 23 Chev Silv #26RPBZ
Enterprise FM Trust	400-0000-4811	144.95	11/13/2025	416 - 23 Chev Silv #25XGMC
Enterprise FM Trust	700-0000-2317	338.01	11/13/2025	305 - 22 Chev Silv #25G5QR
Enterprise FM Trust	701-0000-2317	424.56	11/13/2025	310 - 24 Chev Silv #27MGR3
Enterprise FM Trust	400-0000-4810	479.22	11/13/2025	606 - 22 Ford Rang #25G23Z
Enterprise FM Trust	400-0000-4810	676.53	11/13/2025	411 - 22 Chev Silv #25G8CL

Last Name	Acct 1	Amount	Check Date	Description
Enterprise FM Trust	400-0000-4810	549.89	11/13/2025	801 - 24 Chry Paci #2754MQ
Enterprise FM Trust	400-0000-4811	219.33	11/13/2025	501 - 23 Chev Silv #26RL44
Enterprise FM Trust	400-0000-4810	778.37	11/13/2025	402 - 23 Chev Silv #25XGMF
Enterprise FM Trust	701-0000-4811	109.61	11/13/2025	306 - 24 Chev Silv #27MGRB
Enterprise FM Trust	400-0000-4811	300.63	11/13/2025	410 - 24 GMC Sier #27NDJB
Enterprise FM Trust	700-0000-2317	424.55	11/13/2025	310 - 24 Chev Silv #27MGR3
Enterprise FM Trust	400-0000-4810	608.06	11/13/2025	430 - 24 Chry Paci #275N63
Enterprise FM Trust	400-0000-4811	141.26	11/13/2025	502 - 23 Chev Blazer #25XQVB
Enterprise FM Trust	700-0000-4811	110.18	11/13/2025	301 - 24 Chev Silv #27MGR8
Enterprise FM Trust	701-0000-4811	110.57	11/13/2025	314 - 24 Chev Silv #27MGTW
Enterprise FM Trust	400-0000-4811	270.33	11/13/2025	131 - 24 Chev Silv #27NDJK
Enterprise FM Trust	400-0000-4810	791.87	11/13/2025	132 - 23 Chev Silv #25WNCN
Enterprise FM Trust	400-0000-4810	732.61	11/13/2025	131 - 24 Chev Silv #27NDJK
Enterprise FM Trust	400-0000-4811	36.13	11/13/2025	140 - 22 Chev Silv #25G5J6
Enterprise FM Trust	400-0000-4811	198.78	11/13/2025	204 - 23 Chev Tahoe #25WDVL
Enterprise FM Trust	701-0000-4811	110.18	11/13/2025	301 - 24 Chev Silv #27MGR8
Enterprise FM Trust	400-0000-4811	90.89	11/13/2025	405 - 22 Chev Silv #25G5QQ
Enterprise FM Trust	400-0000-4810	487.53	11/13/2025	602 - 24 Chev Equi #27MF9K
Enterprise FM Trust	400-0000-4810	648.39	11/13/2025	405 - 22 Chev Silv #25G5QQ
Enterprise FM Trust	700-0000-4811	104.09	11/13/2025	310 - 24 Chev Silv #27MGR3
Enterprise FM Trust	400-0000-4810	671.63	11/13/2025	408 - 22 Chev Silv #25G89X
Enterprise FM Trust	400-0000-4810	641.43	11/13/2025	501 - 23 Chev Silv #26RL44
Enterprise FM Trust	400-0000-4811	206.17	11/13/2025	203 - 23 Chev Silv #26RPC3
Enterprise FM Trust	400-0000-4811	142.37	11/13/2025	132 - 23 Chev Silv #25WNCN
Enterprise FM Trust	701-0000-2317	390.95	11/13/2025	308 - 24 Chev Silv #27RZHT
Enterprise FM Trust	701-0000-2317	420.15	11/13/2025	306 - 24 Chev Silv #27MGRB
Enterprise FM Trust	400-0000-4810	736.73	11/13/2025	203 - 23 Chev Silv #26RPC3
Enterprise FM Trust	400-0000-4811	58.71	11/13/2025	411 - 22 Chev Silv #25G8CL
Enterprise FM Trust	400-0000-4810	517.42	11/13/2025	605 - 22 Ford Rang #25G25M
Enterprise FM Trust	400-0000-4811	195.01	11/13/2025	401 - 23 Chev Silv #26RPBZ
Enterprise FM Trust	400-0000-4810	660.27	11/13/2025	214 - 22 Chev Silv #25G5D2
Enterprise FM Trust	400-0000-4810	788.41	11/13/2025	416 - 23 Chev Silv #25XGMC
Enterprise FM Trust	400-0000-4811	216.87	11/13/2025	603 - 25 Chev Equi #28CM4H
Enterprise FM Trust	400-0000-4811	157.32	11/13/2025	402 - 23 Chev Silv #25XGMF
Enterprise FM Trust	701-0000-2317	420.70	11/13/2025	315 - 24 Chev Silv #27MGTV
Enterprise FM Trust	400-0000-4811	144.89	11/13/2025	420 - 23 Chev Silv #25XGMS
Enterprise FM Trust	700-0000-2317	420.15	11/13/2025	306 - 24 Chev Silv #27MGRB
Enterprise FM Trust	700-0000-4811	43.85	11/13/2025	307 - 23 Chev Equinox #262P8K
Enterprise FM Trust	700-0000-2317	422.32	11/13/2025	303 - 24 Chev Silv #27MGR7
Enterprise FM Trust	400-0000-4811	198.78	11/13/2025	202 - 23 Chev Tahoe #25WDVJ
Enterprise FM Trust	701-0000-4811	106.96	11/13/2025	303 - 24 Chev Silv #27MGR7
Enterprise FM Trust	700-0000-4811	109.62	11/13/2025	306 - 24 Chev Silv #27MGRB
Enterprise FM Trust	400-0000-4811	66.80	11/13/2025	408 - 22 Chev Silv #25G89X

Last Name	Acct 1	Amount	Check Date	Description
Enterprise FM Trust	400-0000-4810	781.07	11/13/2025	410 - 24 GMC Sier #27NDJB
Enterprise FM Trust	400-0000-4810	781.09	11/13/2025	404 - 24 GMC Sier #27NDJJ
Enterprise FM Trust	400-0000-4810	578.37	11/13/2025	502 - 23 Chev Blazer #25XQVB
Enterprise FM Trust	701-0000-4811	27.27	11/13/2025	305 - 22 Chev Silv #25G5QR
Enterprise FM Trust	700-0000-2317	420.70	11/13/2025	314 - 24 Chev Silv #27MGTW
Enterprise FM Trust	700-0000-4811	106.95	11/13/2025	303 - 24 Chev Silv #27MGR7
Enterprise FM Trust	400-0000-4810	467.37	11/13/2025	001 - 22 Ford Esca #26M3MH
Enterprise FM Trust	700-0000-4811	110.57	11/13/2025	315 - 24 Chev Silv #27MGTV
Enterprise FM Trust	701-0000-2317	214.36	11/13/2025	307 - 23 Chev Equinox #262P8K
Enterprise FM Trust	701-0000-4811	110.57	11/13/2025	315 - 24 Chev Silv #27MGTV
Enterprise FM Trust	700-0000-4811	99.04	11/13/2025	308 - 24 Chev Silv #27RZHT
Enterprise FM Trust	400-0000-4811	55.66	11/13/2025	201 - 22 GMC Yuko #25MPSN
Enterprise FM Trust	400-0000-4811	196.38	11/13/2025	505 - 23 Chev Silv #26RP8Z
Enterprise FM Trust	400-0000-4810	790.19	11/13/2025	403 - 23 Chev Silv #25XGMK
Enterprise FM Trust	400-0000-4811	45.16	11/13/2025	214 - 22 Chev Silv #25G5D2
Enterprise FM Trust	700-0000-4811	110.57	11/13/2025	314 - 24 Chev Silv #27MGTW
Enterprise FM Trust	400-0000-4811	239.45	11/13/2025	430 - 24 Chry Paci #275N63
Enterprise FM Trust	701-0000-4811	43.85	11/13/2025	307 - 23 Chev Equinox #262P8K
Enterprise FM Trust	701-0000-2317	422.32	11/13/2025	303 - 24 Chev Silv #27MGR7
Enterprise FM Trust	701-0000-4811	104.09	11/13/2025	310 - 24 Chev Silv #27MGR3
Enterprise FM Trust	701-0000-2317	420.70	11/13/2025	314 - 24 Chev Silv #27MGTW
Enterprise FM Trust	400-0000-4811	38.49	11/13/2025	412 - 22 GMC Sier #25H28F
Enterprise FM Trust	400-0000-4810	788.05	11/13/2025	420 - 23 Chev Silv #25XGMS
Enterprise FM Trust	400-0000-4810	677.42	11/13/2025	204 - 23 Chev Tahoe #25WDVL
Enterprise FM Trust	400-0000-4810	791.86	11/13/2025	134 - 23 Chev Silv #25WNKR
Enterprise FM Trust	400-0000-4811	83.96	11/13/2025	001 - 22 Ford Esca #26M3MH
Enterprise FM Trust	400-0000-4811	243.51	11/13/2025	801 - 24 Chry Paci #2754MQ
Enterprise FM Trust	400-0000-4810	794.82	11/13/2025	201 - 22 GMC Yuko #25MPSN
Enterprise FM Trust	400-0000-4811	145.29	11/13/2025	419 - 23 Chev Silv #25XGMJ
Enterprise FM Trust	701-0000-4811	99.05	11/13/2025	308 - 24 Chev Silv #27RZHT
Enterprise FM Trust	400-0000-4811	295.53	11/13/2025	130 - 24 GMC Sier #27NF7M
Enterprise FM Trust	700-0000-2317	214.36	11/13/2025	307 - 23 Chev Equinox #262P8K
Enterprise FM Trust	400-0000-4811	66.94	11/13/2025	606 - 22 Ford Rang #25G23Z
Enterprise FM Trust	400-0000-4811	145.28	11/13/2025	403 - 23 Chev Silv #25XGMK
Enterprise FM Trust	400-0000-4810	677.42	11/13/2025	202 - 23 Chev Tahoe #25WDVJ
Enterprise FM Trust	400-0000-4810	562.76	11/13/2025	412 - 22 GMC Sier #25H28F
Enterprise FM Trust	400-0000-4811	142.36	11/13/2025	134 - 23 Chev Silv #25WNKR
Enterprise FM Trust	400-0000-4810	673.09	11/13/2025	140 - 22 Chev Silv #25G5J6
Enterprise FM Trust	400-0000-4811	300.56	11/13/2025	404 - 24 GMC Sier #27NDJJ
Enterprise FM Trust	700-0000-2317	419.58	11/13/2025	301 - 24 Chev Silv #27MGR8
Enterprise FM Trust	400-0000-4811	136.83	11/13/2025	602 - 24 Chev Equi #27MF9K
Enterprise FM Trust	400-0000-4810	775.10	11/13/2025	505 - 23 Chev Silv #26RP8Z
Enterprise FM Trust	701-0000-2317	338.01	11/13/2025	305 - 22 Chev Silv #25G5QR

Last Name	Acct 1	Amount	Check Date	Description
Enterprise FM Trust	400-0000-4810	636.48	11/13/2025	603 - 25 Chev Equi #28CM4H
Enterprise FM Trust	700-0000-2317	390.96	11/13/2025	308 - 24 Chev Silv #27RZHT
Enterprise FM Trust	700-0000-2317	420.70	11/13/2025	315 - 24 Chev Silv #27MGTV
		35,473.30	11/13/2025	
Enterprise FM Trust		35,473.30		
Epic Sports	101-1800-4128	119.43	8/18/2025	Flag Football Flags
		119.43	8/18/2025	
Epic Sports		119.43		
Facebook	101-1613-4340	100.00	8/18/2025	Facebook Ad for the 4th of July Celebration
Facebook	101-1613-4340	52.32	8/18/2025	Facebook Ad for the 4th of July Celebration
Facebook	101-1613-4340	27.18	8/18/2025	Facebook Ad for the 4th of July Celebration
Facebook	101-1613-4340	100.00	8/18/2025	Ads for the 4th of July Celebration (FB and IG)
		279.50	8/18/2025	
Facebook		279.50		
FASTENAL COMPANY	101-1550-4120	100.08	11/6/2025	Fasteners for fishing piers (restock)
		100.08	11/6/2025	
FASTENAL COMPANY		100.08		
Fehr Cab Interiors	101-1320-4120	91.46	8/18/2025	Bulk cloth
		91.46	8/18/2025	
Fehr Cab Interiors		91.46		
Ferguson Waterworks #2518	700-0000-4550	171.43	11/6/2025	curb box supplies

Last Name	Acct 1	Amount	Check Date	Description
		171.43	11/6/2025	
Ferguson Waterworks #2518		171.43		
Fidelity Security Life	101-0000-2007	277.72	11/13/2025	September premium
Fidelity Security Life	701-0000-2007	11.60	11/13/2025	November premium
Fidelity Security Life	720-0000-2007	6.63	11/13/2025	September premium
Fidelity Security Life	700-0000-2007	28.83	11/13/2025	October premium
Fidelity Security Life	720-0000-2007	6.63	11/13/2025	November premium
Fidelity Security Life	701-0000-2007	11.60	11/13/2025	October premium
Fidelity Security Life	701-0000-2007	11.60	11/13/2025	September premium
Fidelity Security Life	720-0000-2007	6.63	11/13/2025	October premium
Fidelity Security Life	101-0000-2007	277.72	11/13/2025	November premium
Fidelity Security Life	700-0000-2007	28.83	11/13/2025	September premium
Fidelity Security Life	101-0000-2007	277.72	11/13/2025	October premium
Fidelity Security Life	700-0000-2007	28.83	11/13/2025	November premium
		974.34	11/13/2025	
Fidelity Security Life		974.34		
Firemanship Conference	101-1220-4370	250.00	8/18/2025	Training Conf Nutter
		250.00	8/18/2025	
Firemanship Conference		250.00		
First Arriving IO, INC	101-1220-4237	719.97	8/18/2025	Fire station dashboard annual subscription
		719.97	8/18/2025	
First Arriving IO, INC		719.97		
First Due	101-1220-4370	864.11	8/18/2025	First Due Conference
		864.11	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
First Due		864.11		
Fleet Farm	701-0000-4551	162.77	8/18/2025	Utility restocks
Fleet Farm	720-7207-4150	205.90	8/18/2025	Waders for bog removal
		368.67	8/18/2025	
Fleet Farm		368.67		
Full Source	701-0000-4150	287.78	8/18/2025	Locating paint
Full Source	700-0000-4150	287.78	8/18/2025	Locating paint
		575.56	8/18/2025	
Full Source		575.56		
Gate Openers Unlimited Corp	101-1312-4510	38.95	8/18/2025	Liftmaster part
		38.95	8/18/2025	
Gate Openers Unlimited Corp		38.95		
Gertens	101-1550-4150	1,345.00	8/18/2025	Ballfield conditioner restock
Gertens	101-1550-4150	2,723.00	8/18/2025	Fertilizer for athletic fields restock
		4,068.00	8/18/2025	
Gertens		4,068.00		
GoodPointe Technology, LLC	101-1320-4546	16,570.40	11/6/2025	Annual Pavement Inspection/Rating
		16,570.40	11/6/2025	
GoodPointe Technology, LLC		16,570.40		
Goodwill	101-1220-4290	152.00	8/18/2025	Training supplies - mannequin clothing for EMS training
Goodwill	101-1220-4290	34.00	8/18/2025	clothing for mannequin CPR practice EMS training

Last Name	Acct 1	Amount	Check Date	Description
		186.00	8/18/2025	
Goodwill		186.00		
GoTo Communications Inc	700-0000-4310	58.49	11/5/2025	Telephone & Communication Charges
GoTo Communications Inc	101-1312-4310	191.48	11/5/2025	Telephone & Communication Charges
GoTo Communications Inc	701-0000-4310	58.49	11/5/2025	Telephone & Communication Charges
GoTo Communications Inc	101-1550-4310	51.19	11/5/2025	Telephone & Communication Charges
GoTo Communications Inc	101-1170-4310	2,379.93	11/5/2025	Telephone & Communication Charges
		2,739.58	11/5/2025	
GoTo Communications Inc		2,739.58		
Grainger	700-7043-4150	218.28	8/18/2025	WWTP Booster Pump Flange/Lead Free Pressure Gauge
Grainger	700-0000-4550	316.23	8/18/2025	Well 7 Hydronic Circulating Pump/Flange Hardware Kits
		534.51	8/18/2025	
Grainger		534.51		
GRANICUS INC	101-1125-4221	15,052.65	11/6/2025	Communications software
GRANICUS INC	101-1420-3235	3,759.53	11/6/2025	annual software subscription
		18,812.18	11/6/2025	
GRANICUS INC	101-1125-4221	11,613.91	11/13/2025	Granicus Peak Agenda Renewal
		11,613.91	11/13/2025	
GRANICUS INC		30,426.09		
GRAYBAR	101-1350-4120	280.00	11/13/2025	250 High pressure sodium lights
		280.00	11/13/2025	

Last Name	Acct 1	Amount	Check Date	Description
GRAYBAR		280.00		
Guard Guys, LLC	101-1120-4352	27.95	11/6/2025	Background Check
		27.95	11/6/2025	
Guard Guys, LLC		27.95		
Hach Company	700-7019-4160	1,337.80	8/18/2025	EWTP Chemicals
		1,337.80	8/18/2025	
Hach Company		1,337.80		
HAWKINS CHEMICAL	700-7043-4160	17,878.35	11/6/2025	chemicals
HAWKINS CHEMICAL	700-7043-4160	30.00	11/6/2025	1 ton chlorine cylinders
		17,908.35	11/6/2025	
HAWKINS CHEMICAL	700-7043-4160	17,878.35	11/13/2025	chemicals
HAWKINS CHEMICAL	700-7043-4160	690.53	11/13/2025	chemicals
		18,568.88	11/13/2025	
HAWKINS CHEMICAL		36,477.23		
Healer Angelica	101-1614-3630	6.00	11/13/2025	Halloween Party refund
		6.00	11/13/2025	
Healer Angelica		6.00		
Holiday Stationstore	101-1616-4130	39.45	8/18/2025	Ice Bag
Holiday Stationstore	101-1613-4130	39.45	8/18/2025	4th of July ice
		78.90	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
Holiday Stationstore		78.90		
Holton Electric Contractors LLC	101-1312-4510	635.29	11/13/2025	replaced outlet and pressure control box
		635.29	11/13/2025	
Holton Electric Contractors LLC		635.29		
Home Depot	101-1550-4150	82.14	8/18/2025	L A Dugout fastener restock
Home Depot	101-1170-4510	36.72	8/18/2025	new plungers
Home Depot	701-0000-4260	30.84	8/18/2025	Husky 1/2 Dr Deep Impact
Home Depot	700-0000-4260	30.84	8/18/2025	Husky 1/2 Dr Deep Impact
Home Depot	700-0000-4260	152.58	8/18/2025	Gloves / cutting wheels
Home Depot	700-0000-4240	64.94	8/18/2025	Gloves / cutting wheels
Home Depot	101-1220-4510	16.13	8/18/2025	cleaner for fiberglass roof panels
Home Depot	701-0000-4240	64.95	8/18/2025	Gloves / cutting wheels
Home Depot	101-1550-4150	63.24	8/18/2025	Landscape mulch restock
Home Depot	701-0000-4260	152.58	8/18/2025	Gloves / cutting wheels
Home Depot	101-1550-4150	23.80	8/18/2025	Sod repair
Home Depot	700-0000-4150	16.73	8/18/2025	Electrical Tape Wire Connectors
		735.49	8/18/2025	
Home Depot		735.49		
Hootsuite Inc	101-1125-4229	1,188.00	8/18/2025	Hootsuite subscription
		1,188.00	8/18/2025	
Hootsuite Inc		1,188.00		
Houston Engineering Inc	701-7059-4303	1,262.50	11/6/2025	LIft Station #3
		1,262.50	11/6/2025	
Houston Engineering Inc		1,262.50		
ICMA	101-1120-4370	890.00	8/18/2025	ICMA Hotel and Conference Fee

Last Name	Acct 1	Amount	Check Date	Description
ICMA	101-1120-4370	960.00	8/18/2025	ICMA Conference
		1,850.00	8/18/2025	
ICMA		1,850.00		
Indigo Signs	101-1220-4290	500.00	11/13/2025	Accountability tags and locker tags
		500.00	11/13/2025	
Indigo Signs		500.00		
Innovative Office Solutions LLC	101-1120-4110	175.01	11/6/2025	Council Water Batteries Tissues
		175.01	11/6/2025	
Innovative Office Solutions LLC		175.01		
IRRIGATION BY DESIGN INC	101-1550-4151	1,183.00	11/13/2025	West Treatment reuse irrigation repairs
		1,183.00	11/13/2025	
IRRIGATION BY DESIGN INC		1,183.00		
IUOE Local #49	101-0000-2004	455.00	11/12/2025	Union Dues November 2025
IUOE Local #49	700-0000-2004	142.31	11/12/2025	Union Dues November 2025
IUOE Local #49	701-0000-2004	67.69	11/12/2025	Union Dues November 2025
		665.00	11/12/2025	
IUOE Local #49		665.00		
JEFFERSON FIRE SAFETY INC	201-0000-4705	4,361.48	11/6/2025	One set of structural turnout gear
		4,361.48	11/6/2025	

Last Name	Acct 1	Amount	Check Date	Description
JEFFERSON FIRE SAFETY INC		4,361.48		
Jenkins Joel	701-7060-4901	5,548.00	11/12/2025	PPI&I Grant Reimbursement 7305 Frontier Trail
		5,548.00	11/12/2025	
Jenkins Joel		5,548.00		
Jimmy Johns	101-1123-4381	11.40	8/18/2025	Chamber Ambassador Meeting/Lunch
		11.40	8/18/2025	
Jimmy Johns		11.40		
JoinHomeBase.Com	101-1616-4130	30.00	8/18/2025	Staff scheduling software
		30.00	8/18/2025	
JoinHomeBase.Com		30.00		
Jones David	101-1560-4343	125.00	11/5/2025	Veterans Breakfast speaker: Statue of Liberty talk
		125.00	11/5/2025	
Jones David		125.00		
Kahuna Window Cleaning	101-0000-2021	-0.31	11/6/2025	Sales Tax
Kahuna Window Cleaning	700-0000-3666	-3.46	11/6/2025	Bulk Water
Kahuna Window Cleaning	101-0000-2076	3,500.00	11/6/2025	Meter Deposit
		3,496.23	11/6/2025	
Kahuna Window Cleaning		3,496.23		
KELLINGTON CONSTRUCTION	414-4010-4702	193,235.70	11/6/2025	Pay App #11 Civic Campus

Last Name	Acct 1	Amount	Check Date	Description
		193,235.70	11/6/2025	
KELLINGTON CONSTRUCTION		193,235.70		
Kerr Matt	101-1160-4381	830.20	11/5/2025	Mileage - WW Hacking Fest Conference
		830.20	11/5/2025	
Kerr Matt		830.20		
KIMLEY HORN AND ASSOCIATES INC	601-6057-4303	13,626.27	11/6/2025	Market Blvd
KIMLEY HORN AND ASSOCIATES INC	400-0000-1155	28,875.00	11/6/2025	Avienda Row Homes
KIMLEY HORN AND ASSOCIATES INC	101-1310-4300	13,330.00	11/6/2025	Metronet Support Services
KIMLEY HORN AND ASSOCIATES INC	101-1310-4300	42,333.90	11/6/2025	Comcast Support Services
KIMLEY HORN AND ASSOCIATES INC	101-0000-2076	17,192.10	11/6/2025	Gigapower Support Services
		115,357.27	11/6/2025	
KIMLEY HORN AND ASSOCIATES INC		115,357.27		
Kraus-Anderson Construction Company	414-4010-4702	208,790.99	11/6/2025	Civic Campus CM Services
		208,790.99	11/6/2025	
Kraus-Anderson Construction Company		208,790.99		
Kwik Trip	700-0000-4170	4.54	8/18/2025	Mixed fuel for weed whips
Kwik Trip	101-1560-4112	11.48	8/18/2025	Cupcakes Donut Dunker 6pk
Kwik Trip	101-1613-4130	64.90	8/18/2025	Bags of Ice - 4th of July Coolers
Kwik Trip	101-1560-4342	14.37	8/18/2025	Twins Game trip-waters for participants
Kwik Trip	101-1613-4130	32.45	8/18/2025	4th of July - Ice for Coolers
Kwik Trip	101-1620-4130	2.79	8/18/2025	Concert Series band ice
		130.53	8/18/2025	
Kwik Trip		130.53		

Last Name	Acct 1	Amount	Check Date	Description
LAKETOWN ELECTRIC CORPORATION	414-4010-4702	289,830.75	11/6/2025	Pay App #14 Civic Campus
		289,830.75	11/6/2025	
LAKETOWN ELECTRIC CORPORATION		289,830.75		
Lawson Products, Inc.	101-1320-4120	32.50	11/6/2025	bolts
		32.50	11/6/2025	
Lawson Products, Inc.		32.50		
Life Time Inc	101-0000-2076	337,975.00	11/6/2025	Security Escrow - Site Work
		337,975.00	11/6/2025	
Life Time Inc		337,975.00		
Macqueen Emergency Group	101-1220-4260	301.64	11/6/2025	Water can harness equipment
		301.64	11/6/2025	
Macqueen Emergency Group		301.64		
Marco Inc	701-0000-4410	111.00	11/5/2025	Copier Lease
Marco Inc	700-0000-4410	111.00	11/5/2025	Copier Lease
Marco Inc	101-1170-4410	832.50	11/5/2025	Copier Lease
Marco Inc	720-0000-4410	55.50	11/5/2025	Copier Lease
		1,110.00	11/5/2025	
Marco Inc		1,110.00		
MAUND ENTERTAINMENT INC	101-1110-4375	375.00	11/6/2025	Nov 1 open house face painter
		375.00	11/6/2025	

Last Name	Acct 1	Amount	Check Date	Description
MAUND ENTERTAINMENT INC		375.00		
Maus Kerry	101-1539-4343	547.50	11/6/2025	Line Dance Lessons
		547.50	11/6/2025	
Maus Kerry		547.50		
Menards	700-7019-4120	29.24	8/18/2025	EWTP Tee PVC 80
Menards	101-1220-4510	6.48	8/18/2025	washer hose bib
Menards	700-7043-4150	161.03	8/18/2025	WWTP Walk Talk/Odor Genie/Sco Tee/Soc Union PVC
		196.75	8/18/2025	
Menards		196.75		
Merlins Ace Hardware	101-1170-4510	5.00	8/18/2025	ant bait station
Merlins Ace Hardware	700-0000-4260	23.17	8/18/2025	Screwdriver Rubber Mallet Plier Groove
Merlins Ace Hardware	101-1190-4510	7.61	8/18/2025	adhesive
Merlins Ace Hardware	101-1220-4530	10.44	8/18/2025	Funnel
Merlins Ace Hardware	701-0000-4260	23.18	8/18/2025	Screwdriver Rubber Mallet Plier Groove
		69.40	8/18/2025	
Merlins Ace Hardware		69.40		
Metronet Holdings, LLC	101-1190-4310	106.53	11/5/2025	Telephone & Communication Charges
		106.53	11/5/2025	
Metronet Holdings, LLC		106.53		
Metropolitan Council Enviromental Services	701-0000-4509	20,000.00	8/18/2025	MCES - WW Service Aug 2025
		20,000.00	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
Metropolitan Council Enviromental Services		20,000.00		
Metropolitan Council, Env Svcs	101-1250-3816	-149.10	11/13/2025	October SAC Report
Metropolitan Council, Env Svcs	701-0000-2023	14,910.00	11/13/2025	October SAC Report
		14,760.90	11/13/2025	
Metropolitan Council, Env Svcs		14,760.90		
Minnesota Roadways Co	414-4010-4702	154,287.71	11/6/2025	Pay App #4 Civic Campus
		154,287.71	11/6/2025	
Minnesota Roadways Co		154,287.71		
Minnesota Rural Water Association	700-0000-4370	150.00	8/18/2025	Training
Minnesota Rural Water Association	701-0000-4370	150.00	8/18/2025	Sewer boot camp / training
Minnesota Rural Water Association	701-0000-4370	150.00	8/18/2025	Wastewater school (sewage)
Minnesota Rural Water Association	701-0000-4370	150.00	8/18/2025	Continuing sewer education
		600.00	8/18/2025	
Minnesota Rural Water Association		600.00		
Minnkota Architectural Products Co, Inc	414-4010-4702	68,417.44	11/6/2025	Pay App #7 Civic Campus
		68,417.44	11/6/2025	
Minnkota Architectural Products Co, Inc		68,417.44		
Minuteman Press	101-1120-4110	140.00	11/6/2025	Brandon Butterfield + Generic Business Cards
		140.00	11/6/2025	
Minuteman Press		140.00		
MN Board of Water and Soil Resources	720-0000-4300	1,000.00	11/5/2025	Wetland Bank Easement Acquisition Fee

Last Name	Acct 1	Amount	Check Date	Description
		1,000.00	11/5/2025	
MN Board of Water and Soil Resources		1,000.00		
MN DEPT OF LABOR AND INDUSTRY	101-0000-2022	7,317.44	11/13/2025	October Surcharge Report
MN DEPT OF LABOR AND INDUSTRY	101-1250-3818	-146.35	11/13/2025	October Surcharge Report
		7,171.09	11/13/2025	
MN DEPT OF LABOR AND INDUSTRY		7,171.09		
MN DEPT OF TRANSPORTATION	601-6040-4300	615.42	11/6/2025	City @ 25%
MN DEPT OF TRANSPORTATION	601-6140-4300	1,846.27	11/6/2025	County @ 75%
		2,461.69	11/6/2025	
MN DEPT OF TRANSPORTATION		2,461.69		
MN NCPERS LIFE INSURANCE	101-0000-2037	128.00	11/12/2025	Life insurance premium-November
		128.00	11/12/2025	
MN NCPERS LIFE INSURANCE		128.00		
MN Pollution Control Agency	701-0000-4370	610.00	11/5/2025	wastewater conference
		610.00	11/5/2025	
MN Pollution Control Agency		610.00		
MN State Capitol Parking	701-0000-4381	3.20	8/18/2025	Parking
		3.20	8/18/2025	
MN State Capitol Parking		3.20		

Last Name	Acct 1	Amount	Check Date	Description
MN STATE FIRE CHIEFS ASSOC.	101-1220-4370	430.00	11/6/2025	Nutter Conference Registration Nutter/Fatturi Banquet
		430.00	11/6/2025	
MN STATE FIRE CHIEFS ASSOC.		430.00		
MN VALLEY ELECTRIC COOP	701-0000-4320	982.25	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	48.08	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	45.69	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	224.99	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	5,891.35	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	103.95	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	101-1600-4320	57.66	11/5/2025	Electric Charges
MN VALLEY ELECTRIC COOP	700-0000-4320	144.34	11/5/2025	Electric Charges
		7,498.31	11/5/2025	
MN VALLEY ELECTRIC COOP		7,498.31		
Mulcahy Nickolaus LLC	414-4010-4702	2,306.60	11/6/2025	Pay App #9 Civic Campus
		2,306.60	11/6/2025	
Mulcahy Nickolaus LLC		2,306.60		
MUSIC TOGETHER LAKESIDE	101-1537-4343	504.00	11/13/2025	2025 Music Together Lakeside classes
		504.00	11/13/2025	
MUSIC TOGETHER LAKESIDE		504.00		
NAPA AUTO & TRUCK PARTS	101-1320-4120	-83.91	11/6/2025	belt return
NAPA AUTO & TRUCK PARTS	101-1220-4120	77.11	11/6/2025	filters
NAPA AUTO & TRUCK PARTS	700-0000-4120	223.78	11/6/2025	filters
		216.98	11/6/2025	

Last Name	Acct 1	Amount	Check Date	Description
NAPA AUTO & TRUCK PARTS		216.98		
Na's Thai Cafe	101-1120-4381	57.34	8/18/2025	MVEC Annual Meeting Hokkanen DiMaggio
		57.34	8/18/2025	
Na's Thai Cafe		57.34		
Nokomis Energy, LLC	700-7019-4320	1,182.22	11/5/2025	Electric Charges
Nokomis Energy, LLC	700-0000-4320	472.89	11/5/2025	Electric Charges
Nokomis Energy, LLC	101-1312-4320	567.63	11/5/2025	Electric Charges
Nokomis Energy, LLC	700-7043-4320	4,719.11	11/5/2025	Electric Charges
Nokomis Energy, LLC	701-0000-4320	70.95	11/5/2025	Electric Charges
		7,012.80	11/5/2025	
Nokomis Energy, LLC		7,012.80		
NORTH COOP	101-1120-4300	289.00	8/18/2025	Intern Lunch
		289.00	8/18/2025	
NORTH COOP		289.00		
Northstar Renovations	101-0000-2073	500.00	11/6/2025	Erosion escrow 7612 Erie Ave #685847
		500.00	11/6/2025	
Northstar Renovations		500.00		
NOVEL SOLAR THREE, LLC	101-1350-4320	130.47	11/12/2025	Electric Charges
NOVEL SOLAR THREE, LLC	700-0000-4320	6,327.13	11/12/2025	Electric Charges
NOVEL SOLAR THREE, LLC	701-0000-4320	3,410.13	11/12/2025	Electric Charges
		9,867.73	11/12/2025	

Last Name	Acct 1	Amount	Check Date	Description
NOVEL SOLAR THREE, LLC		9,867.73		
NYSTROM PUBLISHING COMPANY INC	101-1125-4335	4,641.71	11/6/2025	Fall Connection
NYSTROM PUBLISHING COMPANY INC	101-1120-4330	2,693.78	11/6/2025	Fall Connection-postage
		7,335.49	11/6/2025	
NYSTROM PUBLISHING COMPANY INC		7,335.49		
Occupational Safety and Health Adminstration	701-0000-4370	19.50	8/18/2025	Continuing education
Occupational Safety and Health Adminstration	700-0000-4370	19.50	8/18/2025	Continuing education
		39.00	8/18/2025	
Occupational Safety and Health Adminstration		39.00		
Office Max/Office Depot	700-0000-4550	298.68	8/18/2025	Tower UPS
Office Max/Office Depot	101-1120-4110	126.81	8/18/2025	Laminator Pouches for 4th
Office Max/Office Depot	700-7019-4150	88.18	8/18/2025	EWTP Battery Backup
Office Max/Office Depot	701-0000-4150	174.19	8/18/2025	Lift station #7 ups/surge protector
Office Max/Office Depot	701-0000-4551	298.68	8/18/2025	Tower UPS
		986.54	8/18/2025	
Office Max/Office Depot		986.54		
Olivine Yoga LLC Val Roder /	101-1560-4343	250.00	11/13/2025	Seated Yoga Instructor Fee
		250.00	11/13/2025	
Olivine Yoga LLC Val Roder /		250.00		
O'Reilly Automotive Inc	101-1550-4120	245.71	11/6/2025	Trailrbrg Kt Starter
O'Reilly Automotive Inc	101-1320-4120	29.38	11/6/2025	Absorber Fuel/Wtr Sep Air Brk
		275.09	11/6/2025	

Last Name	Acct 1	Amount	Check Date	Description
O'Reilly Automotive Inc		275.09		
PDCM/DDP	101-1560-4343	414.00	11/13/2025	4-hour class
		414.00	11/13/2025	
PDCM/DDP		414.00		
Pier B Resort	101-1120-4381	484.52	8/18/2025	LMC conference-reimbursed by LMC for committee role
Pier B Resort	101-1120-4381	263.85	8/18/2025	LMC conference
		748.37	8/18/2025	
Pier B Resort		748.37		
Platinum Construction LLC	101-0000-2073	6,500.00	11/5/2025	Erosion escrow 7300 Laredo Dr #473326
Platinum Construction LLC	101-0000-2073	500.00	11/5/2025	Erosion escrow 7300 Laredo Dr #470360
		7,000.00	11/5/2025	
Platinum Construction LLC		7,000.00		
POMP'S TIRE SERVICE INC	101-1550-4140	1,368.40	11/13/2025	tires
		1,368.40	11/13/2025	
POMP'S TIRE SERVICE INC		1,368.40		
Potentia MN Solar	101-1190-4320	3,416.66	11/5/2025	Electric Charges
Potentia MN Solar	700-0000-4320	1,591.52	11/5/2025	Electric Charges
Potentia MN Solar	101-1170-4320	2,767.82	11/5/2025	Electric Charges
		7,776.00	11/5/2025	
Potentia MN Solar		7,776.00		
Pro-Tree Outdoor Services	101-1425-4572	1,881.00	11/6/2025	Ash tree removal- 801 Cree Dr

Last Name	Acct 1	Amount	Check Date	Description
Pro-Tree Outdoor Services	101-1425-4572	1,555.36	11/6/2025	Tree Removal- 226 Chan View
		3,436.36	11/6/2025	
Pro-Tree Outdoor Services	601-6060-4751	217.68	11/13/2025	Stump Grinding-7601 Great Plains Blvd
Pro-Tree Outdoor Services	601-6140-4751	446.25	11/13/2025	Stump grinding-County @ 75%
Pro-Tree Outdoor Services	601-6040-4751	148.75	11/13/2025	Stump grinding-City @ 25%
		812.68	11/13/2025	
Pro-Tree Outdoor Services		4,249.04		
RACHEL CONTRACTING, INC	720-7025-4751	19,582.82	11/6/2025	2024 Pond Project
		19,582.82	11/6/2025	
RACHEL CONTRACTING, INC		19,582.82		
Rain for Rent	720-7207-4410	1,655.37	11/6/2025	sump manholes cleaning
Rain for Rent	720-7207-4410	987.06	11/6/2025	sump manholes cleaning
		2,642.43	11/6/2025	
Rain for Rent		2,642.43		
Ramsey Excavating Company	414-4010-4702	295,100.30	11/6/2025	Pay App #14 Civic Campus
		295,100.30	11/6/2025	
Ramsey Excavating Company		295,100.30		
Ready Watt Electric	101-1220-4533	3,580.00	11/6/2025	Siren #9 Box Replacement
		3,580.00	11/6/2025	
Ready Watt Electric		3,580.00		
RJ Ryan Construction, Inc	101-0000-2076	3,500.00	11/6/2025	Meter Deposit

Last Name	Acct 1	Amount	Check Date	Description
RJ Ryan Construction, Inc	700-0000-3666	-363.74	11/6/2025	Bulk Water
RJ Ryan Construction, Inc	101-0000-2021	-32.28	11/6/2025	Sales Tax
		3,103.98	11/6/2025	
RJ Ryan Construction, Inc		3,103.98		
ROADKILL ANIMAL CONTROL	101-1320-4300	258.00	11/13/2025	road side clean up roadkill
		258.00	11/13/2025	
ROADKILL ANIMAL CONTROL		258.00		
S&S Worldwide	101-1800-4128	101.43	8/18/2025	Footballs
		101.43	8/18/2025	
S&S Worldwide		101.43		
Scale-Tec Ltd	101-1320-4156	4,446.53	11/6/2025	scale for calibrating plow trucks
		4,446.53	11/6/2025	
Scale-Tec Ltd		4,446.53		
Senja Inc	101-1539-4343	294.40	11/6/2025	Tai Chi Instruction
		294.40	11/6/2025	
Senja Inc		294.40		
Silva Screenprinting & Dist, LLC	101-1807-4127	518.98	11/13/2025	Rec Sports Shirts
		518.98	11/13/2025	
Silva Screenprinting & Dist, LLC		518.98		

Last Name	Acct 1	Amount	Check Date	Description
Smartpress.com	101-1250-4130	173.70	8/18/2025	Two different door tags/door hangers for the Building dept
Smartpress.com	101-1125-4300	49.78	8/18/2025	Communications postcard handout for events
Smartpress.com	101-1613-4340	865.33	8/18/2025	Xfinity banners and parade step-in signs for the 4th
		1,088.81	8/18/2025	
Smartpress.com		1,088.81		
SNAP-ON INDUSTRIAL	101-1370-4260	783.58	11/13/2025	scan tool update
		783.58	11/13/2025	
SNAP-ON INDUSTRIAL		783.58		
SOUTHWEST CORRIDOR TRANS COAL	101-1110-4360	3,500.00	11/13/2025	Contribution
		3,500.00	11/13/2025	
SOUTHWEST CORRIDOR TRANS COAL		3,500.00		
Stampli	101-1130-4300	1,392.00	8/18/2025	Stampli-AP Processing June 2025
		1,392.00	8/18/2025	
Stampli		1,392.00		
Stratoguard, LLC	101-1160-4205	230.56	8/18/2025	Email Filter Service - July
		230.56	8/18/2025	
Stratoguard, LLC		230.56		
Sun Life Financial	700-0000-2011	51.32	11/13/2025	Life Insurance-November 2025
Sun Life Financial	700-0000-2015	98.62	11/13/2025	LTD premium-November 2025
Sun Life Financial	701-0000-2011	33.12	11/13/2025	Life Insurance-November 2025
Sun Life Financial	700-0000-2037	175.05	11/13/2025	Life Insurance-November 2025
Sun Life Financial	101-0000-2037	1,213.95	11/13/2025	Life Insurance-November 2025
Sun Life Financial	720-0000-2011	20.49	11/13/2025	Life Insurance-November 2025

Last Name	Acct 1	Amount	Check Date	Description
Sun Life Financial	701-0000-2015	62.46	11/13/2025	LTD premium-November 2025
Sun Life Financial	720-0000-2015	40.59	11/13/2025	LTD premium-November 2025
Sun Life Financial	701-0000-2037	175.05	11/13/2025	Life Insurance-November 2025
Sun Life Financial	101-0000-2011	683.58	11/13/2025	Life Insurance-November 2025
Sun Life Financial	101-0000-2015	1,341.59	11/13/2025	LTD premium-November 2025
		3,895.82	11/13/2025	
Sun Life Financial		3,895.82		
Target	101-1220-4290	32.66	8/18/2025	totes for work move/fire storage
Target	101-1550-4120	103.08	8/18/2025	Sunscreen restock
Target	101-1540-4130	12.00	8/18/2025	Drumstrck/Bounty
Target	101-1616-4130	185.02	8/18/2025	Kelloggs Cheez It Mott's Bag 68ct
Target	101-1613-4129	208.91	8/18/2025	Towel/Sun Squad/Toy Planet/Lego
Target	101-1613-4129	51.70	8/18/2025	Gems/Nerds/Swdish Fish/Blanket/Tissue/Spritz
Target	101-1613-4130	111.50	8/18/2025	Gatorade/Dr Pepper/Diet Pepsi/Mtw Dew/Red Bull
Target	101-1613-4130	9.79	8/18/2025	Popcorn scoop
Target	101-1220-4140	6.17	8/18/2025	battery for remote for squad 204
Target	101-1550-4120	44.02	8/18/2025	Bugspray restock
Target	101-1616-4130	160.80	8/18/2025	Mini Marshmellows/Disposable Paper Plates/Paper Bowl
Target	101-1540-4130	54.71	8/18/2025	Drumstrck/Bounty
Target	101-1220-4121	53.34	8/18/2025	Fan for Captains Room
		1,033.70	8/18/2025	
Target		1,033.70		
Taylors Tins	201-0000-4705	50.00	8/18/2025	Helmet shield for new hire's helmet
		50.00	8/18/2025	
Taylors Tins		50.00		
Taza Fresh Mediterranean	101-1110-4372	188.57	8/18/2025	City Council Meal
		188.57	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
Taza Fresh Mediterranean		188.57		
Teigland Brian	701-7060-4901	9,894.70	11/12/2025	PPI&I Grant Reimbursement 407 Highland Dr
		9,894.70	11/12/2025	
Teigland Brian		9,894.70		
TENNANT	101-1312-4120	17.20	11/13/2025	switch
		17.20	11/13/2025	
TENNANT		17.20		
TFORCE FINAL MILE	101-1120-4300	91.20	11/13/2025	Courier services
		91.20	11/13/2025	
TFORCE FINAL MILE		91.20		
The Initials Game	101-1120-4371	54.43	8/18/2025	game for annual training event
		54.43	8/18/2025	
The Initials Game		54.43		
The Mustard Seed	101-1550-4120	269.87	8/18/2025	plants/vegetation
		269.87	8/18/2025	
The Mustard Seed		269.87		
The O.G. Coffee & Wine Bar	101-1123-4381	9.05	8/18/2025	Coffee with Jackie Reyff
		9.05	8/18/2025	

Last Name	Acct 1	Amount	Check Date	Description
The O.G. Coffee & Wine Bar		9.05		
TWIN CITY HARDWARE	414-4010-4702	23.80	11/6/2025	Pay App #7 Civic Campus
		23.80	11/6/2025	
TWIN CITY HARDWARE		23.80		
ULINE INC	101-1614-4126	69.20	11/6/2025	Halloween Party treat bags
		69.20	11/6/2025	
ULINE INC		69.20		
Uline.com	101-1600-4120	624.06	8/18/2025	Cord covers
		624.06	8/18/2025	
Uline.com		624.06		
Unmacht Matt	101-1120-4381	353.96	11/5/2025	Flights - Msp - Austin
Unmacht Matt	101-1120-4381	72.85	11/5/2025	Uber RT from airport to hotel.
		426.81	11/5/2025	
Unmacht Matt		426.81		
USA Inflatable	101-1530-4345	528.01	8/18/2025	Community Day Hockey Shot Rental Sponsored by CCHA
		528.01	8/18/2025	
USA Inflatable		528.01		
VERIZON WIRELESS	101-1320-4310	297.32	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	701-0000-4310	351.92	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1220-4310	1,309.71	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	720-0000-4310	211.31	11/5/2025	Telephone & Communication Charges

Last Name	Acct 1	Amount	Check Date	Description
VERIZON WIRELESS	101-1310-4310	228.07	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1170-4310	76.82	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	700-0000-4310	491.03	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1110-4310	40.01	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1420-4310	242.40	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1530-4310	38.41	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1250-4310	292.15	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1520-4310	38.41	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1312-4310	243.94	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1120-4310	131.85	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1370-4310	101.14	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1540-4310	40.01	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1600-4310	236.83	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1550-4310	429.03	11/5/2025	Telephone & Communication Charges
VERIZON WIRELESS	101-1160-4310	115.23	11/5/2025	Telephone & Communication Charges
		4,915.59	11/5/2025	
VERIZON WIRELESS		4,915.59		
Wal-Mart	101-1613-4126	242.83	8/18/2025	Minute Maid Lemonde/Grape Soda/Root Beer/Coca-Cola
Wal-Mart	101-1613-4129	30.59	8/18/2025	Max C 4pk
		273.42	8/18/2025	
Wal-Mart		273.42		
Waste Management of Minnesota, Inc	720-7207-4150	1,716.61	11/6/2025	Material from sump manhole cleaning
		1,716.61	11/6/2025	
Waste Management of Minnesota, Inc		1,716.61		
WM MUELLER & SONS INC	101-1320-4157	289.00	11/13/2025	pothole patching
WM MUELLER & SONS INC	101-1320-4157	557.87	11/13/2025	patching
WM MUELLER & SONS INC	101-1320-4158	452.97	11/13/2025	topsoil
		1,299.84	11/13/2025	

Last Name	Acct 1	Amount	Check Date	Description
WM MUELLER & SONS INC		1,299.84		
WSB & ASSOCIATES INC	416-0000-4303	380.16	11/13/2025	Community Center Plan/Plat
		380.16	11/13/2025	
WSB & ASSOCIATES INC		380.16		
ZAHL-PETROLEUM MAINTENANCE CO	101-1370-4530	404.58	11/6/2025	annual fuel system function test
		404.58	11/6/2025	
ZAHL-PETROLEUM MAINTENANCE CO		404.58		
Zoom	101-1160-4207	104.52	8/18/2025	Monthly zoom charges
		104.52	8/18/2025	
Zoom		104.52		
		2,313,273.65		

City Council Item

November 24, 2025

Item	Approve Temporary On-Sale Liquor License to Rotary Club of Chanhassen for February Festival on February 7, 2026 at Lake Ann Park	
File No.		**Item No:** F.7
Agenda Section	**CONSENT AGENDA**	
Prepared By	Priya Wall, Recreation Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the request from the Rotary Club of Chanhassen for a temporary on-sale intoxicating liquor license to sell alcoholic beverages at the February Festival on February 7 or 8, 2025 on Lake Ann."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

The Rotary Club of Chanhassen has submitted an application for a temporary on-sale intoxicating liquor license for the annual February Festival on February 7, 2026 (or February 8, 2026, if February 7 is cancelled due to weather) on Lake Ann. They plan to sell alcoholic beverages on the ice. A location map of liquor sales is attached, as well as the Certificate of Insurance for the Rotary Club.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the Rotary Club of Chanhassen's request for a temporary on-sale liquor license for the February Festival on Saturday, February 7, 2026 (or February 8, 2026 if February 7 is cancelled due to weather) on Lake Ann.

ATTACHMENTS

Temporary Liquor License Application
Location map
2025-26 Certificate of Insurance Rotary City of Chanhassen

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 Fax 651-297-5259 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization	Date organized	Tax exempt number
Rotary Club of Chanhassen	November 12, 1987	83-0393931

Address	City	State	Zip Code
P.O. Box 781	Chanhassen	Minnesota	55317

Name of person making application	Business phone	Home phone
Rachel Igel		612-423-8622

Date(s) of event: February 7, 2026 (and Feb 8, 2026, if needed)

Type of organization: ☐ Microdistillery ☐ Small Brewer ☒ Club ☐ Charitable ☐ Religious ☐ Other non-profit

Organization officer's name	City	State	Zip Code
Rachel Igel - President	Chanhassen	Minnesota	55317
Rod Provart - President, elect	Chanhassen	Minnesota	55317
		Minnesota	

Location where permit will be used. If an outdoor area, describe.
Lake Ann, outdoor on ice as part of Feb Fest, 2026 event. Serving food and beverage during daytime event.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

N/A

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

Arthur J. Gallagher Risk Management Services, Inc., 2850 Golf Road, Rolling Meadows, IL 60008
- General Aggregate Limit: 4,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license

Date Approved

Fee Amount

Permit Date

Date Fee Paid

City or County E-mail Address

City or County Phone Number

Signature City Clerk or County Official

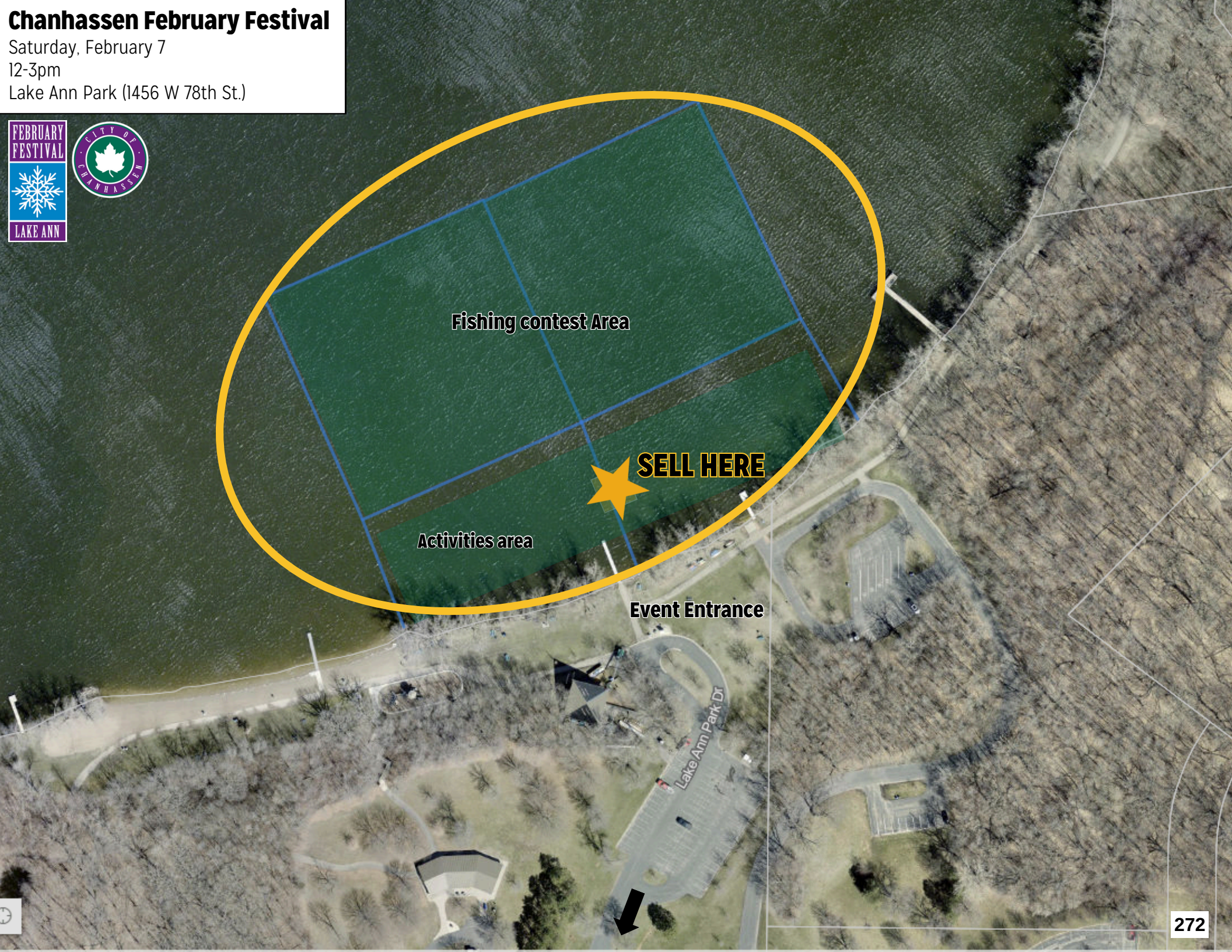
Please Print Name of City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US

Chanhassen February Festival

Saturday, February 7
12-3pm
Lake Ann Park (1456 W 78th St.)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER **Hylant Group Inc.** **811 Madison Ave.** **Toledo, OH 43604**	**CONTACT NAME:** Sara Humphries / Macy Gorrell **PHONE (A/C, No, Ext):** **(419) 259-2710** **FAX (A/C, No):** **(419) 255-7557** **E-MAIL ADDRESS:** **Rotary@hylant.com**
INSURED **All Active U.S. Rotary Clubs & Districts** Rotary Club of Chanhassen **ATTN: Risk Management Dept.** **1560 Sherman Avenue** **Evanston, IL 60201**	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** **Westchester Surplus Lines Ins** **10172** **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR	X		G73578917 004	7/1/2025	7/1/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X Liquor Liability						MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	ANY AUTO	X		G73578917 004	7/1/2025	7/1/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is included as an additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is caused in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER

Rotary Club of Chanhassen
City of Chanhassen July 3-4
PO Box 781
Chanhassen MN 55317

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Judy K. Wilson

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City Council Item

November 24, 2025

Item	Adopt 2026 Meeting Schedule	
File No.		**Item No:** F.8
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council adopts the 2026 City Meeting Schedule."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Operational Excellence

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the City Council adopt the attached 2026 Meeting Calendar.

ATTACHMENTS

2026 Meeting Calendar

CITY OF CHANHASSEN
2026 MEETING SCHEDULE

JANUARY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City Holidays

Council Meetings: 2nd & 4th Mondays - 5:30 pm Work Session, 7:00 pm Regular Meeting

Exceptions: May 25 moved to May 18

Planning Commission: 1st & 3rd Tuesdays - 6:00pm

Exceptions: Feb.3, August 4, November 3 moved to the day prior due to elections & Night to Unite)

Economic Development Commission: 2nd Tuesday 5:30pm (No meeting in Aug.)

Park & Recreation Commission: 4th Tuesday - 6:00pm (2nd Tue in Dec)

Environmental Commission: 2nd Wednesday - 6:00pm (No meeting in Aug, Nov. meeting on 12th)

Commission on Aging: 3rd Friday - 10:00am No meeting in July (Feb moved to 27, June to 12 and Dec. to 11)

Night to Unite (No City Meetings)

Election Days (No City Meetings)

School District Spring Breaks

City Council Item

November 24, 2025

Item	Approve the replacement purchase of vehicle #604	
File No.	N/A	**Item No:** F.9
Agenda Section	**CONSENT AGENDA**	
Prepared By	Kate Salihovic, Public Works Support Specialist	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council approves the replacement purchase for vehicle #604."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

This action is for approval of a replacement purchase for one of the vehicles in the city's fleet. This vehicle will replace unit #604, which is a 2019 GMC Sierra Pickup truck for building inspections.

BACKGROUND

This was originally planned as a lease, however we've decided to do a direct purchase via State Contract instead.

In lieu of another pickup truck, the desire of public works and the building department is to switch to a mid-size SUV, which is less expensive and provides operational benefit.

DISCUSSION

N/A

BUDGET

The State Contract price for the vehicle is $28,099.40.

RECOMMENDATION

Staff recommends authorizing the replacement of vehicle #604.

ATTACHMENTS

2026 Fleet Purchase - Equinox

MN CONTRACT # 260206 90 - 120 ARO	**NORTH COUNTRY GM** 1502 E HOWARD ST HIBBING, MN 55746 218-263-7576 fax 800-894-7579		*CONTACT PERSON* FLEET MGR BOB O'HARA 218-349-8955 ITEM #	
			CRSU5	
BASE MODEL	2026 CHEVROLET EQUINOX LT		1PR26	$ 28,079.40
option cost	AWD			
STD	1.5L TURBO ENGINE	X	LSD	STD
STD	8 SPEED AUTO	X	MGH	STD
88.00	BLOCK HEATER		K05	-
954.80	Safety and Technology Package includes (DRZ) Rear Camera Mirror, (T3U) front fog lamps, (UKK) Rear Pedestrian Alert, (UV2) HD Surround Vision and (UVX) Traffic Sign Recognition.		CWN	-
1,938.00	Convenience Package II Includes (A2X) 8-way power driver seat adjuster, (AL9) 2-way power driver seat adjuster, (ASV) cabin humidity and windshield sensor, (CE1) Rainsense intermittent front wipers, (CJ2) dual-zone automatic climate control, (CMO) Heated Wiper Park, (K4C) Wireless Charging, (TCP) AutoSense, hands-free power programmable liftgate, (UG1) Universal Home Remote, (VK8) sunglass holder and (V2P) roof rails(Also includes Evotex seating in (H9F) Black or (ENY) Artemis Gray.Beginning with start of production, certain vehicles will be forced to include (R6I) Universal Home Remote Non-functional, which removes Universal Home Remote. See dealer for details or the window label for the features on a specific vehicle.)		ZQ3	-
286.00	LPO, Floor Liner Package Includes (RIA) All-weather floor liners, LPO, (RIS) Second Row All-weather mat, LPO and (VLI) Cargo mat, LPO.(Not available with (CAV) Integrated cargo liner, LPO or (VAV) All-weather floor mats, LPO.)		PDK	-

154.00	CARGO PACKAGE Includes Cargo Shade and Cargo Net.		VRS	-
220.00	FLOOR LINER PKG (n/a at start of production)		RIA	-
STD	DEEP TINTED GLASS	x	AK0	STD
				-
	DEALER OPTIONS	QTY		-
286.00	EXTRA KEYS/FOB	0	DLR1	$0.00
				-
N/C	MOSAIC BLACK METALLIC		GB8	-
435.6	RADIANT RED MET		GNT	-
N/C	STERLING GRAY		GX0	-
N/C	CACTI GREEN		GVR	-
N/C	LAKESHORE BLUE METALLIC		GXP	-
N/C	WHITE	X	GAZ	STD PAINT
	BLACK CLOTH		EKV	INCL
				$ 28,079.40
0.06875	MN STATE SALES TAX @6.875			-
329.25	TAX EXCEMPT PLATES TITLE & TRANS			-
20.00	TRANSIT TAX	X		$20.00
				$ -
				$ 28,099.40

contact name	CHARLIE
customer	CITY OF CHANHASSEN
address	
city, ST zip	
phone #	
email address	

PO # _____

FACTORY ORDER NUMBER _____

City Council Item

November 24, 2025

Item	Approve an Encroachment Agreement between the City of Chanhassen and the property owner at 8480 Bittern Court	
File No.	N/A	**Item No:** F.10
Agenda Section	**CONSENT AGENDA**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council approves an Encroachment Agreement identifying encroachments upon an existing public drainage and utility easement."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

N/A

BACKGROUND

The property owners of 8480 Bittern Court (Jeffrey A. Kullberg and Ann K. Kullberg) desire to construct a fence located within an existing public drainage and utility easement. The property is legally described as. Lot 4, Block 1, Lake Susan Hills West Third Addition. Since the improvements encroach within the easement that covers an active public utility, an Encroachment Agreement (EA) is needed to document that the property owner is fully responsible for any replacement of improvements due to city maintenance activities.

DISCUSSION

The attached EA was drafted by the City Attorney's office and is signed by the property owner. Upon city approval and execution, the EA will be recorded against the property.

BUDGET

N/A

RECOMMENDATION

Staff recommends City Council approve the Encroachment Agreement.

ATTACHMENTS

8480 Bittern Ct- EA 11.24.25

(reserved for recording information)

ENCROACHMENT AGREEMENT

AGREEMENT made this ____ day of _____, 2025, by and between the **CITY OF CHANHASSEN,** a Minnesota municipal corporation ("City"), and **JEFFREY A. KULLBERG AND ANN K. KULLBERG,** husband and wife ("Owners").

1. **BACKGROUND.** Owners are the fee owner of certain real property located in the City of Chanhassen, County of Carver, State of Minnesota, legally described as follows:

Parcel ID No. 254030040

Lot 4, Block 1, Lake Susan Hills West Third Addition, Carver County, Minnesota.

Abstract Property

having a street address of 8480 Bittern Court, Chanhassen, Minnesota 55317 ("Subject Property"). The City owns easements for drainage and utility purposes over portions of the Subject Property ("Easement Areas"). Owners desire to install a fence on the Subject Property which encroaches on the Easement Areas as depicted on the attached Exhibit "A1" ("Improvements").

2. **ENCROACHMENT AUTHORIZATION.** The City hereby approves the encroachment in its Easement Areas on the Subject Property for the Improvements. Further conditions of encroachment approval are as follows:

- The fence must allow water to pass under it so as not to impede overland water flow during rain events.
- The fence must remain a minimum distance of five (5') feet from the outside edge of all drainage and utility structures (or 7.5' from the center of the manhole structure) and a minimum of two (2') feet from the outside edge of all storm sewer piping (or 2' 6" from the center of the pipe) as indicated on Exhibit A2. Pipe location will be verified during final inspection of the fencing.
- The fence posts shall be placed on the Subject Property but not attached to neighboring fences and must not cross the property lines.
- The City shall have no responsibility to maintain the fence located in the Easement Areas.
- Owner must maintain the fence located on the Subject Property.
- Owner is fully responsible and liable for any and all damage caused to the fence because of their location in the Easement Areas.

Further, Owners agree that the fence shall be constructed consistent with all applicable federal, state and local laws and regulations.

3. **HOLD HARMLESS AND INDEMNITY.** In consideration of being allowed to encroach in the Easement Areas, Owners, for themselves, their heirs, successors and assigns,

hereby agrees to indemnify and hold the City harmless from any damage caused to the Subject Property, including the fence and removal of fence panels and/or gates in the City's Easement Areas, caused in whole or in part by the encroachment into the City's Easement Areas.

4. TERMINATION OF AGREEMENT. The City may terminate this Agreement at any time if it is reasonably necessary for the City to occupy the easement areas for tree conservation purposes and the fence is inconsistent with the City' s use of the easement. Prior to termination, the City will give the then owners of the Subject Property thirty (30) days advance written notice, except that no notice period will be required in the case of an emergency condition as determined solely by the City and this Agreement may then be terminated immediately. The property owners shall remove that portion of the fence to the extent it impacts the Easement Area to the effective date of the termination of this Agreement. If the owners fail to do so, the City may remove the fence to the extent it impacts the Easement Area and charge the cost of removal back to the owners for reimbursement.

5. RECORDING. This Agreement shall run with the land and shall be recorded against the title to the Subject Property.

CITY OF CHANHASSEN

By _____

(SEAL) Elise Ryan, Mayor

And _____

Laurie Hokkanen, City Manager

STATE OF MINNESOTA)

)ss.

COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by **Elise Ryan** and by **Laurie Hokkanen**, respectively the Mayor and City Manager of the **City of Chanhassen,** a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____

NOTARY PUBLIC

OWNERS:

BY: _____
Jeffrey A. Kullberg

BY: _____
Ann K. Kullberg

STATE OF Minnesota)
)ss.
COUNTY OF Carver)

The foregoing instrument was acknowledged before me this 20 day of November, 2025, by **Jeffrey A. Kullberg and Ann K. Kullberg, husband and wife**.

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

_____
NOTARY PUBLIC

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: 651-452-5000
AMP/amt□

EXHIBIT "A1"

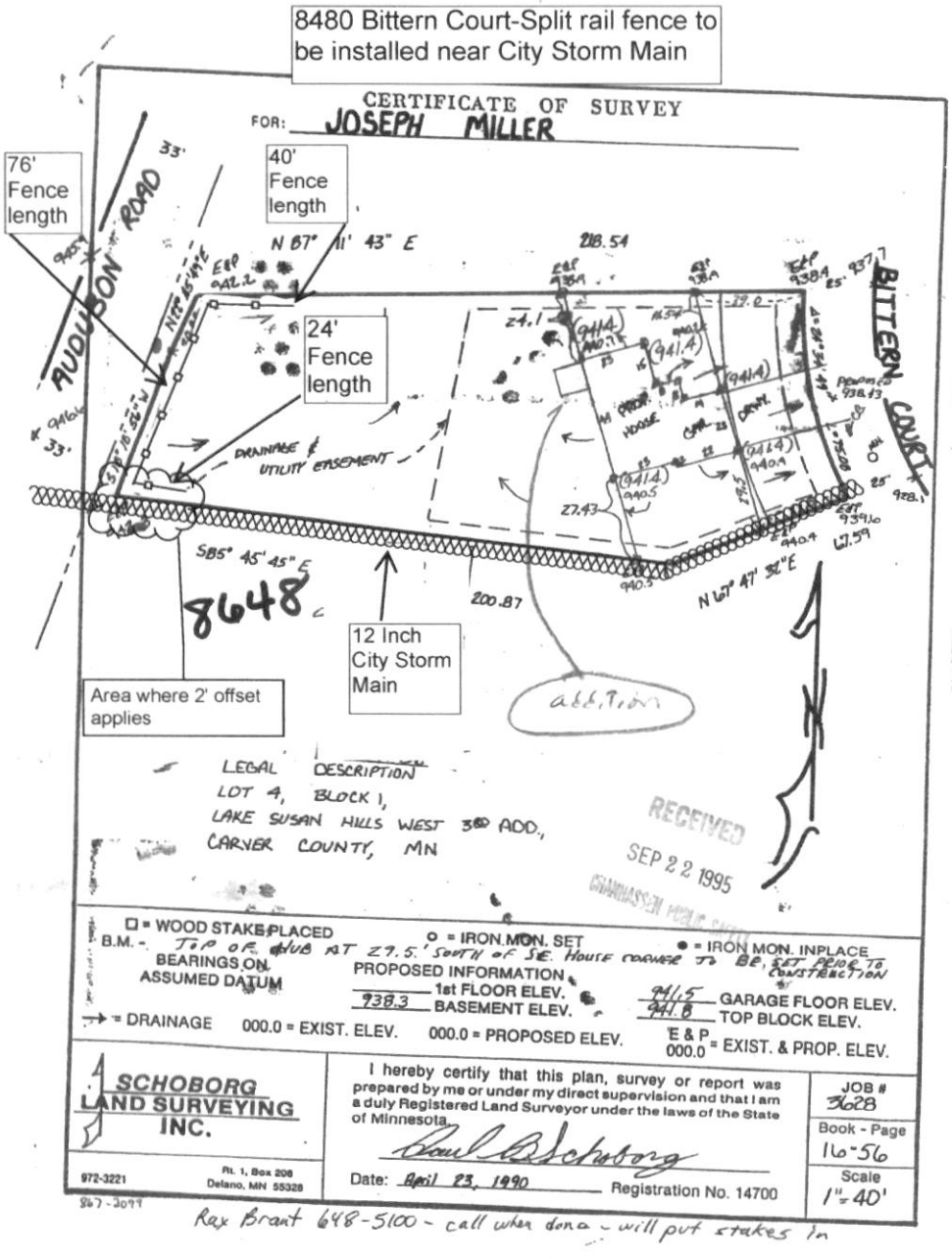
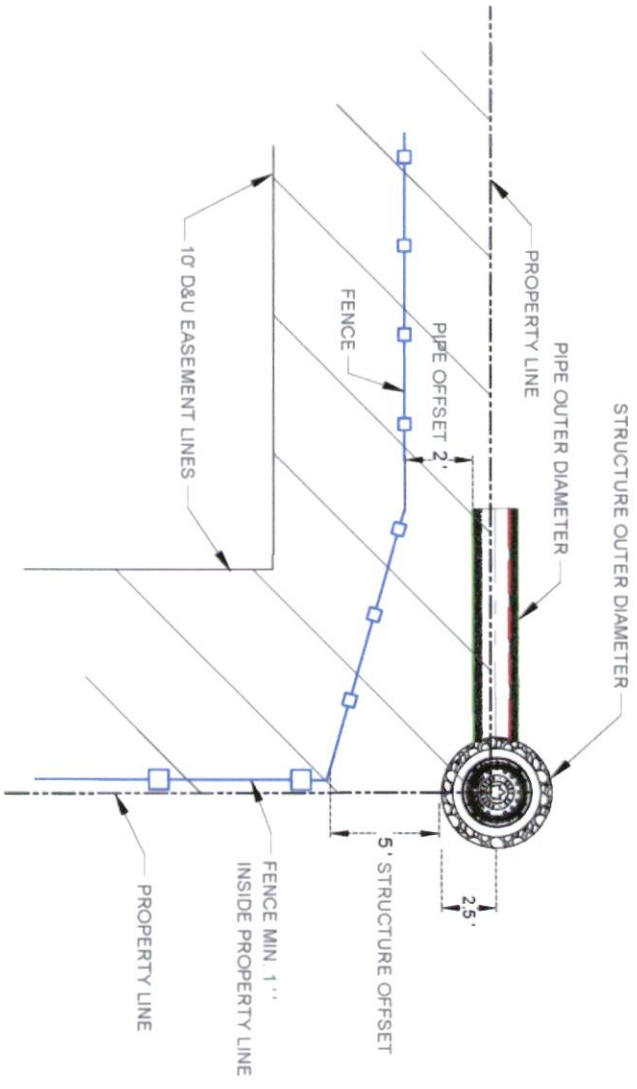

8480 Bittern Court-Split rail fence to be installed near City Storm Main
CERTIFICATE OF SURVEY
FOR: JOSEPH MILLER
76' Fence length
40' Fence length
24' Fence length
AUDUBON ROAD
BITTERN COURT
N 87° 11' 43" E
218.54
DRAINAGE & UTILITY EASEMENT
S85° 45' 45" E
200.87
N 67° 47' 32" E
8648
12 Inch City Storm Main
Area where 2' offset applies
addition
LEGAL DESCRIPTION
LOT 4, BLOCK 1,
LAKE SUSAN HILLS WEST 3RD ADD.,
CARVER COUNTY, MN
RECEIVED
SEP 22 1995
□ = WOOD STAKE PLACED
B.M. - TOP OF HUB AT 27.5' SOUTH OF SE. HOUSE CORNER
BEARINGS ON ASSUMED DATUM
○ = IRON MON. SET
● = IRON MON. INPLACE
PROPOSED INFORMATION
938.3 1st FLOOR ELEV.
BASEMENT ELEV.
941.5 GARAGE FLOOR ELEV.
941.6 TOP BLOCK ELEV.
→ = DRAINAGE
000.0 = EXIST. ELEV.
000.0 = PROPOSED ELEV.
E & P 000.0 = EXIST. & PROP. ELEV.
SCHOBORG LAND SURVEYING INC.
Rt. 1, Box 208 Delano, MN 55328
972-3221
I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Date: April 23, 1990
Registration No. 14700
JOB # 3628
Book - Page 16-56
Scale 1" = 40'
Rex Brant 648-5100 - call when done - will put stakes in

EXHIBIT "A2"

FENCE OFFSET FROM STRUCTURE AND PIPING



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City Council Item

November 24, 2025

Item	Release of Development Contract between City of Chanhassen and Dayton Hudson Corporation	
File No.		**Item No:** F.11
Agenda Section	**CONSENT AGENDA**	
Prepared By	Sam DiMaggio, Economic Development Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves the release of the Development Contract for property located at 951 W 78th Street with minor amendments as may be approved by the City Attorney."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The property at 951 W 78th Street is the former location of the Chanhassen Brewery, and that property has since been listed for sale. This action is an effort towards cleaning up the title work associated with this property.

The release of development agreements or development contracts following completion and acceptance of improvements by the city is considered typical; however, this is only completed upon request by a private property owner.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends approval of the release of development contract as presented.

ATTACHMENTS

Release of Development Contract Documents

(reserved for recording information)

RELEASE OF DEVELOPMENT CONTRACT

RELEASE OF DEVELOPMENT CONTRACT granted this _____ day of _____, 2025, by the **CITY OF CHANHASSEN,** a Minnesota municipal corporation ("City").

WHEREAS, the City and Dayton Hudson Corporation, a Minnesota Corporation, entered into a Development Contract dated October 26, 1992 and recorded November 17, 1992, as Carver County Document No. **142312** ("Development Contract"); and

WHEREAS, the City has been requested to release and discharge the property legally described as Exhibit A from the Development Contract; and

WHEREAS, all requirements of the Development Contract have been met and there is no longer a need to have the Development Contract recorded against the properties affected by the Development Contract;

NOW THEREFORE, be it resolved by the City of Chanhassen, Minnesota that Development Contract is hereby released from the properties identified in the foregoing Development Contract.

CITY OF CHANHASSEN

(Seal)

By _____
Elise Ryan, Mayor

By _____
Laurie Hokkanen, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by **Elise Ryan** and by **Laurie Hokkanen**, respectively the Mayor and City Manager of the **City of Chanhassen**, a Minnesota municipal corporation, on behalf of the entity.

_____
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON,
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AMP/amt

EXHIBIT A

Redevelopment Property Legal Description:

The land situated in Carver County, Minnesota, previously described as Outlot B, CHANHASSEN RETAIL SECOND ADDITION, which outlot was subsequently replatted into Lot 1, Block 1, CHANHASSEN RETAIL THIRD ADDITION, according to the plat thereof.

City Council Item

November 24, 2025

Item	Resolution 2025-XX: Approval of $19,669.83 Donation and Award Bid for Lake Ann Park Ballfield 4, 5, and 6 Improvements	
File No.		**Item No:** F.12
Agenda Section	**CONSENT AGENDA**	
Prepared By	Priya Wall, Recreation Manager	
Reviewed By	Jerry Ruegemer	

SUGGESTED ACTION

"The City Council adopts a resolution approving the acceptance of an $19,669.83 donation from the Chanhassen Athletic Association and approves the $19,669.83 bid of Minnesota Sodding Company for improvements at the Lake Ann Park Ballfields 4, 5, and 6."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

The Chanhassen Athletic Association (CAA) is a parent/adult-led organization that has successfully administered youth sports programs within the community for over 50 years.

CAA would like to donate $19,669.83 to the City of Chanhassen to finance necessary improvements at Lake Ann Park ballfields 4, 5, and 6.

BACKGROUND

The Chanhassen Athletic Association (CAA) has partnered with the city on numerous occasions to enhance local athletic facilities. Past contributions include the installation of scoreboards at Lake Susan Park and Lake Ann Park, dugout improvements at both parks, athletic lighting at Lake Susan Park, batting cage upgrades at Lake Ann Park, the remodeling of the Lake Ann ball field concession stand,

and installation of storage sheds at Bandimere Park and Lake Ann Park. Additionally, CAA has supported various field improvement projects over the years.

After 30 plus years of use, ballfields 4, 5, and 6 at Lake Ann Park are in need of repair. The base paths and infield edges have become built up. With years of use, the ag-lime has migrated beyond the infield areas while the grass continues to grow through, which creates a negative user experience for base runners and infielders. Staff have taken measures to mitigate the effects and reduce these raised edges; however, the scope of work and equipment required to fully address the underlying issues are beyond our current capabilities.

DISCUSSION

Ballfields 4, 5, and 6 at Lake Ann Park are some of Chanhassen's most heavily utilized athletic fields, hosting over 350 hours of youth and adult sports practices, games, and tournaments annually. These fields serve as key locations for local baseball and softball leagues, as well as other community recreation activities.

CAA's contribution will fund several key improvements, including the installation of new home plates and pitching rubbers, the removal and replacement of existing home plates, pitching rubbers, and base anchors, and the installation of three new sets of base anchors on each field at 60-, 65-, and 70-foot distances. Additional improvements include cutting sod to the designated arc, relocating ag-lime between fields, and completing 3D machine-controlled grading of the infields to ensure proper drainage. This field reconstruction and will ensure that Lake Ann Park ballfields 4, 5, and 6 are a safe and enjoyable destination for our local associations and all other user groups, while maintaining the city's strategic goal of maintaining our infrastructure to the highest level.

Quotes for the ballfield improvements were received from the following companies:
*Bolded low quote

Company	Quote
Minnesota Sodding Company	**$19,669.83**
JS Stewart Companies, Inc.	$ 21,755.00

The city recognizes and appreciates the CAA's ongoing generosity and commitment to enhancing Chanhassen's athletic facilities for over 50 years.

BUDGET

RECOMMENDATION

"Staff recommends that the City Council adopts a resolution approving the acceptance of an $19,669.83 donation from the Chanhassen Athletic Association and approves the $19,669.83 bid of Minnesota Sodding Company for improvements at the Lake Ann Park Ballfields."

ATTACHMENTS
CAA Ball Field Resolution

CAA Ball Field 4, 5, and 6 Donation Agreement
Minnesota Sodding Company Quote
JS Stewart Companies Inc. Quote
Quote Comparisons

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: November 24, 2025 **RESOLUTION NO: 2025-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION ACCEPTING A DONATION FROM CHANHASSEN ATHLETIC ASSOCIATION

BE IT RESOLVED that the Chanhassen City Council hereby accepts the donation from the Chanhassen Athletic Association of $19,669.83, for improvements to ball fields 4, 5, and 6 at Lake Ann Park.

BE IT FURTHER RESOLVED that city staff is hereby directed to prepare a letter to the Chanhassen Athletic Association thanking them for their contribution towards ball field improvements at Lake Ann Park.

PASSED AND ADOPTED by the Chanhassen City Council this 24th day of November 2025.

ATTEST:

_____ _____

Jenny Potter, City Clerk Elise Ryan, Mayor

YES	**NO**	**ABSENT**

AGREEMENT

THIS DONATION AGREEMENT ("Agreement") entered into this ____ day of _____ 2025, by and between the **CITY OF CHANHASSEN**, a Minnesota municipal corporation ("City"), and **CHANHASSEN ATHLETIC ASSOCIATION,** a Minnesota Nonprofit Corporation ("Donor").

NOW, THEREFORE, IN CONSIDERATION OF THEIR MUTUAL COVENANTS THE PARTIES AGREE AS FOLLOWS:

1. **Approval**. This Agreement is contingent upon the City Council adopting a resolution pursuant to Minnesota Statutes Section 465.03 accepting the donation subject to the terms of this agreement.

2. **Donation**. The Donor donates $19,669.83 to the City to cover, in full, improvements to ball fields 4, 5, and 6, as described in Exhibit A, at Lake Ann Park in Chanhassen ("Project"). The Donor shall make one payment to the City of $19,669.83 on or before December 31, 2025. If the City in its sole discretion decides not to proceed with the Project, the City will return any donated funds the City has received pursuant to this Agreement to the Donor. If Donor does not provide the payment to the City by the above date, the City may, in its sole discretion, decide not to proceed with the Project. No work may begin on the Project until Donor provides payment to the City.

3. **Naming**. A plaque will be installed by the City in a location adjacent to the Project to recognize the donation.

4. **Maintenance**. The Project shall be maintained by the City of Chanhassen.

5. **Decommissioning**. The Project may be decommissioned based on the following reasons at the City's discretion:

a. The Project has reached the end of its useful life.
b. The Project is damaged to a point where repair becomes financially burdensome to the City.
c. The City Council determines that the site is needed for another public use.

6. **Termination.** This Agreement may be terminated:

a. By either party upon material breach by the other, provided that the breaching party fails to cure such breach within (10) days after written notice;
b. By mutual written agreement of the parties.

If terminated without cause by the Donor, Donor shall remain responsible for any donations already agreed upon.

7. **Severability.** If any provision, term, or condition of this Agreement is found to be or become unenforceable or invalid, it shall not affect the remaining provisions, terms, and

conditions of this Agreement, unless such invalid or unenforceable provision, term, or condition renders this Agreement impossible to perform. Such remaining terms and conditions of the Agreement shall continue in full force and effect and shall continue to operate as the parties' entire agreement.

8. **Force Majeure.** Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a party's financial inability to perform its obligations hereunder.

9. **Relationship of the Parties.** Nothing contained in this Agreement shall be deemed or construed as creating a joint venture or partnership between the parties.

10. **Waivers.** Failure of either party to object to any default, or to any other act or omission of the other, which is in violation of the terms of this Donation Agreement, will not be deemed a waiver of the right to object to any subsequent default, act or omission, whether similar or dissimilar.

11. **Governing Law and Venue.** This Donation Agreement will be governed by the laws of the State of Minnesota, without reference to its conflict of laws provisions. Any legal proceeding arising from this Donation Agreement will be venued in the state or federal courts with jurisdiction in Carver County, Minnesota.

12. **Data Practices.** Donor acknowledges that the City is subject to the Minnesota Government Data Practices Act, Minnesota Statues, Chapter 13, and its associated Rules (the "Act"), as well as other state or federal law applicable to government data. Donor further acknowledges and understands that this Donation Agreement and the data provided by Donor in this Donation Agreement will become subject to the Act and will be classified pursuant to the Act. The City will use any Donor data solely for purposes of the Program, and will not disclose Donor data except as may be required by the Act, other applicable law, or Order of a court of competent jurisdiction.

13. **Entire Agreement.** This Agreement represents the entire agreement of the parties and is a final, complete, and all inclusive statement of the terms thereof, and supersedes and terminates any prior agreement(s), understandings, or written or verbal representations made between the parties with respect thereto.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

CITY:
CITY OF CHANHASSEN:

By: _____
Elise Ryan, Mayor

By: _____
Laurie Hokkanen, City Manager

DONOR:
CHANHASSEN ATHLETIC ASSOCIATION:

By: _____
Its:_____

CHANHASSEN ATHLETIC ASSOCIATION
PO BOX 113
CHANHASSEN, MN 55317

Sales: Roger Weinbrenner

Chanhassen- Lake Ann Fields 4,5 & 6 Edge and Grade

PO Box 113 Chanhassen, MN 55317

Est ID: EST5772894
Date: Oct-02-2025

Edge & Machine Control Grade Fields 4, 5 & 6 — $19,669.83

- Mark a uniform arc on Fields 4,5 & 6
- Sod cut to the marked arc and pile spoils at client designated location
- Remove existing homeplates. pitching rubbers and base anchors
- Move ag-lime between fields based on Survey results
- 3D Machine Control Grade the infields to the prescribed elevation plan for proper drainage
- Install new Bulldog homeplates and pitching rubbers at the correct locations and elevations, supplied by the client
- Install 3 sets of new base anchors on each field(27 total) at 60ft., 65ft., and 70ft at the proper loacations and elevations, included in this bid.
- This proposal includes all equipment, mobilization, materials and a 3 man crew for 2 days to complete the scope of work above.
- ***ALL HEADS AROUND THE INFIELD ARCS TO BE MARKED BEFORE WE ARRIVE ON SITE.***

QUOTE IS GOOD FOR 30 DAYS

-

Subtotal	**$19,669.83**
Taxes	**$0.00**
Estimate Total	**$19,669.83**

Contractor: Roger Weinbrenner

Client:

Signature Date: 11/15/2025

Signature Date:

Email: rweinbrenner@mnsodco.com

CHANHASSEN ATHLETIC ASSOCIATION
PO BOX 113
CHANHASSEN, MN 55317

Sales: Roger Weinbrenner

Chanhassen- Lake Ann Fields 4,5 & 6 Edge and Grade

PO Box 113 Chanhassen, MN 55317

Est ID: EST5772894
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- This proposal includes all equipment, mobilization, materials and a 3 man crew for 2 days to complete the scope of work above.
- ***ALL HEADS AROUND THE INFIELD ARCS TO BE MARKED BEFORE WE ARRIVE ON SITE.***

QUOTE IS GOOD FOR 30 DAYS

-

Subtotal	**$19,669.83**
Taxes	**$0.00**
Estimate Total	**$19,669.83**

Contractor: Roger Weinbrenner

Client:

Signature Date: 11/15/2025

Signature Date:

Email: rweinbrenner@mnsodco.com

JS Stewart companies, inc.
Excavating Contractors

11159 5th St NE Hanover, MN 55341 763-424-9030 Office 763-424-9040 Fax
info@jsstewart.com www.jsstewart.com

November 19, 2025

Chanhassen Athletic Association

Lake Ann Fields Renovation Project Proposal

Fields 4, 5, and 6

Sod cut outfield arcs, remove & dispose of material on site		
Remove existing base anchors, home plates & pitching rubbers		
Regrade infields using existing ag-lime		
Install new home plates, pitching rubbers & 27 base anchors	**$**	**21,755.00**

Sincerely,

James S. Stewart

Lake Ann Park Ballfield Improvement Bids

	Minnesota Sodding Company	JS Stewart Companies, Inc.
Ballfields 4, 5, and 6		
Infield & Outfield Improvements	$19,669.83	$21,755.00
TOTAL	$19,669.83	$21,755.00

City Council Item

November 24, 2025

Item	Resolution 2025-XX Accepting Public Streets, Utilities, and Stormwater Infrastructure associated with the Audubon Business Park Development	
File No.	N/A	**Item No:** F.13
Agenda Section	**CONSENT AGENDA**	
Prepared By	Mackenze Grunig, Project Engineer	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council adopts a Resolution accepting the public streets, utilities, and storm water improvements associated with the Audubon Business Park Development for perpetual maintenance and ownership."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

Acceptance of the public street, utility, and stormwater improvements within the Audubon Business Park development.

BACKGROUND

The Audubon Business Park project has completed all the punch list items and requests that the city to accept the public street, utility, and stormwater improvements.

DISCUSSION

This action includes accepting all public improvements constructed by the development. There will be a 2-year warranty on the improvements from the date of acceptance.

BUDGET

N/A

RECOMMENDATION

Staff recommends accepting the public street, utility, and stormwater improvements.

ATTACHMENTS

Resolution
Civil Construction Plans 10-11-23

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: November 24, 2025 RESOLUTION NO: 2025-XX

MOTION BY: SECONDED BY:

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS IN THE AUDUBON BUSINESS PARK

WHEREAS, the City has received a letter from Nicholas Adam, PE., the Engineer of Record for The Audubon Business Park, indicating the public streets, utilities, and storm water improvements have been completed in conformance with the approved plans and specifications; and

WHEREAS, City staff has performed a walk-through inspection and finds the improvements acceptable for perpetual maintenance and ownership.

NOW, THEREFORE, BE IT RESOLVED by the Chanhassen City Council:

1. The public streets, utility, and storm water improvements in The Audubon Business Park, are accepted for perpetual maintenance and ownership subject to the conditions provided in this resolution.

2. The acceptance is conditioned upon the developer providing a 2-year warranty bond for all public improvements.

PASSED AND ADOPTED by the Chanhassen City Council this 24th day of November, 2025.

ATTEST:

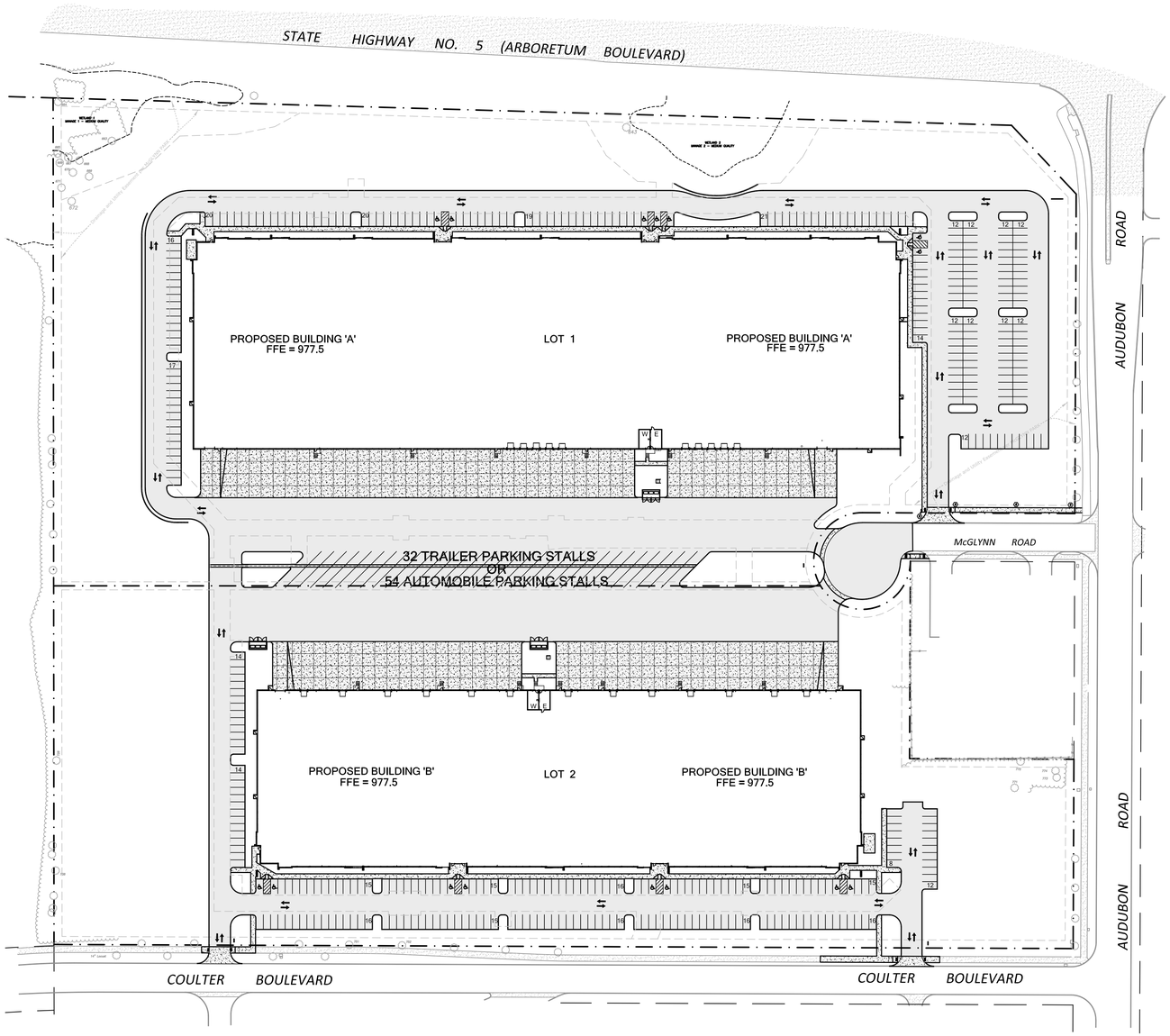
Jenny Potter, City Clerk

Elise Ryan, Mayor

YES **NO** **ABSENT**

AUDUBON BUSINESS PARK

CHANHASSEN, MN



VERTICAL DATUM = NAVD88

N

SHEET INDEX

TITLE	SHEET NO.
COVER SHEET	C0
SITE DEMOLITION PLAN	C1–C5
SITE DIMENSION PLAN	C6–C10
GRADING, DRAINAGE & EROSION CONTROL PLAN	C11–C15
UTILITY PLAN	C16–C20
WATERMAIN PLAN & PROFILE	C21–C28
DETAILS	C29–C30
CITY STANDARD DETAILS	C31–C34
SWPPP	C35
WETLAND BUFFER SIGNAGE PLAN	C36
TREE PRESERVATION PLAN	C37–C42

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

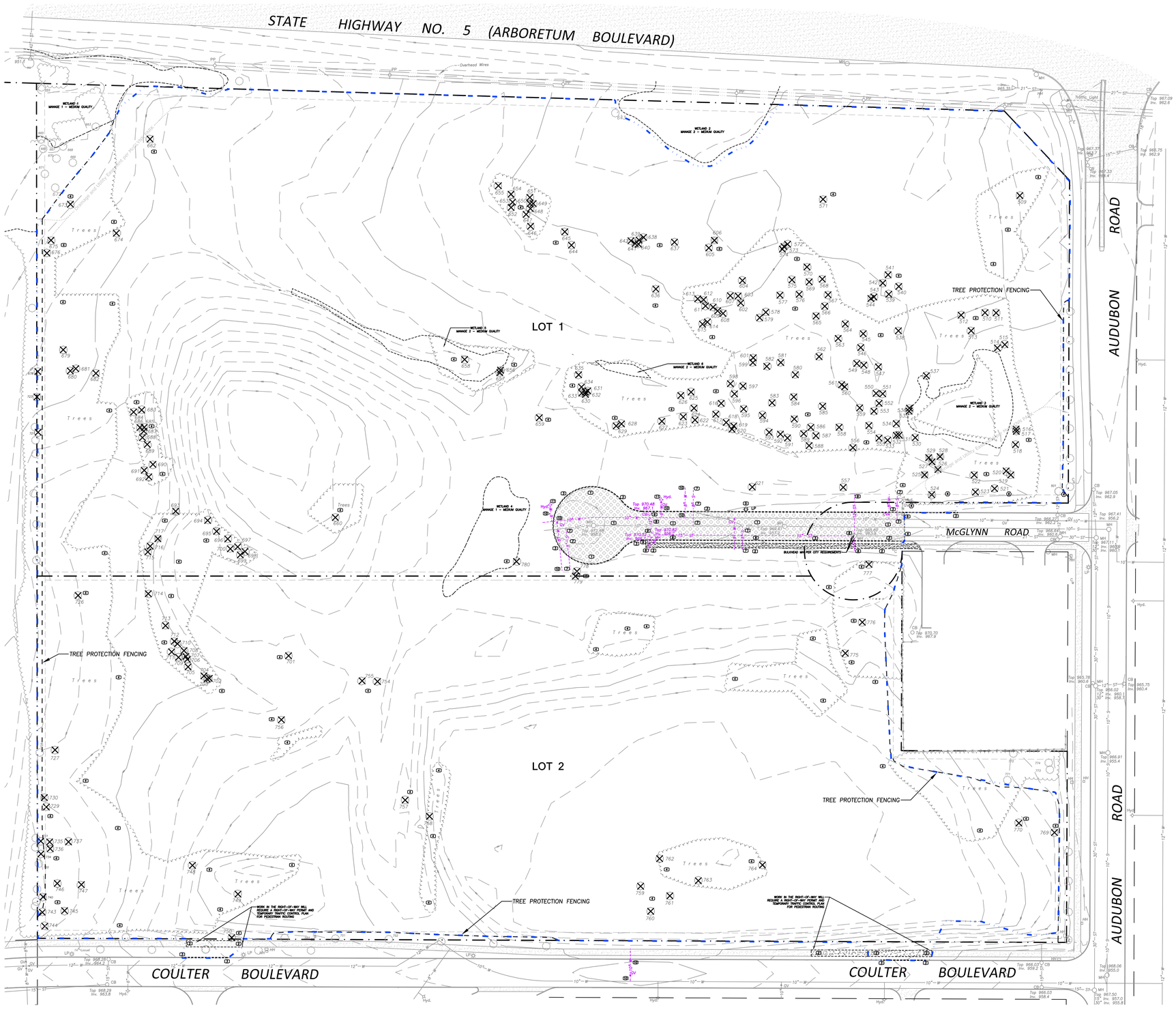
Name Nicholas P. Adam Date 10-11-23 Reg. No. 43856

Issued	
3-19-23	RPBCWD SUBMITTAL
6-2-23	DRC SUBMITTAL
6-16-23	CITY SUBMITTAL
7-27-23	ADDRESS RPBCWD COMMENTS
8-2-23	ADDRESS CITY COMMENTS
8-30-23	ADDRESS RPBCWD COMMENTS
10-11-23	FOR PERMIT

COVER SHEET
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER

C0



DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove concrete pavement
3 – Remove curb & gutter
4 – Remove tree(s)
5 – Remove light pole
6 – Full depth bituminous sawcut
7 – Remove sanitary sewer service pipe to 2' from the main and cap
8 – Remove storm sewer pipe
9 – Remove storm sewer structure
10 – Remove water main pipe
11 – Remove & salvage hydrant

NOTE: COORDINATE WITH CITY ON MEANS/METHOD OF UTILITY REMOVALS IF QUESTIONS ARISE.

NOTE: THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48–HOUR NOTICE TO THE PUBLIC WORKS DEPARTMENT FOR PLANNED WATER MAIN SHUTDOWNS. THESE SHUTDOWNS MAY ONLY OCCUR BETWEEN THE HOURS OF 9 A.M. – 3 P.M., UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, AND SHALL BE PLANNED BY THE CONTRACTOR IN A MANNER SUCH TO MINIMIZE THE IMPACT TO SURROUNDING USERS TO THE MAXIMUM EXTENT PRACTICABLE.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING WATERMAIN TO BE REMOVED
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONTOUR
- EXISTING ELEVATION
- CONSTRUCTION LIMITS
- TREE PROTECTION FENCING

N

0 30 60 120 180
Scale in Feet

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OVERALL SITE DEMOLITION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C1

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)

WETLAND 1
MANAGE 1 – MEDIUM QUALITY

Drainage and Utility Easement per McGLYNN PARK

Overhead Wires

PP

Trees

LOT 1

WETLAND 5
MANAGE 2 – MEDIUM QUALITY

WETLAND 4
MANAGE 1 – MEDIUM QUALITY

MANA

MATCH LINE
SEE SHEET C3

MATCH LINE
SEE SHEET C4

Top 970.48
Inv. 967.1
CB

Top 970.82
Inv. 966.2

Top 970.52
Inv. 966.7
MH

Top 972.48
Inv. 955.0

Hyd.

Gv.

GOPHER STATE ONE CALL

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

DEMOLITION NOTES

1 – Remove bituminous pavement
2 – Remove concrete pavement
3 – Remove curb & gutter
4 – Remove tree(s)
5 – Remove light pole
6 – Full depth bituminous sawcut
7 – Remove sanitary sewer service pipe to 2' from the main and cap
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- 123 — EXISTING TREE TO BE REMOVED
- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- W — EXISTING WATERMAIN TO BE REMOVED
- S — EXISTING SANITARY SEWER TO BE REMOVED
- ST — EXISTING STORM SEWER TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- 980 — EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION
- CONSTRUCTION LIMITS
- TREE PROTECTION FENCING

N

0 15 30 60 90
Scale in Feet

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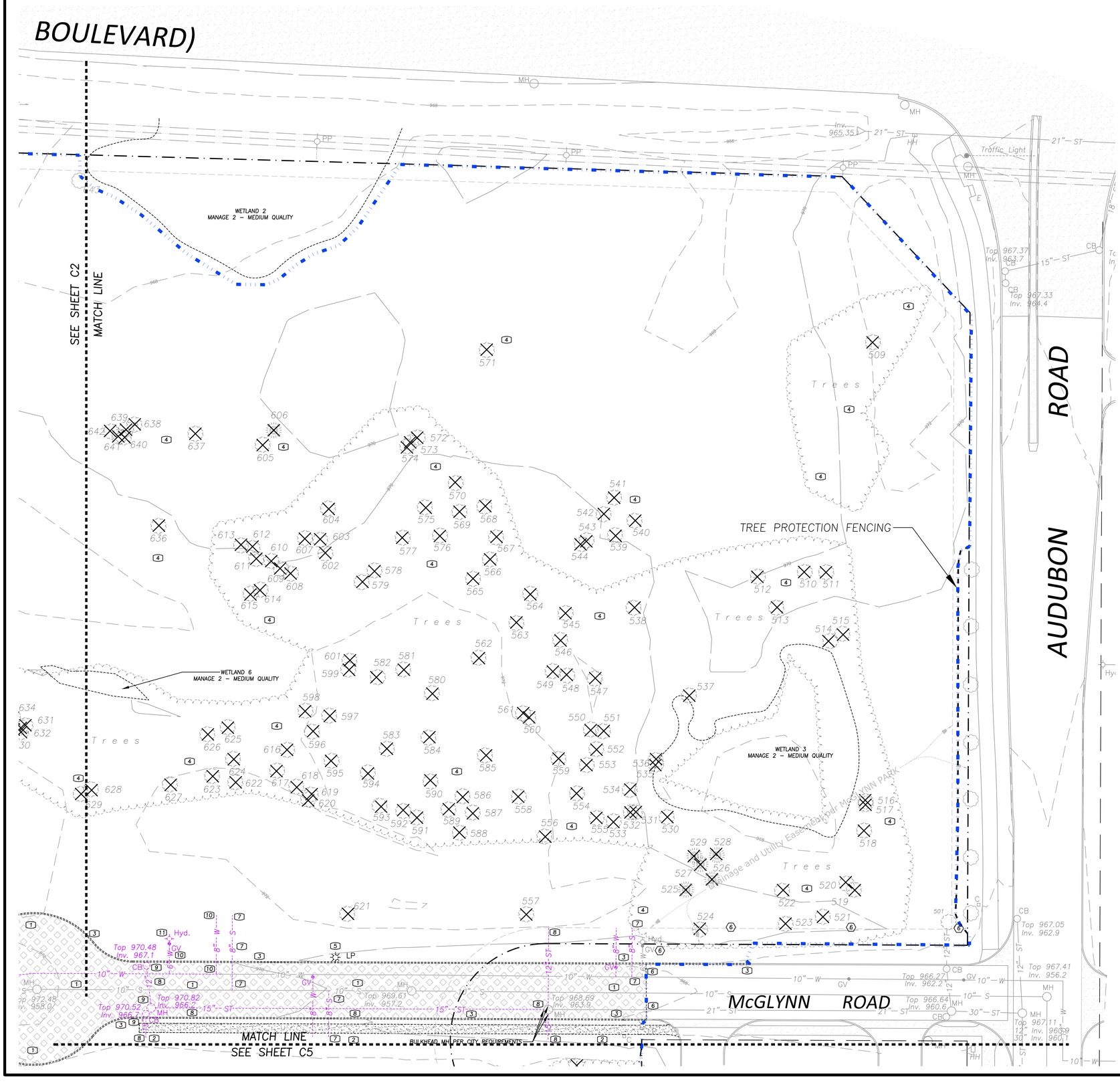
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SITE DEMOLITION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C2



GOPHER STATE ONE CALL

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MN. TOLL FREE 1–800–252–1166

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- CONSTRUCTION LIMITS
- TREE PROTECTION FENCING

N

0 15 30 60 90
Scale in Feet

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SITE DEMOLITION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C3

SEE SHEET C2
MATCH LINE

WETLAND 4
MANAGE 1 – MEDIUM QUALITY

TREE PROTECTION FENCING

LOT 2

MATCH LINE
SEE SHEET C5

TREE PROTECTION FENCING

WORK IN THE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT AND TEMPORARY TRAFFIC CONTROL PLAN FOR PEDESTRIAN ROUTING

COULTER BOULEVARD

GOPHER STATE ONE CALL

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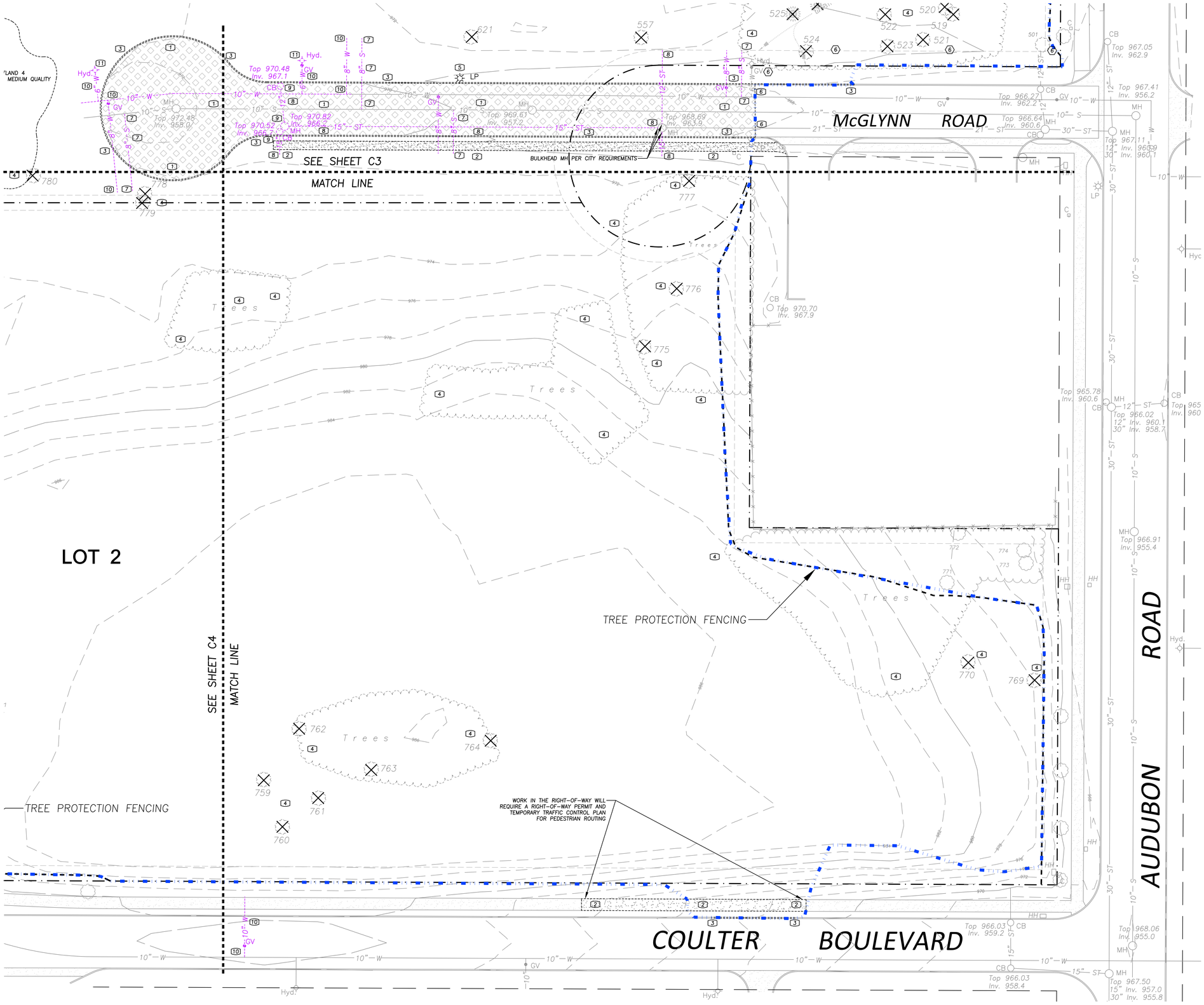
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SITE DEMOLITION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C4



GOPHER STATE ONE CALL

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MN. TOLL FREE 1-800-252-1166

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- CONSTRUCTION LIMITS
- TREE PROTECTION FENCING

N

0 15 30 60 90
Scale in Feet

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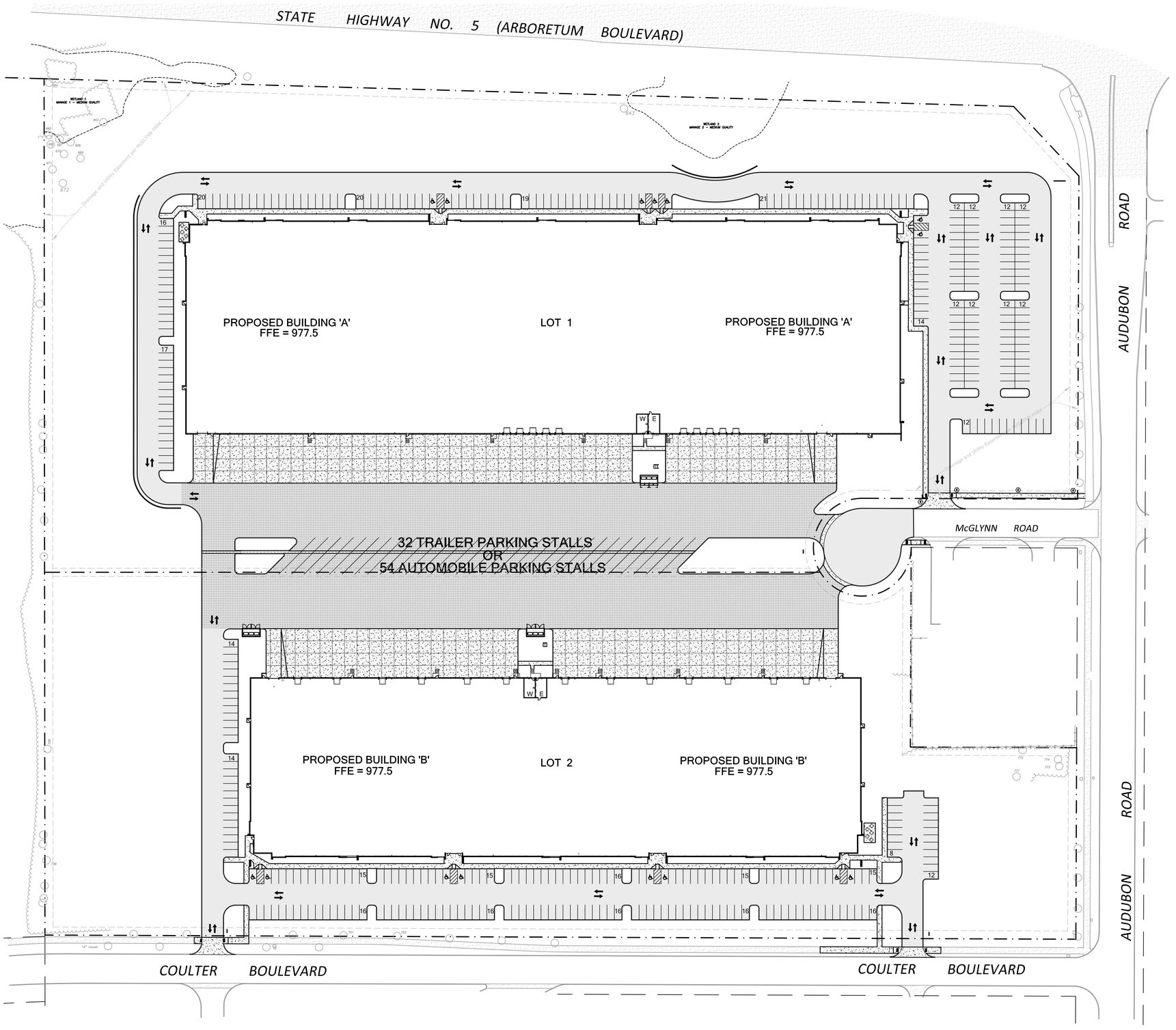
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FOR PERMIT	10-11-23

SITE DEMOLITION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C5



SITE SUMMARY – LOT 1

SITE AREA = 16.38 ACRES
DISTURBED AREA = 16.04 ACRES
EXISTING IMPERVIOUS AREA = 0.48 ACRES (Ex. Road in ROW)
POST CONSTRUCTION IMPERVIOUS AREA = 10.77 ACRES (65.7%)

DEDICATED DRAINAGE & UTILITY EASEMENT AREA = 2.90 ACRES (126,327 S.F.)

SITE SUMMARY – LOT 2

SITE AREA = 11.96 ACRES
DISTURBED AREA = 11.72 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 7.72 ACRES (64.5%)

DEDICATED DRAINAGE & UTILITY EASEMENT AREA = 1.31 ACRES (56,848 S.F.)

RECONSTRUCTED IMPERVIOUS AREA IN ROW = 0.20 ACRES

MCGLYNN DRIVE DEDICATED RIGHT-OF-WAY = 0.87 ACRES (37,898 S.F.)
COULTER BOULEVARD DEDICATED RIGHT-OF-WAY = 0.86 ACRES (37,436 S.F.)

PARKING STALLS PROVIDED – NORTH LOT

STANDARD STALLS	ACCESSIBLE STALLS	PROOF	TOTAL
228	7	54	289

PARKING STALLS PROVIDED – SOUTH LOT

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
196	8	204

SITE NOTES

1. All dimensions between curbing and to radius points are to face of curb.
2. All dimensions abutting curbs are to back of curb.
3. All curb and gutter on private property shall be type B-612 unless otherwise noted.
4. Construct drives/entrances according to City of Chanhassen Std. Plates.
5. All parking stall striping width is 9.00' unless otherwise noted.
6. An encroachment agreement is required for sidewalk with the easement.

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 30 60 120 180
Scale in Feet

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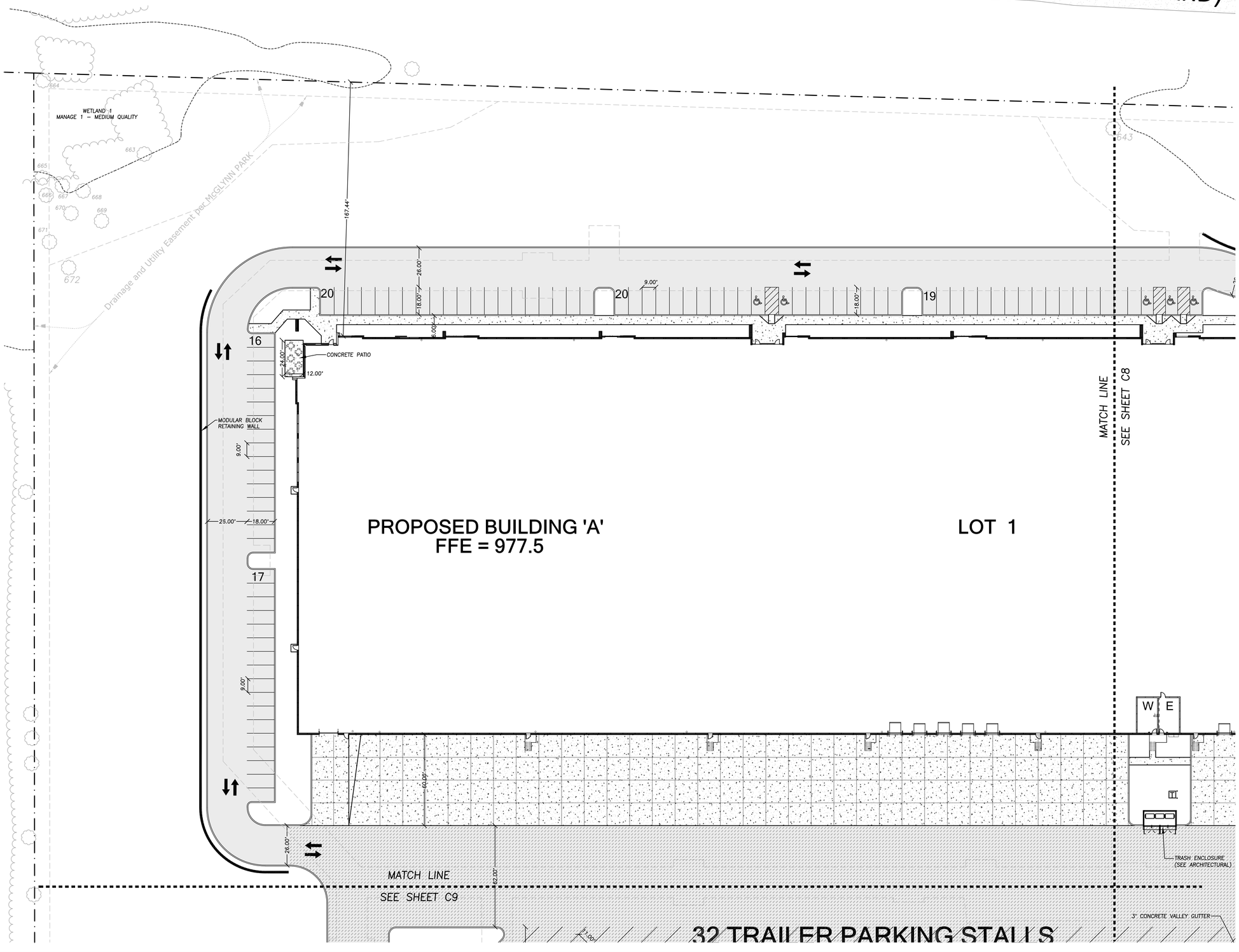
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OVERALL SITE DIMENSION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C6

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)



LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 15 30 60 90
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SITE DIMENSION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C7

WETLAND 2
MANAGE 2 – MEDIUM QUALITY

MONUMENT SIGN
(SEE ARCHITECTURAL SHEET A3)

MODULAR BLOCK RETAINING WALL

SEE SHEET C7
MATCH LINE

LOT 1

PROPOSED BUILDING 'A'
FFE = 977.5

SEE SHEET C6 FOR SITE NOTES

RKING STALLS
R
PARKING STALLS

TRASH ENCLOSURE
(SEE ARCHITECTURAL)

MATCH LINE
SEE SHEET C10

3' CONCRETE VALLEY GUTTER

DIRECTIONAL SIGN
(SEE ARCHITECTURAL SHEET A3)

COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207

CUL-DE-SAC PER CITY DETAIL 5205

CONCRETE SIDEWALK PER CITY DETAIL 5214

PEDESTRIAN RAMPS W/TRUNCATED DOMES PER CITY STANDARDS

McGLYNN ROAD

AUDUBON ROAD

Drainage and Utility Easements per PLAT OF TOWN PARK

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
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N

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SITE DIMENSION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C8

SEE SHEET C7
MATCH LINE

32 TRAILER PARKING STALLS
OR
54 AUTOMOBILE PARKING STALLS

PROPOSED BUILDING 'B'
FFE = 977.5

LOT 2

MATCH LINE
SEE SHEET C10

SEE SHEET C6 FOR SITE NOTES

TRASH ENCLOSURE (SEE ARCHITECTURAL)
3" CONCRETE VALLEY GUTTER
3" CURB OPENING
DIRECTIONAL SIGN (SEE ARCHITECTURAL SHEET A3)
COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207
CONCRETE SIDEWALK PER CITY DETAIL 5214

COULTER BOULEVARD

14" Locust

LEGEND
- BOUNDARY/ROW/BLOCK LINE
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued
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- 6-2-23 DRC SUBMITTAL
- 6-16-23 CITY SUBMITTAL
- 7-27-23 ADDRESS RPBCWD COMMENTS
- 8-2-23 ADDRESS CITY COMMENTS
- 8-30-23 ADDRESS RPBCWD COMMENTS
- 10-11-23 FOR PERMIT

SITE DIMENSION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C9

RKING STALLS
R
PARKING STALLS

TRASH ENCLOSURE (SEE ARCHITECTURAL)

SEE SHEET C8
MATCH LINE

3' CONCRETE VALLEY GUTTER

62.00'

COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207

28.00'

DIRECTIONAL SIGN (SEE ARCHITECTURAL SHEET A3)

26.00'

6.00'

DIRECTIONAL SIGN (SEE ARCHITECTURAL SHEET A3)

COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207

6.00'

CUL-DE-SAC PER CITY DETAIL 5205

R15.00'

McGLYNN ROAD

CONCRETE SIDEWALK PER CITY DETAIL 5214

3.75'

R48.00'

PEDESTRIAN RAMPS W/TRUNCATED DOMES PER CITY STANDARDS

36.00'

62.00'

COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207

TRASH ENCLOSURE (SEE ARCHITECTURAL)

W E

SEE SHEET C9
MATCH LINE

LOT 2

PROPOSED BUILDING 'B'
FFE = 977.5

772 774 771 773

CONCRETE PATIO

14.00'
24.00'

6.00'

9.00'

18.00' 26.00' 18.00'

8

16 15 15 12

9.00'

16 16 16

18.00'
26.00'
100.00'

DIRECTIONAL SIGN (SEE ARCHITECTURAL SHEET A3)

26.00'

6.00'

77.75'

CONCRETE SIDEWALK PER CITY DETAIL 5214

COULTER BOULEVARD

COMMERCIAL CONCRETE DRIVEWAY APRON PER CITY DETAIL 5207

AUDUBON ROAD

SEE SHEET C6 FOR SITE NOTES

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS

N

0 15 30 60 90
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
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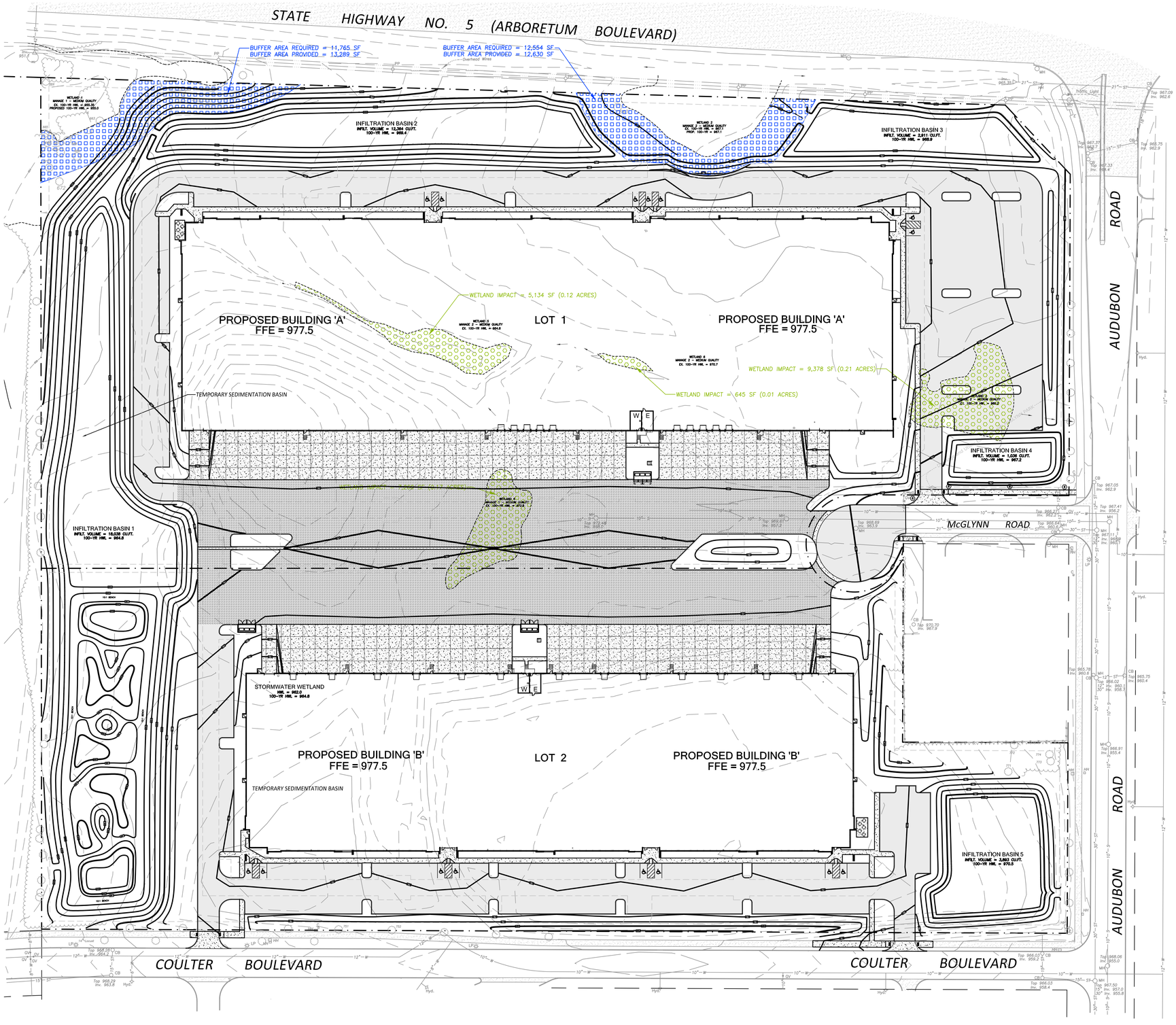
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ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

SITE DIMENSION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C10



VERTICAL DATUM = NAVD88

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- 1050 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

PARTY RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES

North Pine Aggregate Inc.
14551 Lake Drive
Forest Lake, MN 55025
ATTN: Tara Jensen
612-309-5670

SEE SHEET C13 FOR GRADING AND EROSION CONTROL NOTES

N

0 30 60 120 180
Scale in Feet

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8-30-23	ADDRESS DRC COMMENTS
10-11-23	FOR PERMIT

OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN AUDUBON BUSINESS PARK CITY OF CHANHASSEN

SHEET NUMBER
C11

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)

BUFFER AREA REQUIRED = 11,765 SF
BUFFER AREA PROVIDED = 13,289 SF

BUFFER AREA REQUIRED = 12,554 SF
BUFFER AREA PROVIDED = 12,630 SF

WETLAND 1
MANAGE 1 – MEDIUM QUALITY
EX. 100-YR HWL = 955.35
PROPOSED 100-YR HWL = 955.0

INFILTRATION BASIN 2
INFILT. VOLUME = 12,364 CU.FT.
100-YR HWL = 969.4

CS 2
TOP 966.6

CS 1
TOP 962.2

CB 6
TOP 974.6
EOF 975.10
TW 975.0
BW 970.0
HT 5.0'

CB 5 W/PRESERVER
TOP 975.1

CB 4 W/PRESERVER
TOP 973.7

CB 3 W/PRESERVER
TOP 973.7

HYD C
HYD E
HYD B

MODULAR BLOCK RETAINING WALL

TW 975.5
BW 970.0
HT 5.5'

TW 972.0
BW 964.0
HT 8.0'

TW 971.5
BW 968.0
HT 3.5'

TW 972.0
BW 968.0
HT 4.0'

TW 973.5
BW 973.5
HT 0.0'

EXISTING WETLAND OUTLET ELEVATION

WETLAND IMPACT = 5,134 SF (0.12 ACRES)

WETLAND 5
MANAGE 2 – MEDIUM QUALITY
EX. 100-YR HWL = 964.8

WETLAND IMPACT = 7,260 SF (0.17 ACRES)

WETLAND 4
MANAGE 1 – MEDIUM QUALITY
EX. 100-YR HWL = 972.8

PROPOSED BUILDING 'A'
FFE = 977.5

LOT 1

TEMPORARY SEDIMENTATION BASIN

- RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION.
- THE PROPOSED BOTTOM OF THE BASIN SHALL BE 1' HIGHER THAN THE FINISHED GRADE OF THE BIOFILTRATION BASIN.
- AFTER THE SITE HAS BEEN STABILIZED, THE TEMP BASIN SHALL BE CLEANED OUT AND EXCAVATED PER PLAN.
- PLUG OUTLET CONTROL STRUCTURE PIPE UNTIL BASIN HAS BEEN FULLY STABILIZED.
- SEE DETAIL PLATE 7/C29.

INFILTRATION BASIN 1
INFILT. VOLUME = 18,038 CU.FT.
100-YR HWL = 964.8

RECONSTRUCT TOP OF MH
MH 101
TOP 970.6
INV 958.0

MH 101
TOP 970.2

CB 11
TOP 969.2

CB 12A
TOP 969.2

MATCH LINE
SEE SHEET C14

MATCH LINE
SEE SHEET C13

SEE SHEET C13 FOR GRADING AND EROSION CONTROL NOTES

N

0 15 30 60 90
Scale in Feet

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- (1050) PROPOSED CONTOUR
- (1023.54) PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- PROPOSED EC BLANKET TRM CATEGORY 72 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

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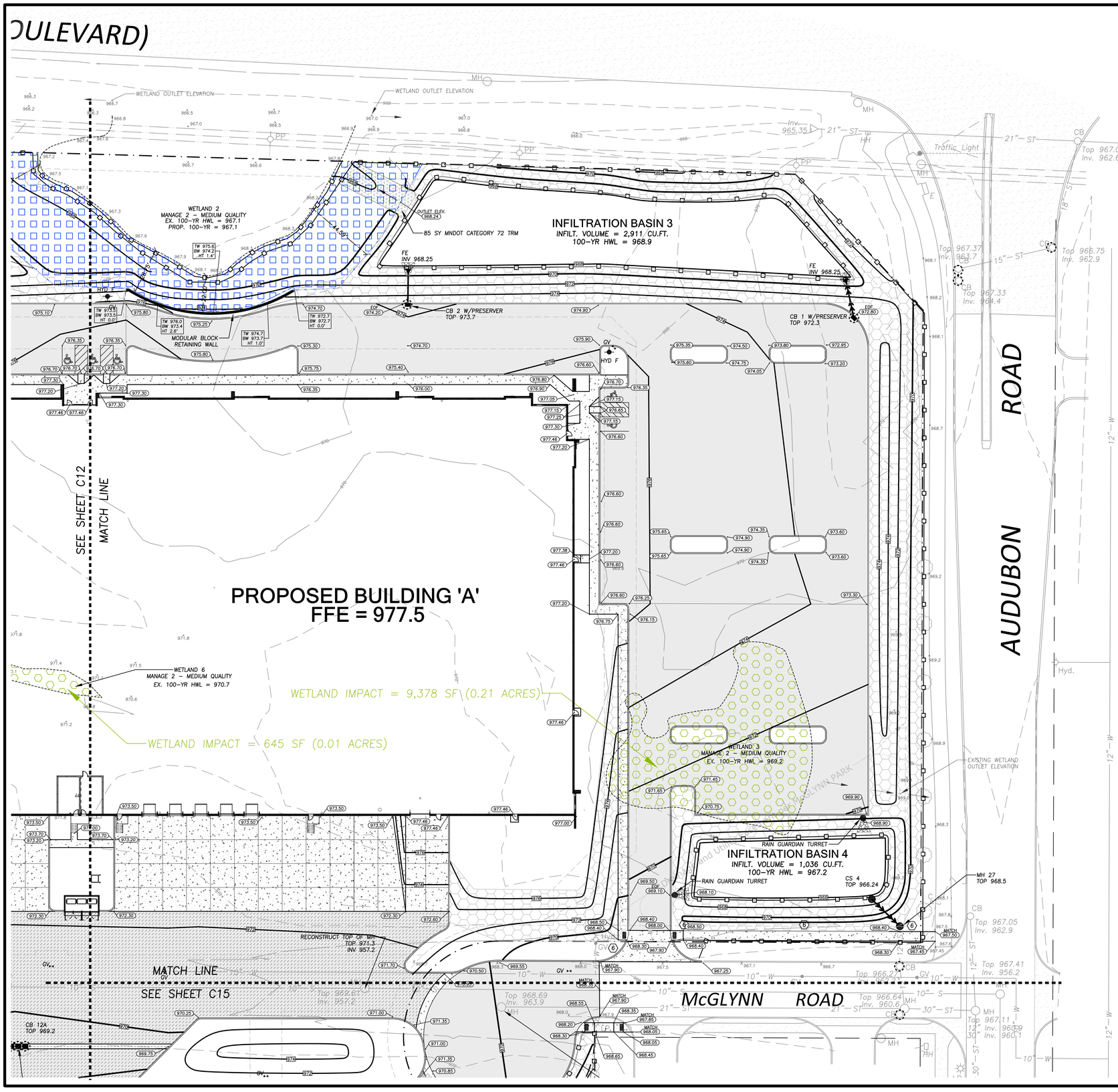
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GRADING, DRAINAGE & EROSION CONTROL PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C12



GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.
3 – Place 6–inches of topsoil over all areas to be re–established with turf or planting bed areas for final stabilization. Topsoil shall contain at least 5% organic content.
4 – See Landscape Plans for permanent vegetation.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep and vacuum paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
7 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
8 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
9 – Provide EC Blanket on all 3:1 slopes.
10 – Reestablish all disturbed areas within wetland buffers using the native vegetation seed mix on Sheet C30.

INSPECTION AND MAINTENANCE

– The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
– All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
– Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
– All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
– Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of the sediment reaches 1/2 the storage volume. Removal must be completed within 72 hours of discovery.
– Surface waters and conveyance systems must be inspected for evidence of sediment being deposited. Removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints.
– Construction site vehicle exit locations must have sediment removed from off–site paved surfaces within 24 hours of discovery.
– Infiltration areas shall be graded to finished grade when all contributing drainage areas have been stabilized. Protect infiltration area from sediment and heavy equipment compaction during/after construction with silt fence.

POLLUTION PREVENTION MANAGEMENT

– All solid waste must be disposed of off–site per the MPCA disposal requirements.
– All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

RPBCWD STANDARD EROSION CONTROL NOTES

a. Natural topography and soil conditions must be protected, including retention onsite of native topsoil to the greatest extent possible.
b. Additional measures, such as hydraulic mulching and other practices as specified by the District must be used on slopes of 3:1 (H:V) or steeper to provide adequate stabilization.
c. Final site stabilization measures must specify that at least six inches of topsoil or organic matter be spread and incorporated into the underlying soil during final site treatment wherever topsoil has been removed.
d. Construction site waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste must be properly managed.
e. All temporary erosion and sediment control BMPs must be maintained until completion of construction and vegetation is established sufficiently to ensure stability of the site, as determined by the District.
f. All temporary erosion and sediment control BMPs must be removed upon final stabilization.
g. Soil surfaces compacted during construction and remaining pervious upon completion of construction must be decompacted to achieve a soil compaction testing pressure of less than 1,400 kilopascals or 200 pounds per square inch in the upper 12 inches of the soil profile while taking care to protect utilities, tree roots, and other existing vegetation.
h. All disturbed areas must be stabilized within 7 calendar days after land–disturbing work has temporarily or permanently ceased on a property that drains to an impaired water, within 14 days elsewhere.
i. The permittee must, at a minimum, inspect, maintain and repair all disturbed surfaces and all erosion and sediment control facilities and soil stabilization measures every day work is performed on the site and at least weekly until land–disturbing activity has ceased. Thereafter, the permittee must perform these responsibilities at least weekly until vegetative cover is established. The permittee will maintain a log of activities under this section for inspection by the District on request.
j. Activities must be conducted so as to minimize the potential transfer of aquatic invasive species (e.g., zebra mussels, eurasion watermilfoil, etc.) to the maximum extent possible.

PARTY RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES
North Pine Aggregate Inc.
14551 Lake Drive
Forest Lake, MN 55025
ATTN: Tara Jensen
612-309-5670

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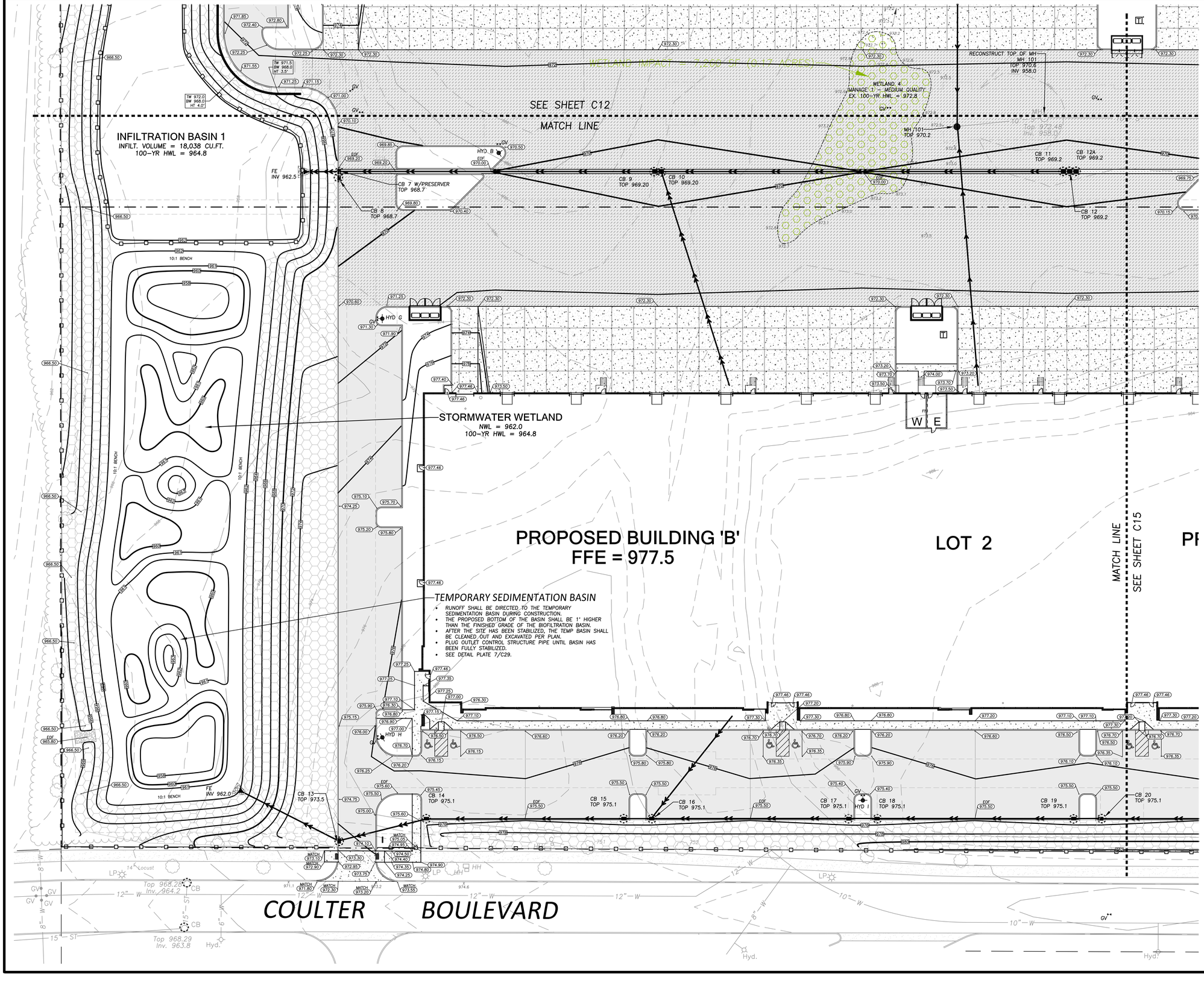
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FOR PERMIT	10-11-23

GRADING, DRAINAGE & EROSION CONTROL PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C13



PROGRESS PRINT
10-9-23

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- 1050 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

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SEE SHEET C13 FOR GRADING AND EROSION CONTROL NOTES

N

0 15 30 60 90
Scale in Feet

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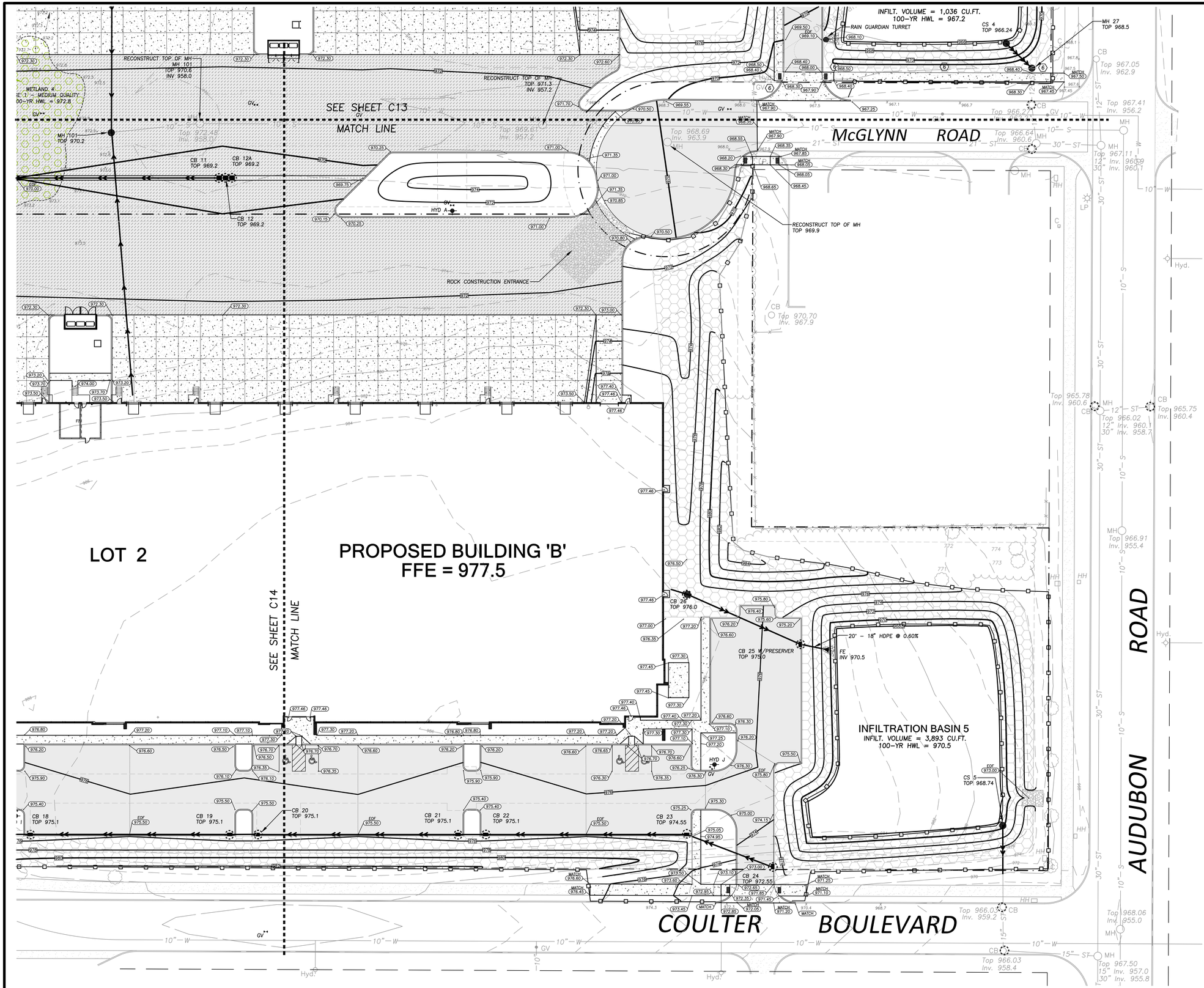
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GRADING, DRAINAGE & EROSION CONTROL PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C14



LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- PROPOSED HEAVY DUTY BITUMINOUS
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- T — EXISTING BURIED TELEPHONE LINE
- TV — EXISTING BURIED TELEVISION LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

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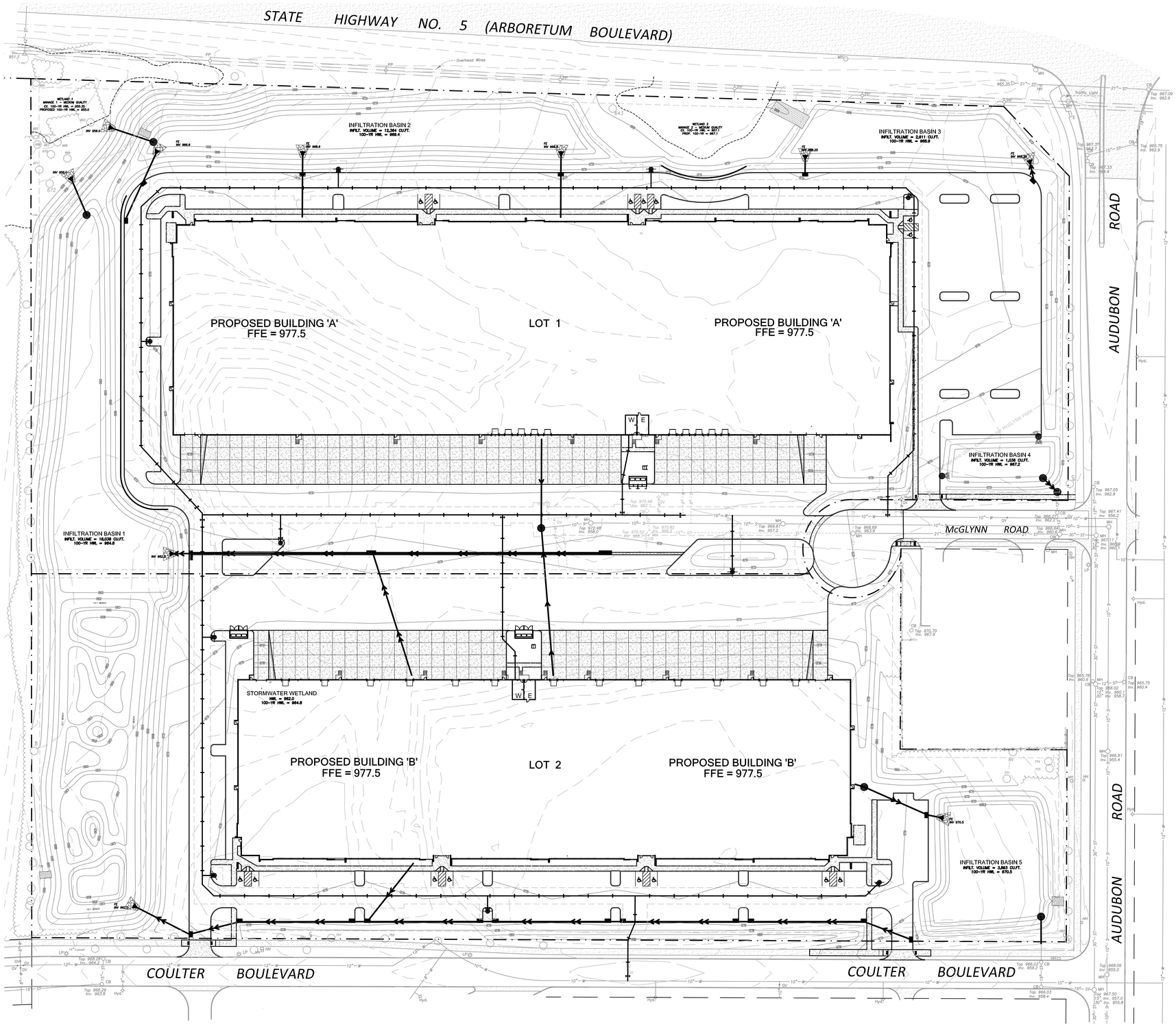
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8-30-23	ADDRESS RPBCWD COMMENTS
10-11-23	FOR PERMIT

GRADING, DRAINAGE & EROSION CONTROL PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C15



LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- 1050 PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
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- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

SEE SHEET C18 FOR UTILITY NOTES, CATCH BASIN/MANHOLE SCHDEULE AND HYDRANT SCHEDULE

N

0 30 60 120 180
Scale in Feet

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OVERALL UTILITY PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C16

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)

WETLAND 1
MANAGE 1 – MEDIUM QUALITY
EX. 100-YR HWL = 955.35
PROPOSED 100-YR HWL = 955.0

Inv 951.1

Overhead Wires

Drainage and Utility Easement per McGLYNN PARK

FE INV 956.0
57' – 10" HDPE @ 5.26%
CS 2 TOP 966.6 INV 959.0
FE INV 966.6
43' – 12" HDPE @ 0.93%
CB 5 W/PRESERVER TOP 975.1 INV 970.0 (SW) INV 967.0 (NE) INV 963.0 (SUMP)

INFILTRATION BASIN 2
INFILT. VOLUME = 12,364 CU.FT.
100-YR HWL = 969.4

26' – 18" HDPE @ 1.54%
FE INV 966.6
CB 4 W/PRESERVER TOP 973.7 INV 967.0 INV 963.0 (SUMP)
HYD D
GV
23' – 6" PVC C900 (4)
6" X 6" TEE
54' – 18" PVC @ 1.11% MIN.
ROOF DRAIN SERVICE INV 967.6

26' – 18" HDPE @ 1.54%
FE INV 966.6
CB 3 W/PRESERVER TOP 973.7 INV 967.0 INV 963.0 (SUMP)
955' – 6" PVC C900 (4)
54' – 18" PVC @ 1.11% MIN.
ROOF DRAIN SERVICE INV 967.6
HYD E
GV
23' – 6" F
6" X 6"

50' – 12" HDPE @ 1.00%
GROUT 3' – 8" PVC INTO 12" HDPE
CS 1 TOP 962.27 INV 956.5

51' – 12" HDPE @ 1.96%
CB 6 TOP 974.6 INV 971.0
6" – 45° BEND

MODULAR BLOCK RETAINING WALL

405' – 6" PVC C900 (4)
11' – 6" PVC C900 (4)
HYD C
GV
6" X 6" TEE

MATCH LINE
SEE SHEET C18

PROPOSED BUILDING 'A'
FFE = 977.5

LOT 1

SEE SHEET C18 FOR UTILITY NOTES, CATCH BASIN/MANHOLE SCHDEULE AND HYDRANT SCHEDULE

6" – 45° BEND
8" – 6" REDUCER
8" – 45° BEND
8" X 6" TEE
8" X 8" TEE
GV
591' – 8" PVC C900 (4)
MATCH LINE
SEE SHEET C19
34' – 6" PVC C900 (4)
HYD B
GV
3' – 24" PVC @ 0.00%
280' – 24" PVC @ 0.29%
FE

INFILTRATION BASIN 1
INFILT. VOLUME = 18,038 CU.FT.
100-YR HWL = 964.8

108' – 8" PVC @ 1.00%
8" – 11.25° BEND
98' – 8" PVC C900 (4)
8" – 11.25° BEND
RECONSTRUCT TOP OF MH MH 101 TOP 970.6 INV 958.0
MH 101 TOP 970.2 INV 959.2 (VERIFY)
8" X 8" TEE
CB 11 TOP 969.2 INV 965.65
CB 12A TOP 969.2 INV 965.7

W E

N

0 15 30 60 90
Scale in Feet

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED TELEPHONE LINE
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- EXISTING CONTOUR
- EXISTING ELEVATION

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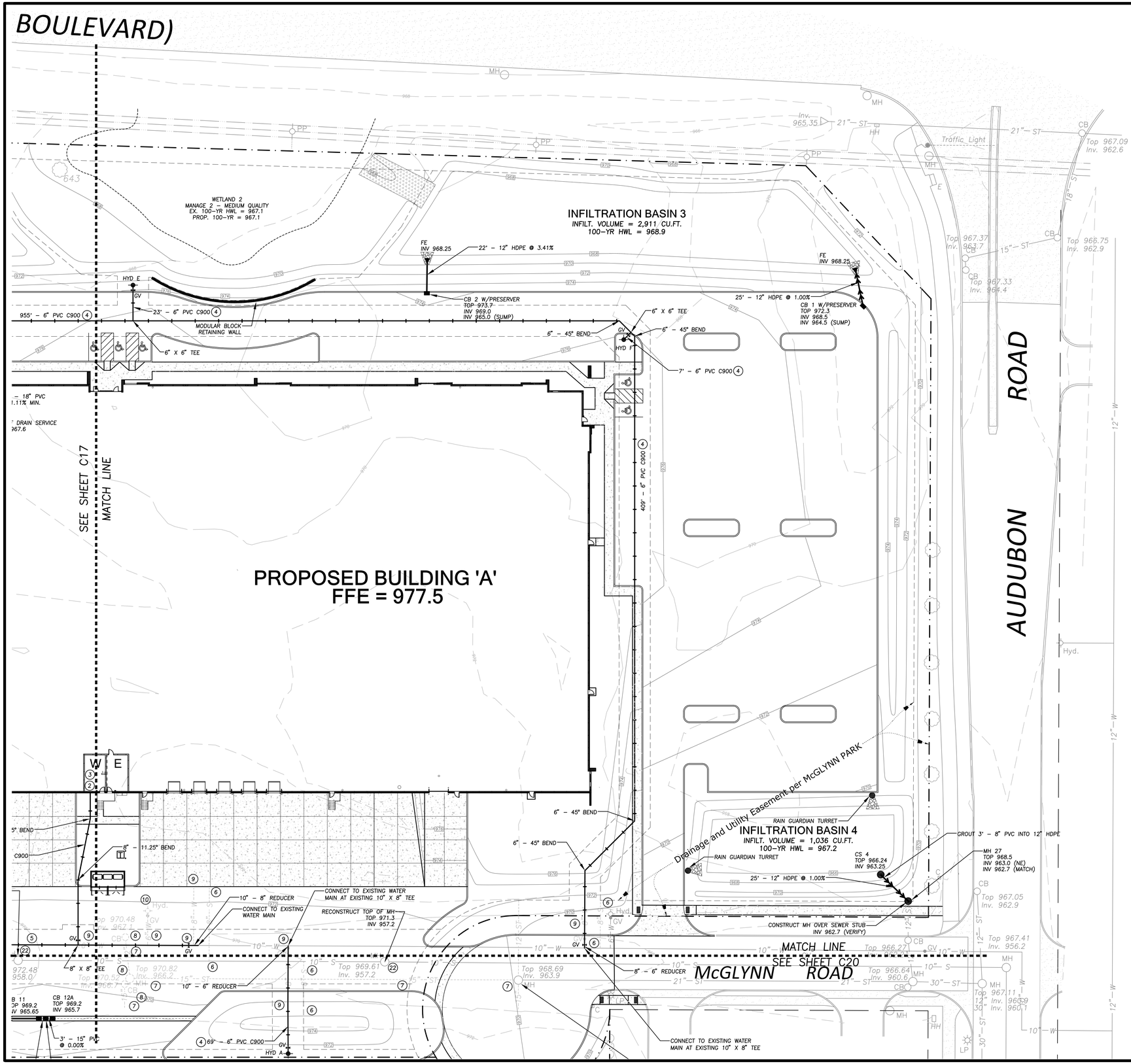
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Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

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ADDRESS CITY COMMENTS	8-2-23
ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

UTILITY PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C17



UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.
5. Maintain a minimum of 18" vertical separation between water main and sewer. A length of water pipe shall be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer.
6. Remove sanitary sewer sewer service pipe.
7. Remove storm sewer pipe.
8. Remove storm sewer structure.
9. Remove water main pipe.
10. Remove & salvage hydrant.
11. Remove & replace bituminous pavement, concrete pavement & curb and gutter as required. Patch street per City Standard Plate 5202A.
12. Outlet of infiltration basins/temporary sedimentation basins shall be plugged until contributing drainage area is fully stabilized.
13. Water valve operations are to be conducted by the City and shall be coordinated with the public works utility department (952-227-1300).
14. All public water main piping, valves, hydrants, insulation, and tracer wire shall meet the City of Chanhassen's standard Water Main Specifications, latest edition.
15. All public sanitary sewer piping and structures shall meet the City of Chanhassen's standard Sanitary and Storm Sewer Construction Specifications, latest edition.
16. Maintain a minimum of 10-foot horizontal separation between water main and sewer lines to the maximum extent possible.
17. All bends, tees, hydrants and plugs shall be securely braced against undisturbed soil using pre-cast concrete block or poured-in-place concrete thrust blocking.
18. All public mains must be installed with tracer wire in accordance with the City's sewer and water trace wire specifications.
19. Contractor shall provide as-built information of constructed utilities (recommended prior to backfilling) per applicable permit requirements and/or development agreements. See section 9.19 of the City of Chanhassen standard specifications for details.
20. All public utilities are required to be installed per the City of Chanhassen standard specifications, latest edition, and details plates and inspected by the City inspector.
21. Construct MH over end of sanitary sewer pipe per City Standard Plates 2101, 2105, 2110 & 2111.
22. Reconstruct sanitary sewer MH per City Standard Plates 2101, 2105, 2110 & 2111.

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
CB 1	48"	R-3067V
CB 2	48"	R-3067V
CB 3	48"	R-3067V
CB 4	48"	R-3067V
CB 5	48"	R-3067V
CB 6	24" X 36"	R-3067V
CB 7	48"	R-3067V
CB 8	48"	R-3067V
CB 9	48"	R-3360-A (TYPE C GRATE)
CB 10	48"	R-3360-A (TYPE C GRATE)
CB 11	48"	R-3360-A (TYPE C GRATE)
CB 12	48"	R-3360-A (TYPE C GRATE)
CB 12	24" X 36"	R-3360-A (TYPE C GRATE)
CB 13	48"	R-3067V
CB 14	48"	R-3067V
CB 15	48"	R-3067V
CB 16	48"	R-3067V
CB 17	48"	R-3067V
CB 18	48"	R-3067V
CB 19	48"	R-3067V
CB 20	48"	R-3067V
CB 21	48"	R-3067V
CB 22	24" X 36"	R-3067V
CB 23	48"	R-3067V
CB 24	27"	R-2573-1C
CB 25	48"	R-3067V
CB 26	48"	R-4342
MH 27	48"	R-1642B
MH 101	48"	CITY PLATE 2111

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- (980) PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
- TV EXISTING BURIED TELEVISION LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	971.5
HYD B	971.1
HYD C	976.7
HYD D	974.3
HYD E	975.1
HYD F	976.6
HYD G	972.1
HYD H	977.0
HYD I	976.0
HYD J	977.3

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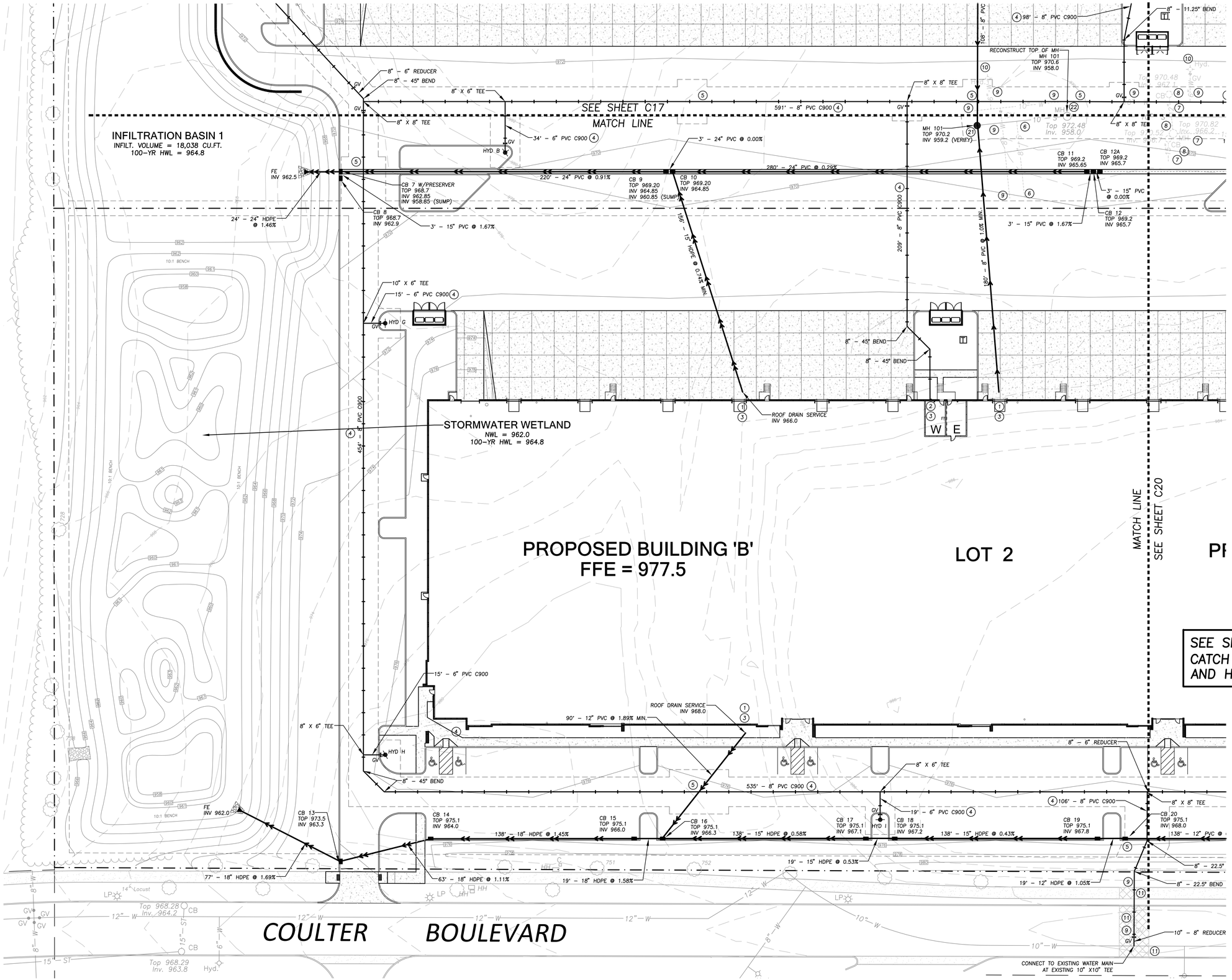
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UTILITY PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C18



SEE SHEET C18 FOR UTILITY NOTES, CATCH BASIN/MANHOLE SCHDEULE AND HYDRANT SCHEDULE

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- 1050 PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- LOT LINE
- BUILDING/PARKING SETBACK LINE
- SOIL BORING
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- T EXISTING BURIED TELEPHONE LINE
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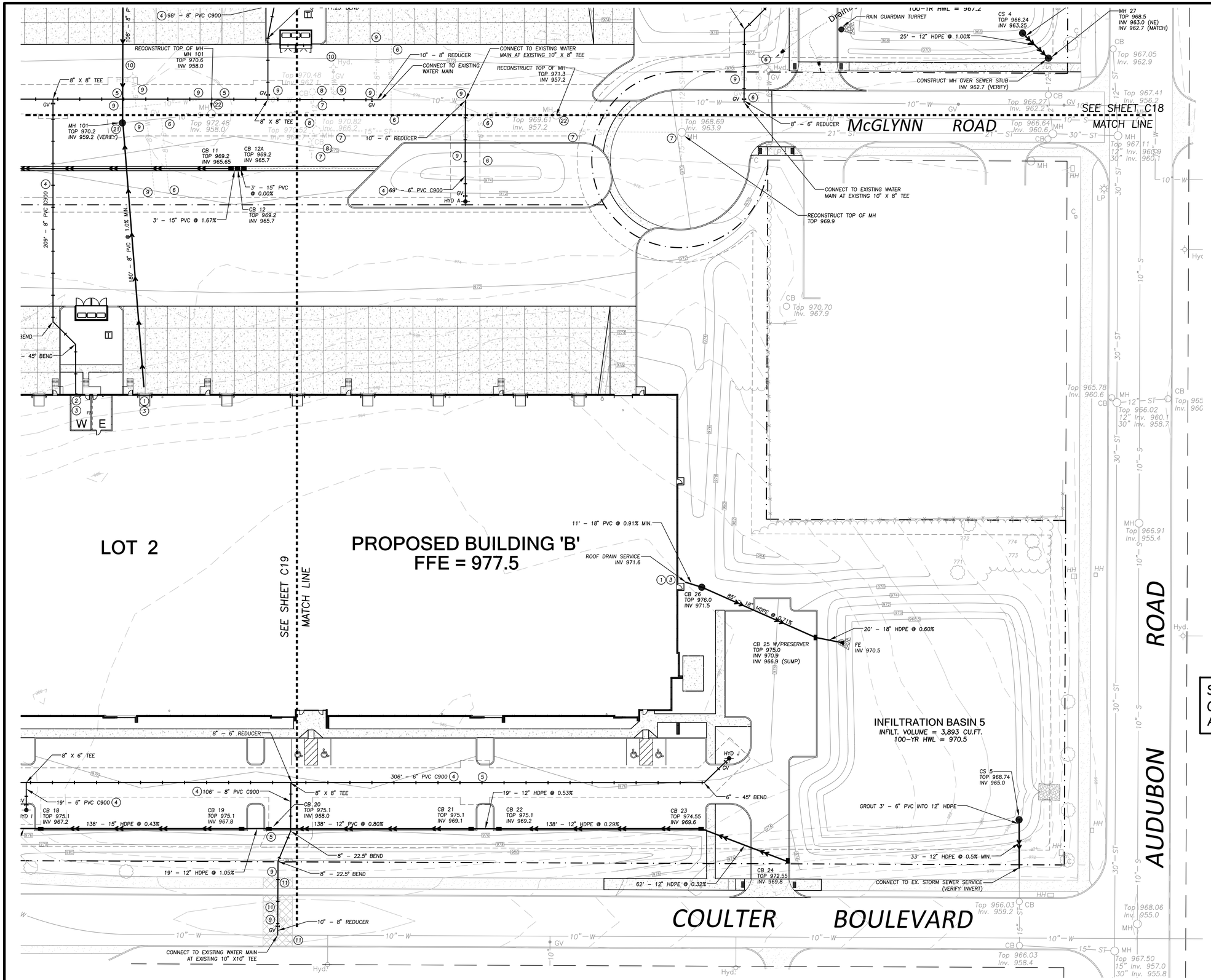
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UTILITY PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C19



LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- 1050 PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
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- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

SEE SHEET C18 FOR UTILITY NOTES, CATCH BASIN/MANHOLE SCHDEULE AND HYDRANT SCHEDULE

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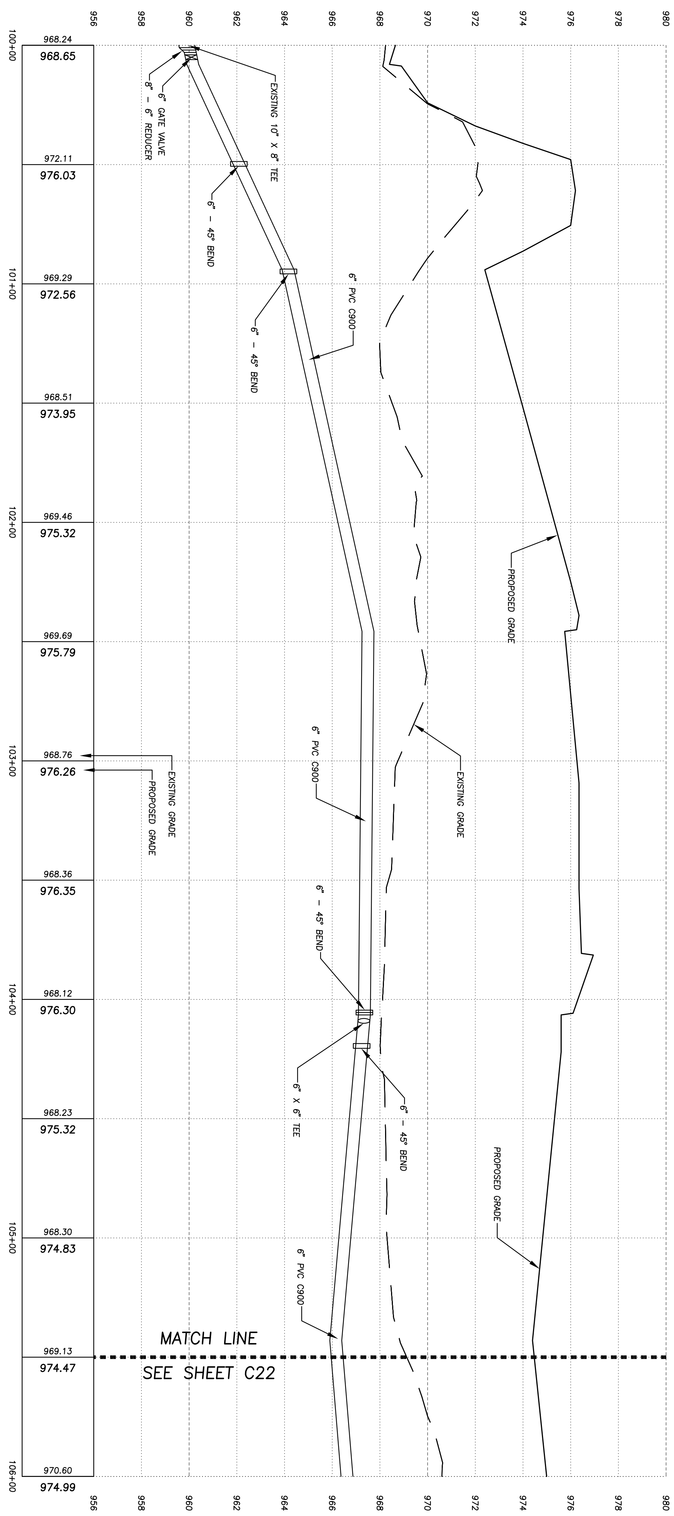
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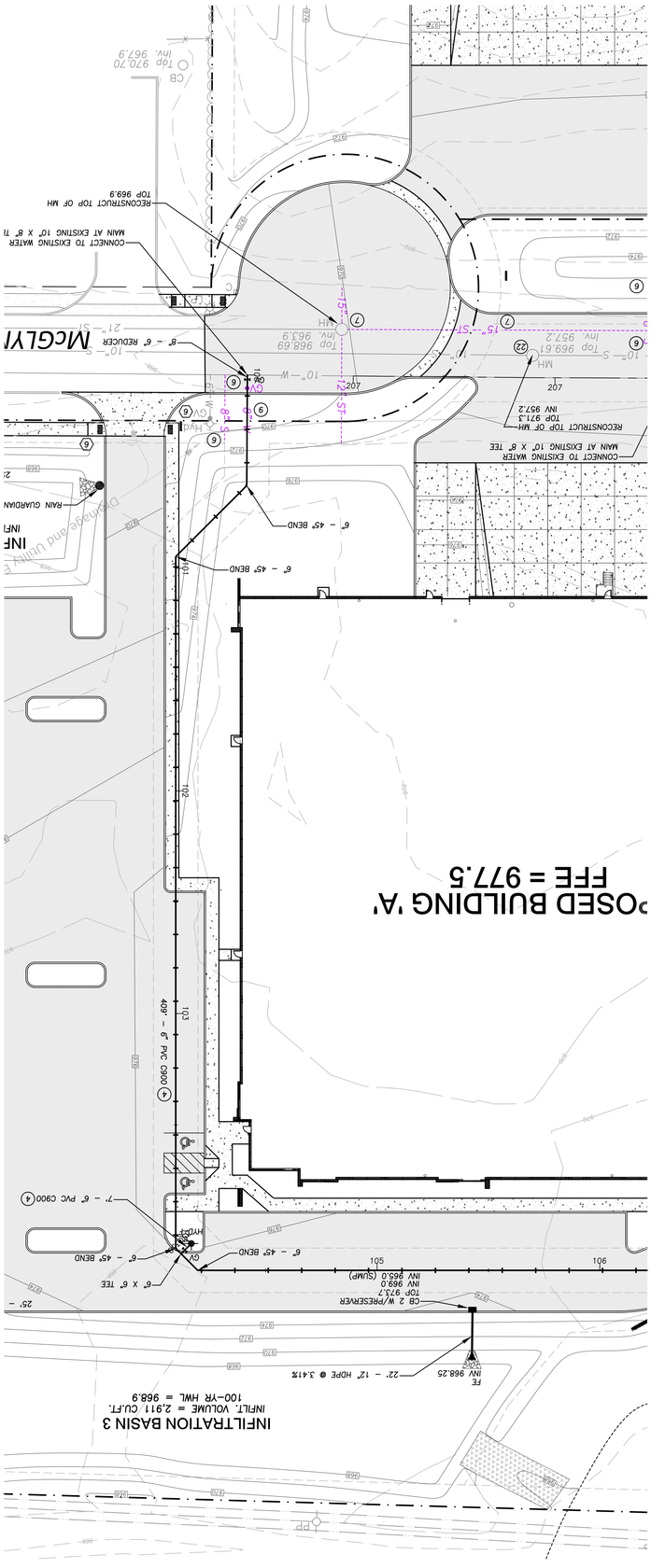
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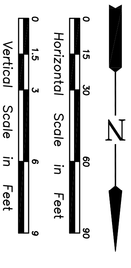
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UTILITY PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C20







SHEET NUMBER	WATERMAIN PLAN & PROFILE AUDUBON BUSINESS PARK CITY OF CHANHASSEN
C21	

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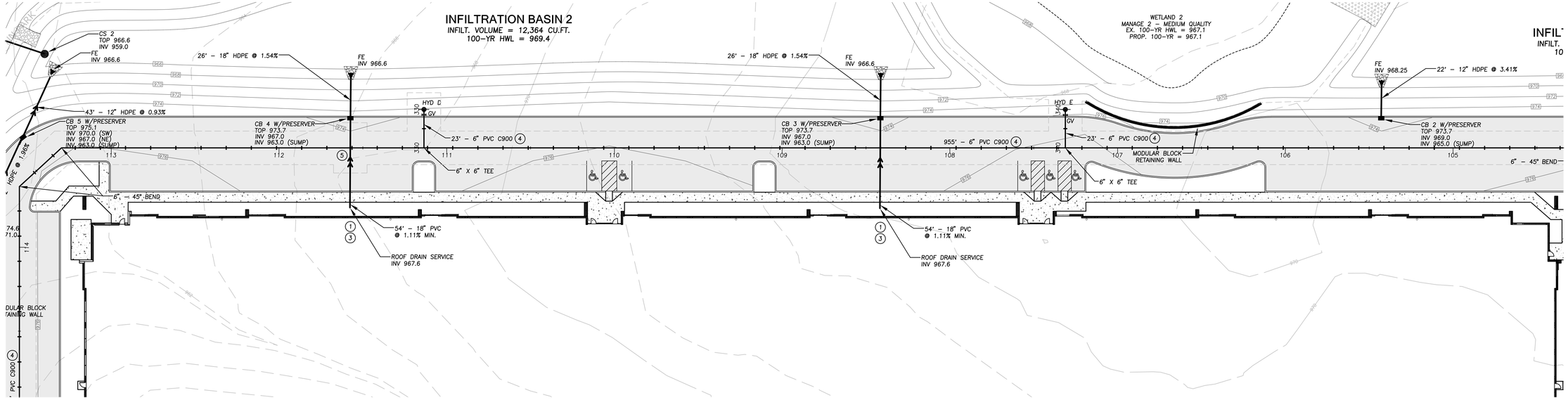
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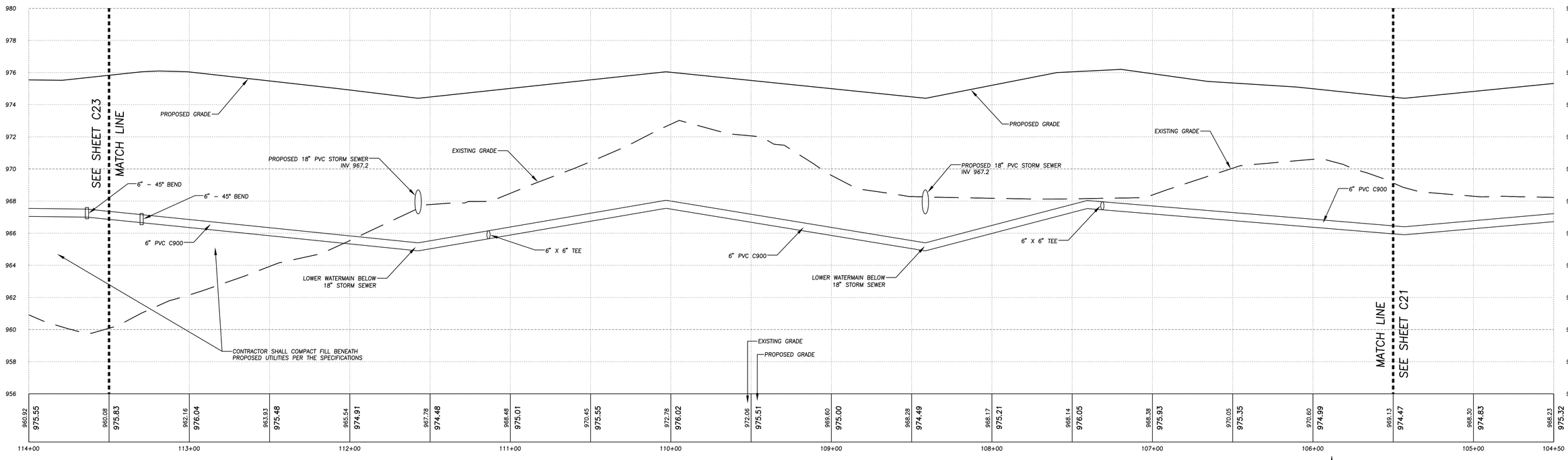
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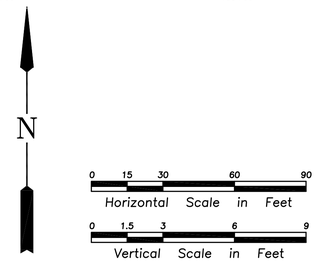
INFILTRATION BASIN 2

INFILT. VOLUME = 12,364 CU.FT.
100-YR HWL = 969.4

WETLAND 2
MANAGE 2 - MEDIUM QUALITY
EX. 100-YR HWL = 967.1
PROP. 100-YR = 967.1







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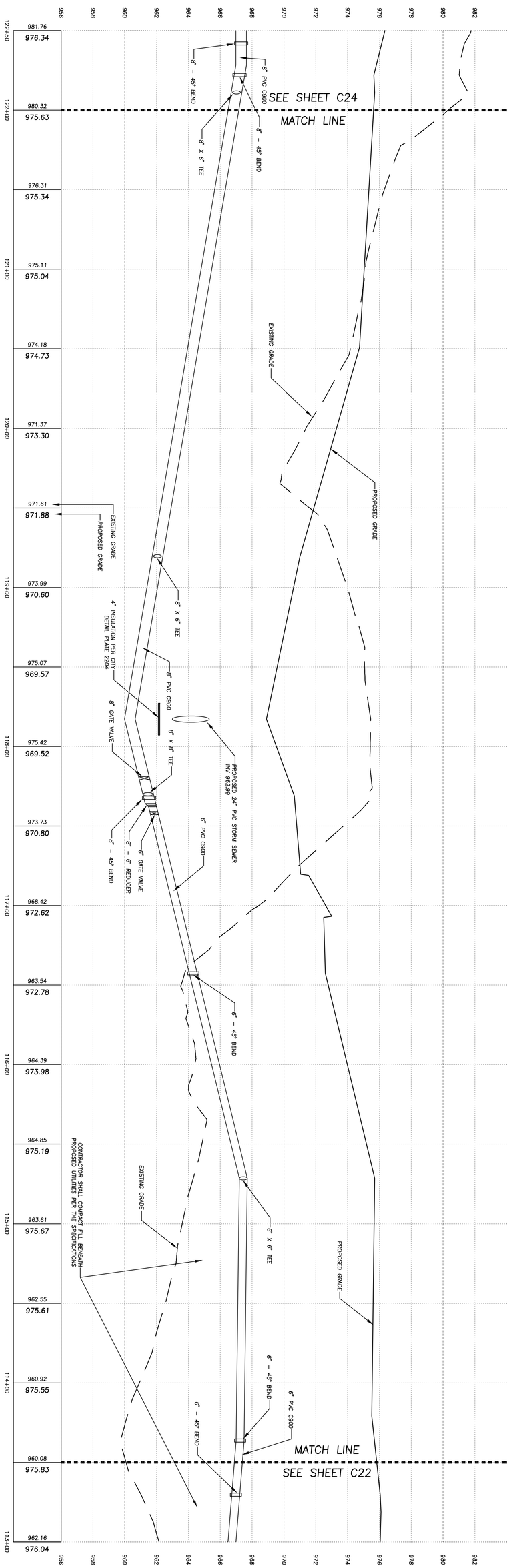
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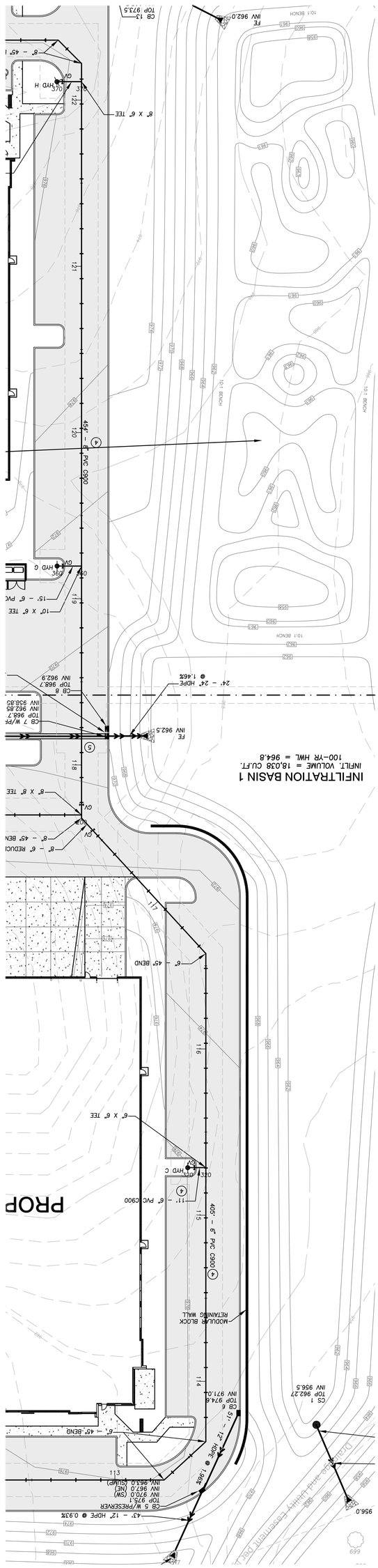
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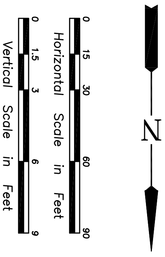
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8-30-23	ADDRESS DRC COMMENTS
10-11-23	FOR PERMIT

WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C22







SHEET NUMBER
C23

WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

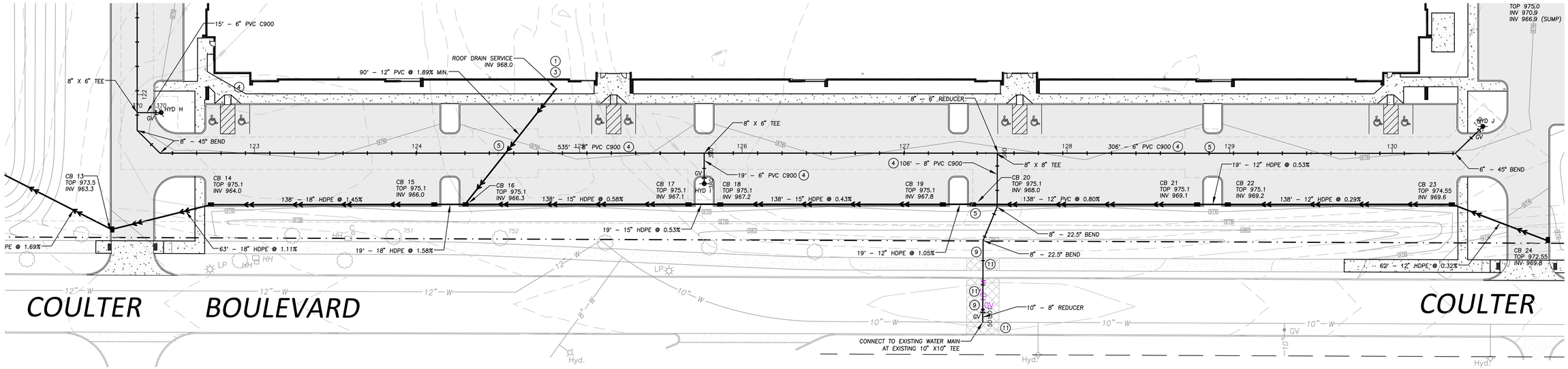
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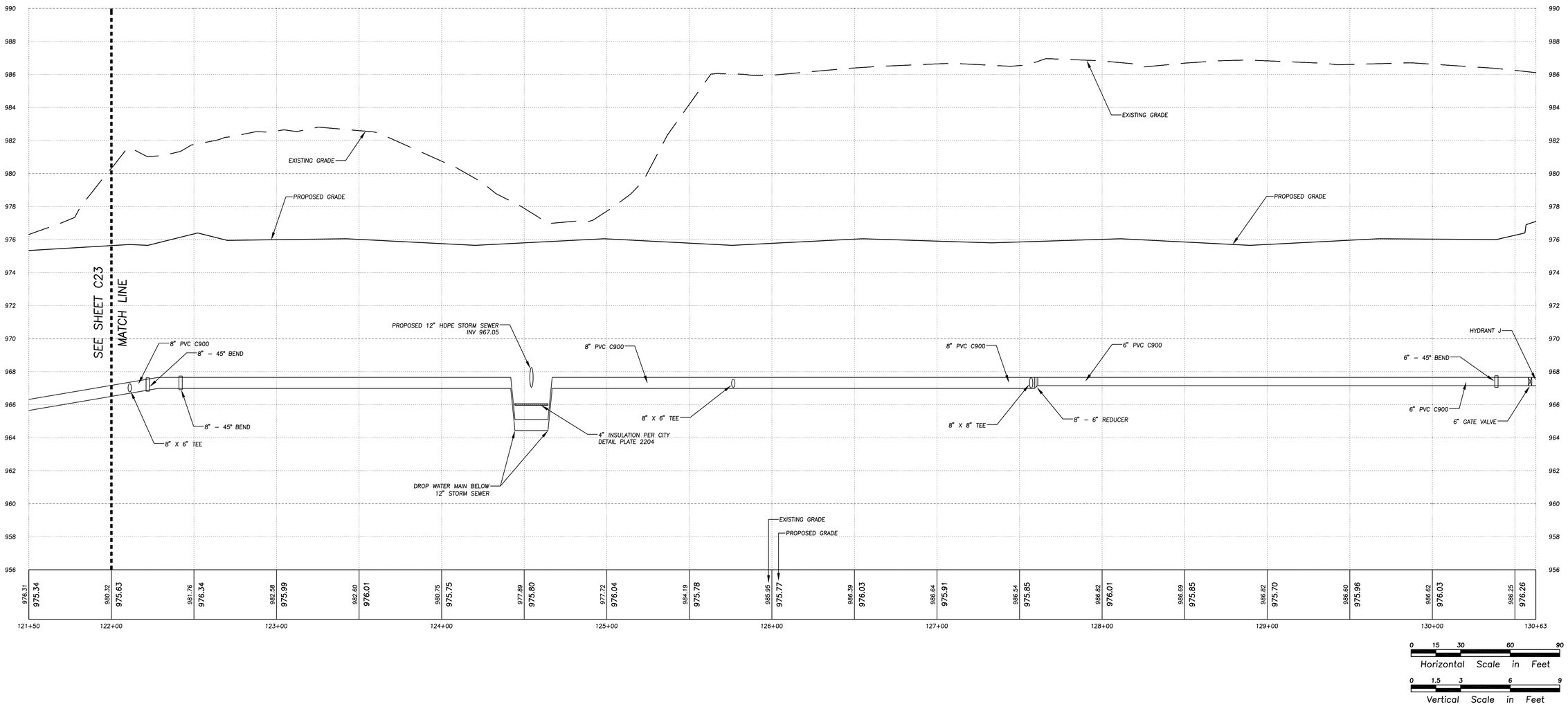
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0 15 30 60 90
Horizontal Scale in Feet

0 1.5 3 6 9
Vertical Scale in Feet

N

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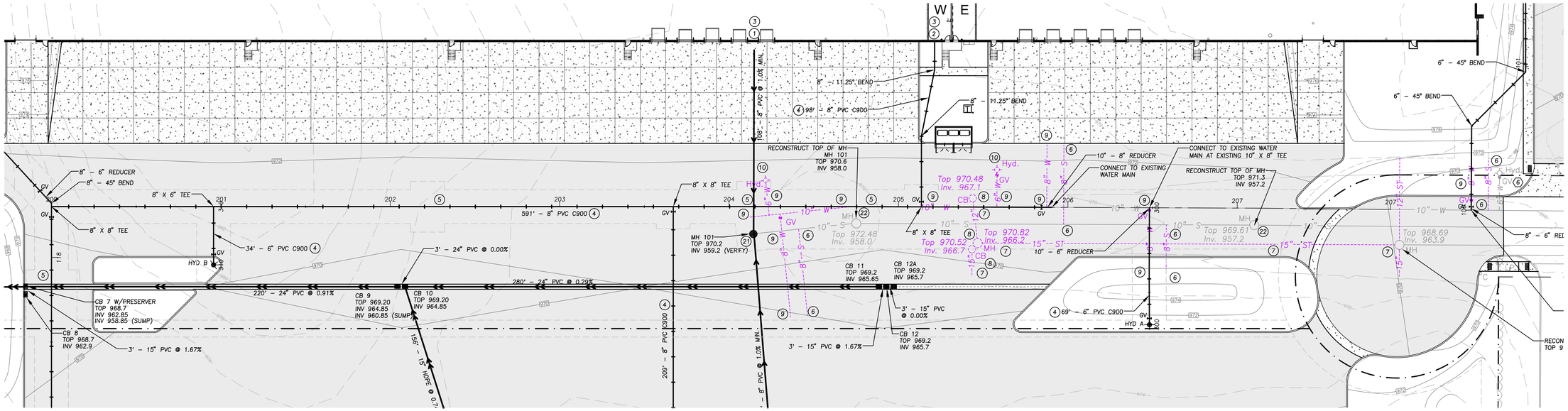
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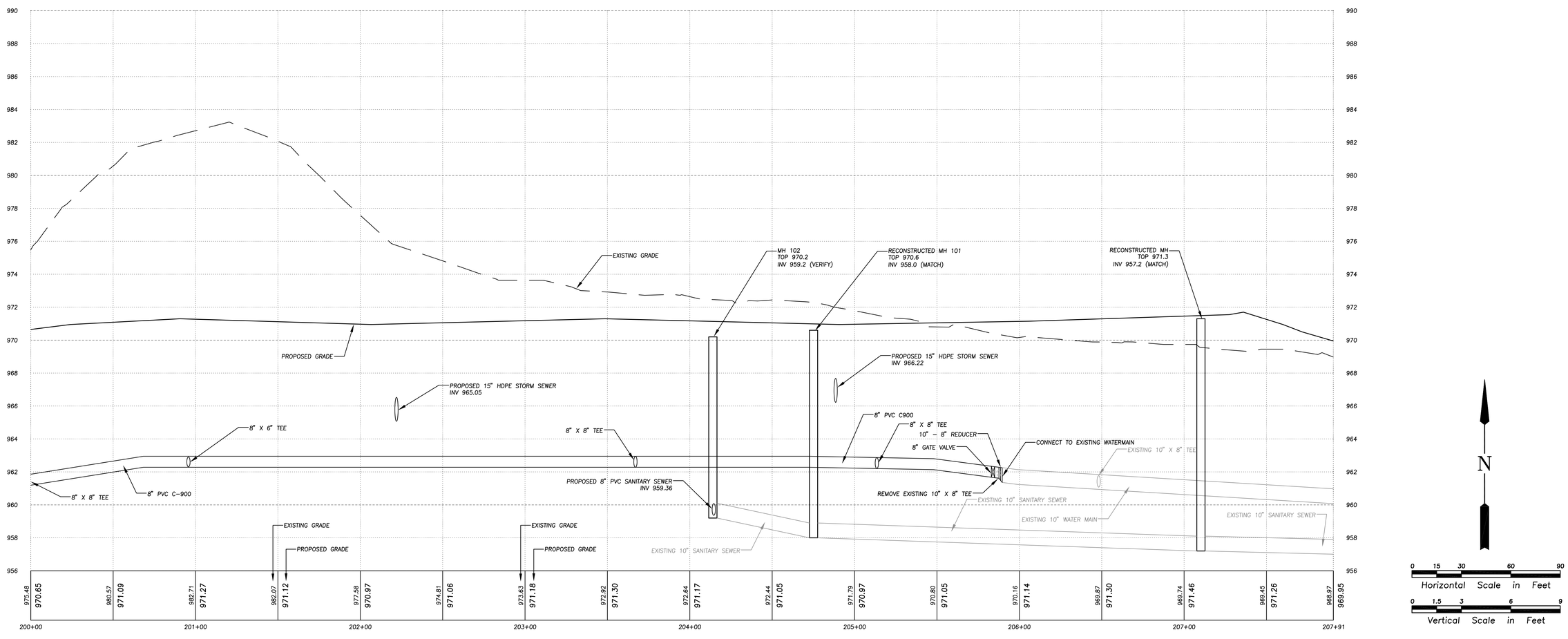
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WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER

C24





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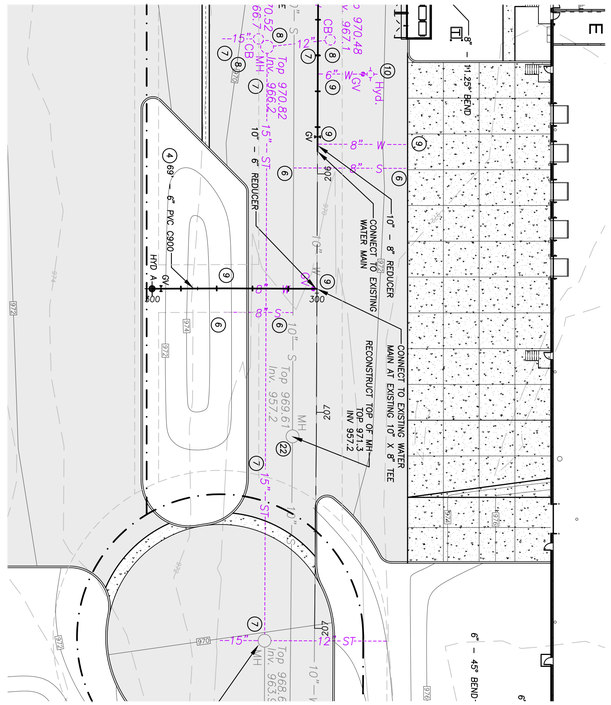
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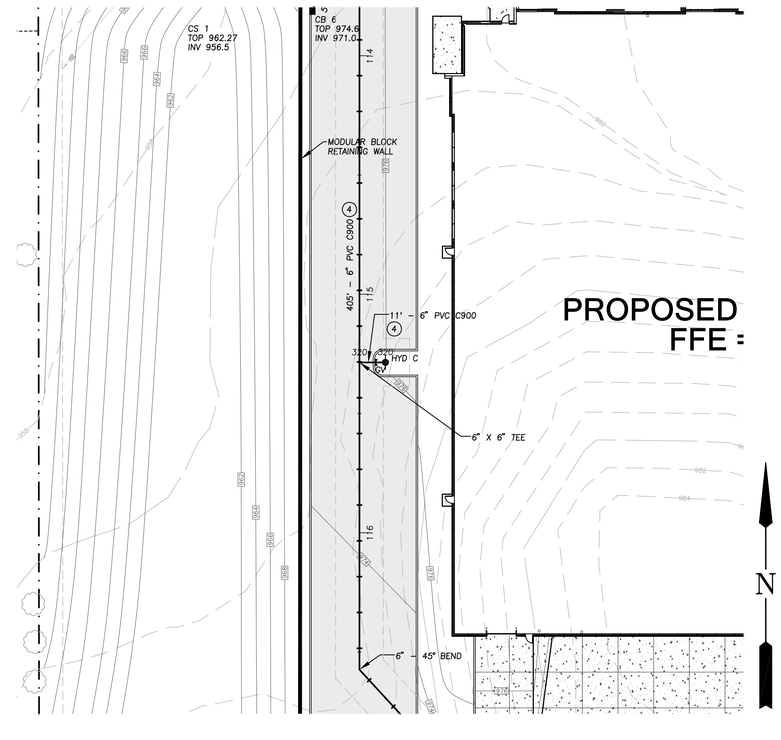
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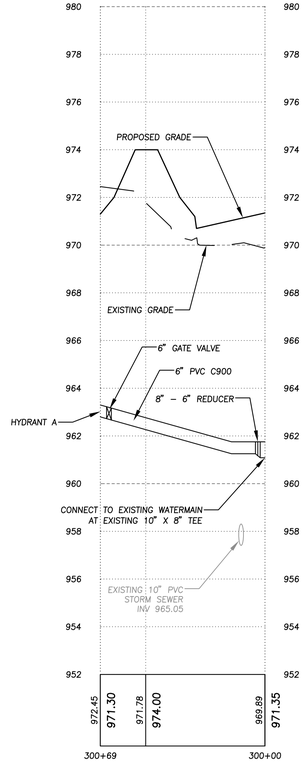
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ADDRESS RPBCWD COMMENTS	8-30-23
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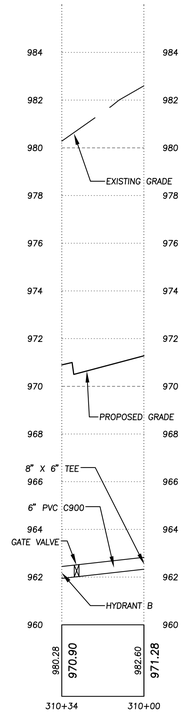
WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

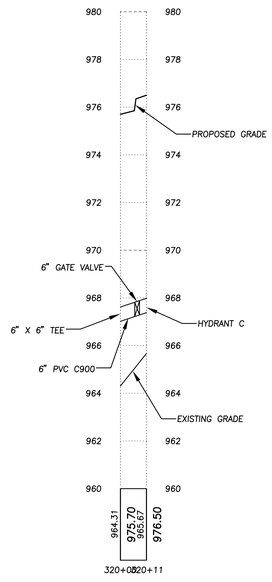
SHEET NUMBER
C25











0 15 30 60 90
Horizontal Scale in Feet

0 1.5 3 6 9
Vertical Scale in Feet

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Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued

RPBCWD SUBMITTAL	3-19-23
DRC SUBMITTAL	6-2-23
CITY SUBMITTAL	6-16-23
ADDRESS RPBCWD COMMENTS	7-27-23
ADDRESS CITY COMMENTS	8-2-23
ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C26

0 15 30 60 90
Horizontal Scale in Feet

0 1.5 3 6 9
Vertical Scale in Feet

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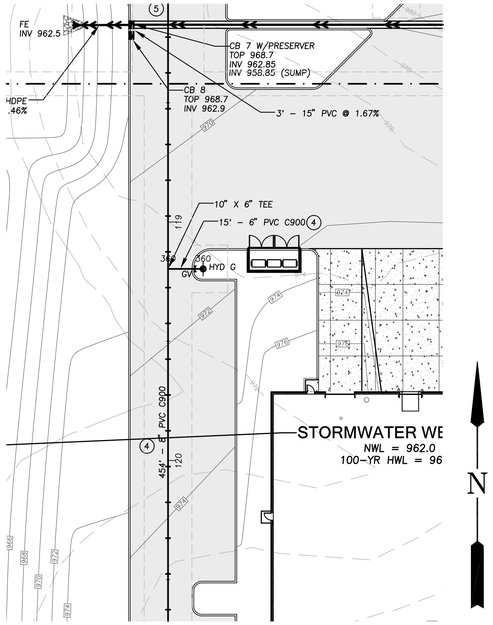
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

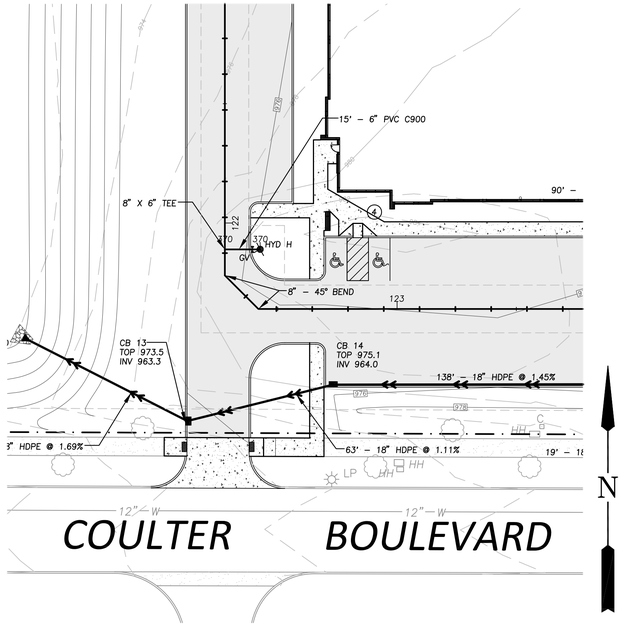
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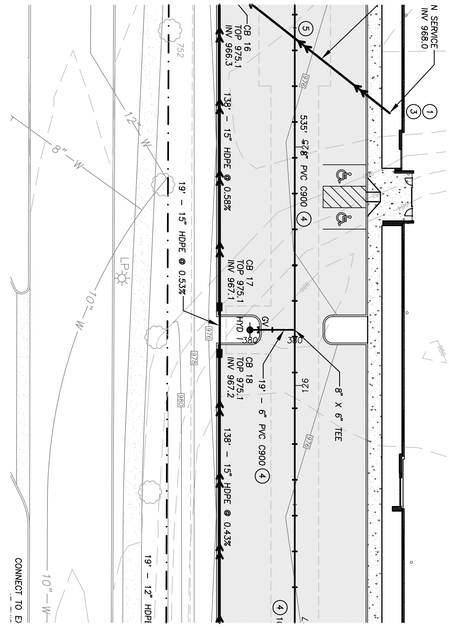
RPBCWD SUBMITTAL	3-19-23
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ADDRESS RPBCWD COMMENTS	7-27-23
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FOR PERMIT	10-11-23

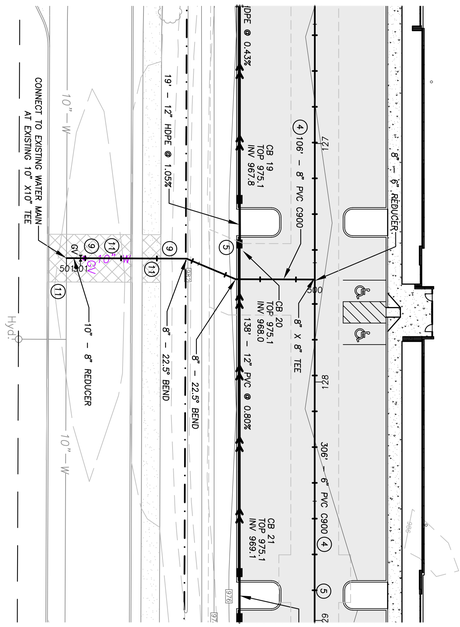
WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C27

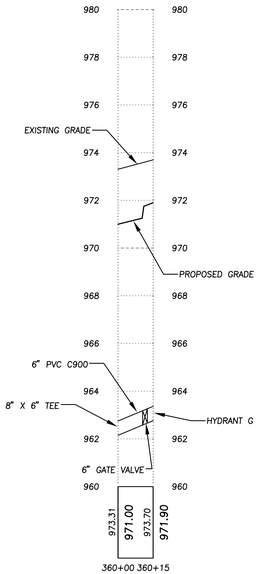


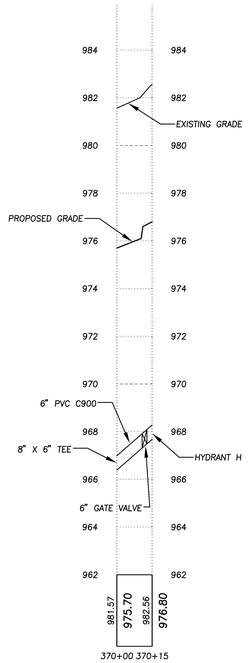


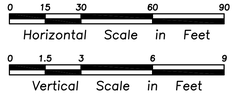


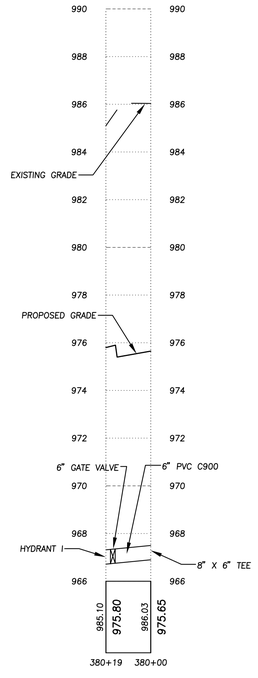


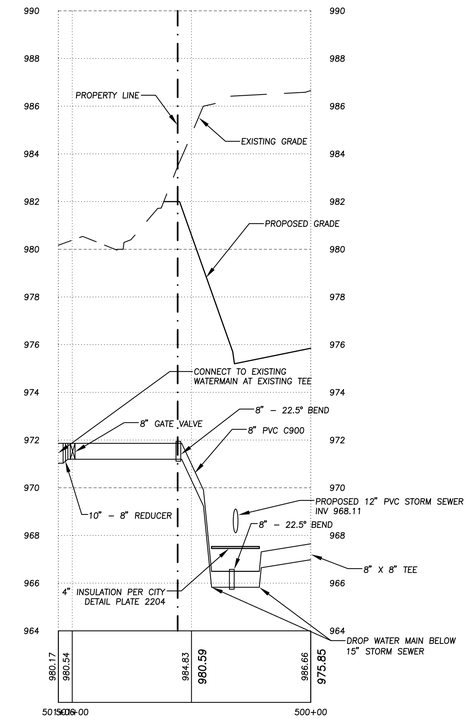












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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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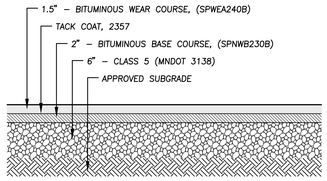
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued

RPBCWD SUBMITTAL	3-19-23
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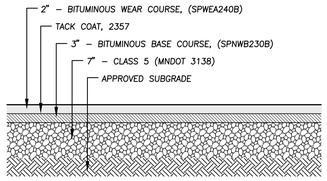
WATERMAIN PLAN & PROFILE
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C28



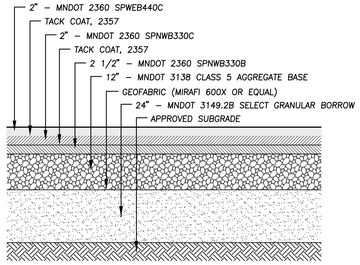
NOTE: PAVEMENT RECOMMENDATION PROVIDED BY ITCO ALLIED ENGINEERING COMPANY, PROJECT NO. 22042A.

1 / C29 STANDAR DUTY PAVEMENT SECTION
NO SCALE

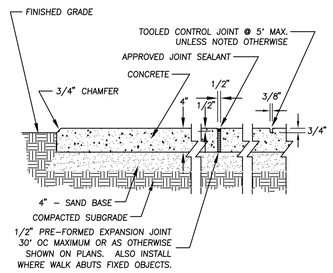


NOTE: PAVEMENT RECOMMENDATION PROVIDED BY ITCO ALLIED ENGINEERING COMPANY, PROJECT NO. 22042A.

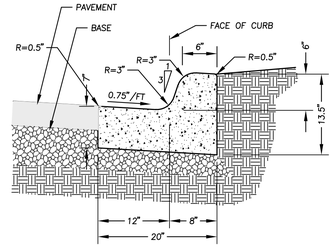
2 / C29 HEAVY DUTY PAVEMENT SECTION
NO SCALE



3 / C29 MCGLYNN ROAD PAVEMENT SECTION
NO SCALE

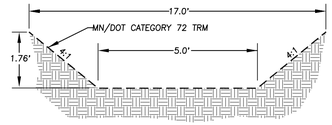


4 / C29 CONCRETE SIDEWALK
NO SCALE

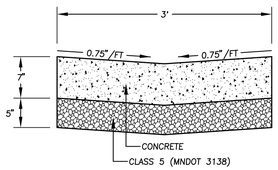


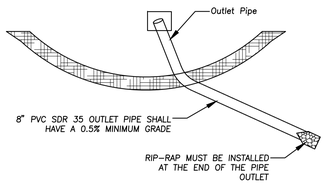
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

5 / C29 B612 CONCRETE CURB & GUTTER
NO SCALE



12 / C29 BASIN 3 OVERFLOW OUTLET
NO SCALE



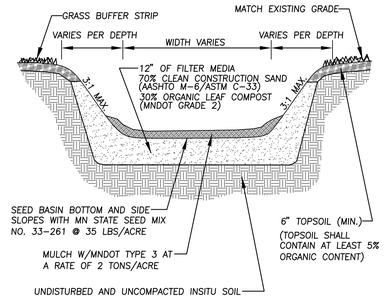


NOTE:

1. The basins must provide storage below the outlet pipe for a calculated volume of runoff from a 2 year, 24 hour storm from each acre drained to the basin, except that in no case shall the basin provide less than 1800 cubic feet of storage below the outlet pipe from each acre drained to the basin.
2. Where no such calculation has been performed, a temporary sediment basin providing 3,600 cubic feet of storage below the outlet pipe per acre drained to the basin, shall be provided where attainable until final stabilization of the site.
3. Temporary basin outlets must be designed to prevent short–cicuiting and the discharge of floating debris. The basin must be designed with the ability to allow complete basin drawdown for maintenance activities, and provide a stabilized emergency overflow to prevent failure of pond integrity. Energy dissipation must be provided for the basin outlet.
4. The temporary basins must be constructed and made operation concurrent with the start of soil disturbance that is upgradient of the area and contributes runoff to the pond.
5. Outlet pipe must be installed with a floating head skimmer or equal – to allow complete basin drawdown and water withdraw from basin surface.

6 / C29 VALLEY GUTTER
NO SCALE

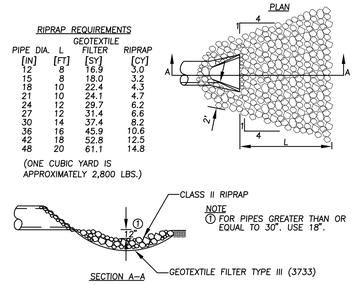
7 / C29 TEMPORARY SEDIMENTATION BASIN WITH OUTLET PIPE
NO SCALE



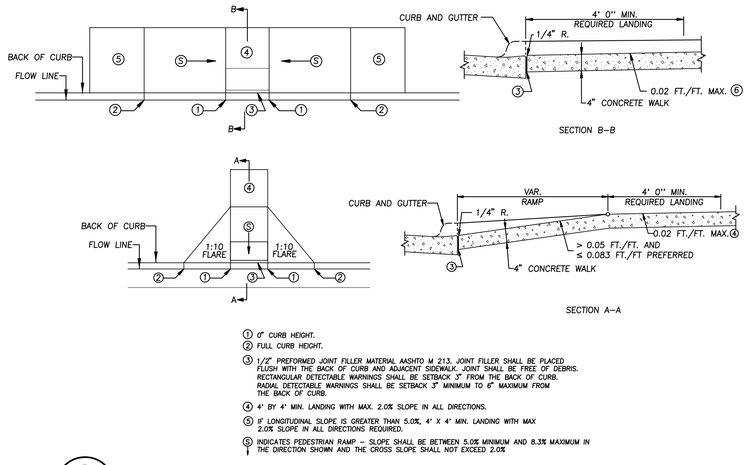
NOTES:

A. Grading and construction of the infiltration basins shall not begin until all construction in the contributing drainage area has been completed and the site is stabilized.
B. Grading shall be done using low–impact earthmoving equipment to prevent compaction of underlying soils. Small tracked dozers and bobcats are recommended.
C. Excavate the infiltration basins to the specified depth. All sub–material below the specified elevation shall be loosened to a minimum depth of 18" prior to installation of plantings/seeding.
D. In the event that sediment is introduced into the infiltration basins following excavation, this material will need to be removed prior to finishing the construction process.

10 / C29 INFILTRATION BASIN X–SECTION
NO SCALE

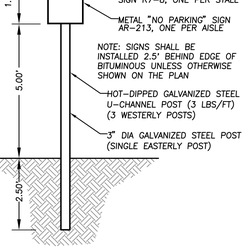


11 / C29 RIPRAP DETAIL
NO SCALE

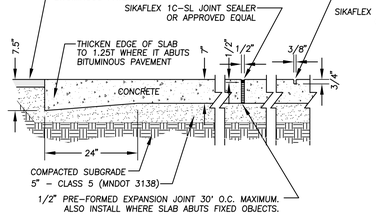


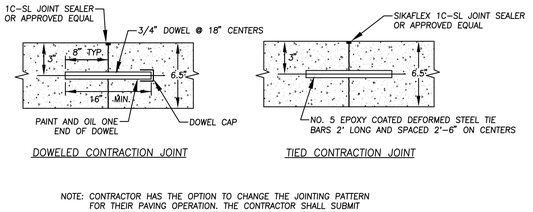
① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
④ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.
⑤ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
⑨ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

8 / C29 PEDESTRIAN RAMP (PRIVATE)
NO SCALE



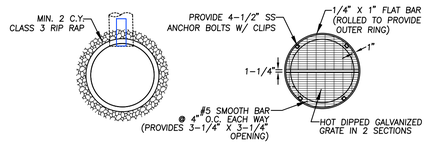
9 / C29 ACCESSIBLE PARKING SIGN AND POST
NO SCALE



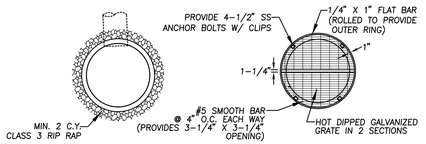


NOTE: CONTRACTOR HAS THE OPTION TO CHANGE THE JOINTING PATTERN FOR THEIR PAVING OPERATION. THE CONTRACTOR SHALL SUBMIT AN ACCEPTABLE JOINTING PATTERN TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL ALLOW ADEQUATE TIME FOR REVIEW AND SHALL RECEIVE APPROVAL PRIOR TO CHANGING.

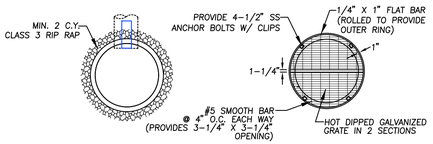
18 / C29 CONCRETE PAVEMENT SECTION (DOCK AREA)
NO SCALE



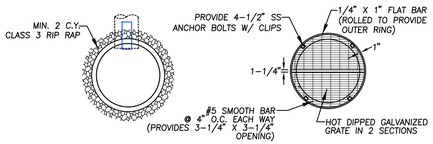
13 / C29 CONTROL STRUCTURE 1
NO SCALE



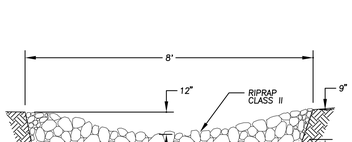
14 / C29 CONTROL STRUCTURE 2
NO SCALE



15 / C29 CONTROL STRUCTURE 4
NO SCALE



16 / C29 CONTROL STRUCTURE 5
NO SCALE



17 / C29 POND OVERFLOW
NO SCALE

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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

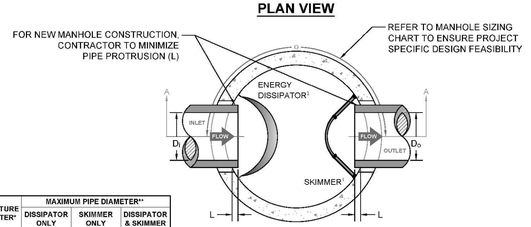
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

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DETAILS
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C29

PLAN VIEW



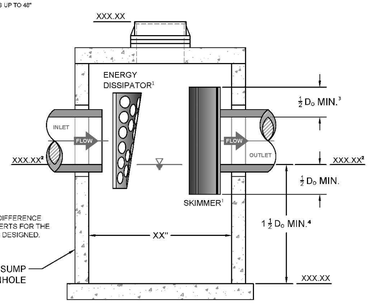
STRUCTURE DIAMETER*	MAXIMUM PIPE DIAMETER**		
	DISSIPATOR ONLY	SKIMMER ONLY	DISSIPATOR & SKIMMER
48"	27"	24"	15"
60"	36"	30"	24"
72"	48"	42"	30"
84"		48"	36"
96"			48"

*RECOMMENDED TO PROVIDE ADEQUATE SPACING BETWEEN COMPONENTS FOR INSTALLATION, ACCESS & MAINTENANCE. REFER TO MANHOLE SIZING CHARTS FOR MORE DETAILED STRUCTURE SIZING OR CONTACT MOMENTUM FOR PROJECT SPECIFIC DETAILS.

**PRESERVER® COMPONENTS ACCOMMODATE PIPE SIZES UP TO 48" DIAMETER.

NOTE 1: THE PRESERVER® ENERGY DISSIPATOR WAS DESIGNED AND TESTED TO FUNCTION WITH OR WITHOUT A SKIMMER. DISSIPATORS & SKIMMERS CAN BE UTILIZED IN TANDEM OR INDEPENDENTLY.

CROSS SECTION AA



PART NUMBER*	PIPE DIAMETER**	ALLOWABLE PEAK FLOW
D15 / S15	12"	20 CFS
	15"	25 CFS
D21 / S21	18"	30 CFS
	21"	35 CFS
D27 / S27	24"	50 CFS
	27"	60 CFS
D36 / S36	30"	85 CFS
	36"	100 CFS
D48 / S48	42"	145 CFS
	48"	175 CFS

* "D" = DISSIPATOR, PLACED AT INLET(S)
"S" = SKIMMER, PLACED AT OUTLET
**CONTACT MOMENTUM FOR PIPE SIZES NOT LISTED

NOTE 2: MINIMIZE ELEVATION DIFFERENCE BETWEEN INLET AND OUTLET INVERTS FOR THE PRESERVER® TO FUNCTION AS DESIGNED.

NOTE 3: STOCK SKIMMERS HAVE A MINIMUM FREEBOARD DEPTH OF ½ D_S. FOR GREATER FREEBOARD DEPTHS, DESIGNERS CAN UPSIZE THE SKIMMER, OR USE A CUSTOMIZED SKIMMER. FOR CUSTOM DESIGNS, AND/OR PROJECT SPECIFIC DETAILS, CONTACT MOMENTUM.

NOTE 4: ADDITIONAL DEPTH IS RECOMMENDED FOR POLLUTANT STORAGE (½ D_S = POLLUTANT STORAGE DEPTH). SIZING CALCULATOR SHOULD BE USED TO ENSURE ADEQUATE POLLUTANT STORAGE VOLUME.

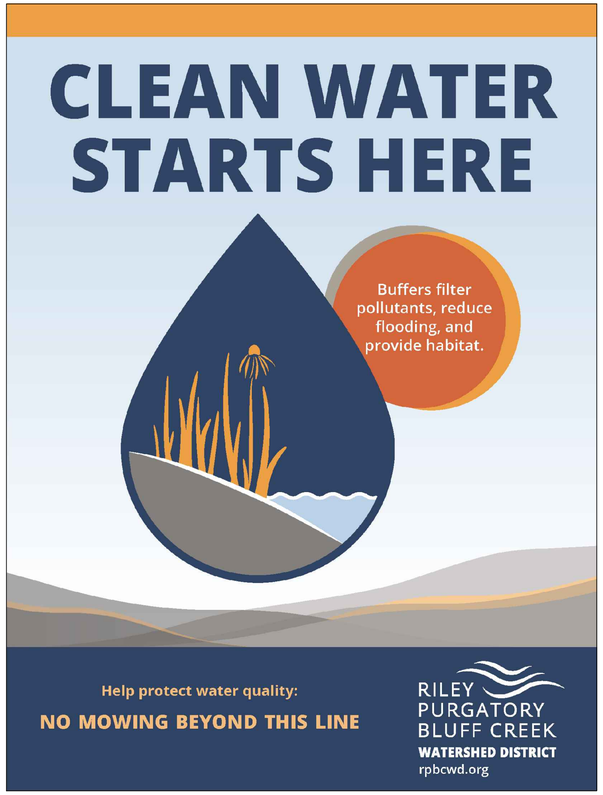
Not to Scale

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877-773-0073 • www.MomentumEnv.com

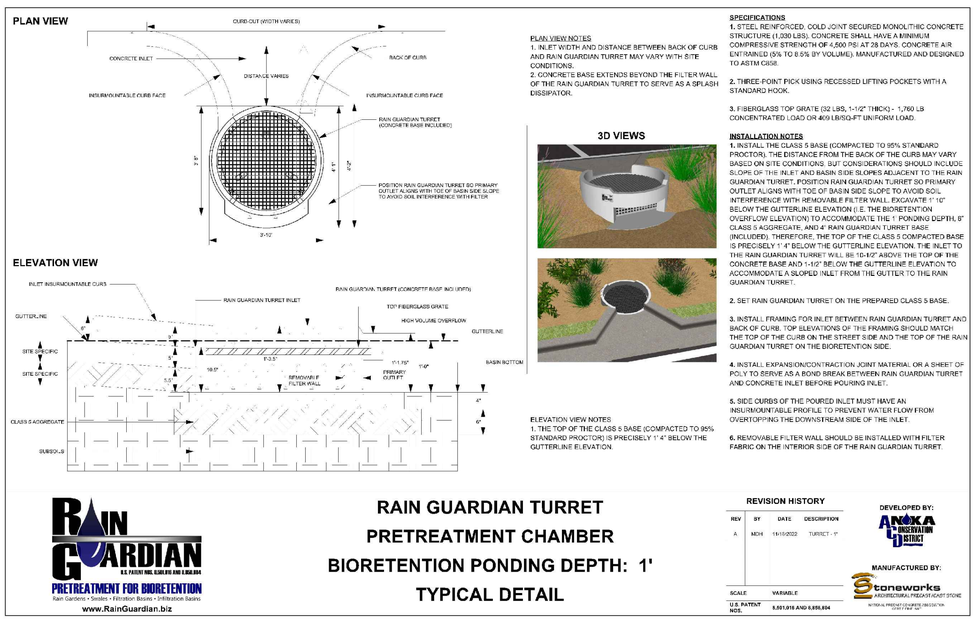
THE PRESERVER™
STANDARD INSTALL DETAIL
ENERGY DISSIPATOR AND/OR SKIMMER

PROUDLY | QUALITY MATERIALS
100% recycled HDPE
Galvanized steel hardware
Stainless steel hardware
USA

CONCEPTUAL PLAN DISCLAIMER:
THIS GENERIC DETAIL DOES NOT ENCOMPASS THE SIZING, FIT, AND APPLICABILITY OF THE PRESERVER FOR THIS SPECIFIC PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. MOMENTUM ENVIRONMENTAL LLC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.



1 C30 WETLAND BUFFER SIGN
NO SCALE



RAIN GUARDIAN
U.S. PATENT NOS. 8,951,916 AND 8,890,804
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RAIN GUARDIAN TURRET
PRETREATMENT CHAMBER
BIORETENTION PONDING DEPTH: 1'
TYPICAL DETAIL

REVISION HISTORY

REV	BY	DATE	DESCRIPTION
A	MDH	11/10/2022	TURRET - 1'

SCALE: VARIABLE
U.S. PATENT NOS.: 8,951,916 AND 8,890,804

DEVELOPED BY: ANOKA CONSERVATION DISTRICT
MANUFACTURED BY: Stoneworks ARCHITECTURAL PRECAST CAST STONE

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

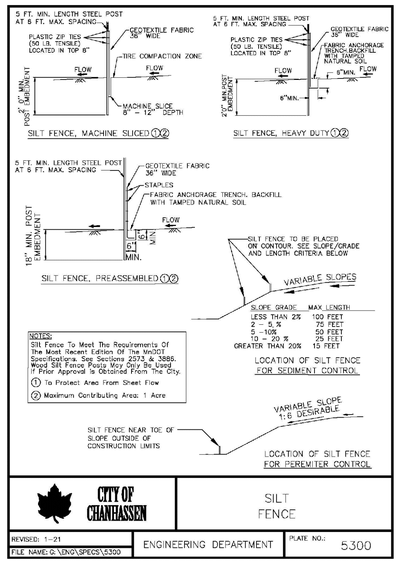
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued

RPBCWD SUBMITTAL	3-10-23
DRC SUBMITTAL	6-2-23
CITY SUBMITTAL	6-16-23
ADDRESS RPBCWD COMMENTS	7-27-23
ADDRESS CITY COMMENTS	8-2-23
ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

DETAILS
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C30

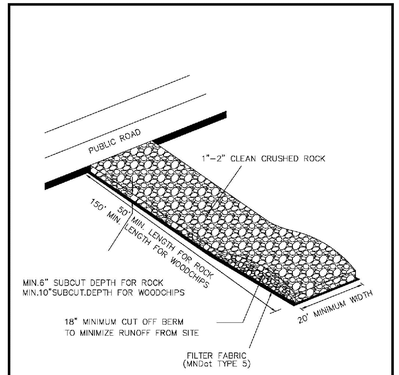


CITY OF CHANHASSEN

SILT FENCE

REVISED: 1–21 | ENGINEERING DEPARTMENT | PLATE NO.: 5300

FILE NAME: G:\ENG\SPECS\5300



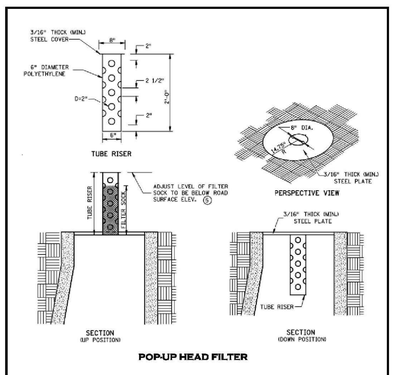
NOTE: FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.

CITY OF CHANHASSEN

ROCK CONSTRUCTION ENTRANCE

REVISED: 12–19 | ENGINEERING DEPARTMENT | PLATE NO.: 5301

FILE NAME: G:\ENG\SPECS\5301



POP-UP HEAD FILTER

GENERAL NOTES:

1. SEE MNDOT SPECIFICATIONS 2573.
2. POP-UP HEAD FILTER TO BE USED IN CONSTRUCTION WHERE STEEL PLATED STRUCTURES REQUIRE DRAINAGE.
3. FILTER SOCK SHALL BE INSPECTED DURING EROSION CONTROL INSPECTIONS. ANY DEFECTIVE OR DAMAGED MATERIALS MUST BE REPLACED WITHIN 24 HOURS.
4. POP-UP HEAD FILTER SOCK TO BE INSTALLED WITHIN 24 HOURS OF STRUCTURE PLACEMENT.
5. DEVICES SHALL BE INSTALLED & MAINTAINED TO PREVENT FLOODING OF ROADWAYS, DRIVEWAYS & PRIVATE PROPERTY.

CITY OF CHANHASSEN

TEMPORARY SEDIMENT CONTROL POP-UP FILTER HEAD

REVISED: 3–22 | ENGINEERING DEPARTMENT | PLATE NO.: 5302

FILE NAME: G:\ENG\SPECS\5302

SEDIMENT TRAP

MANUFACTURED BY WIMCO,LLC.SHAKOPEE, MN., ESS BROS., CORCORAN, MN. OR APPROVED EQUAL

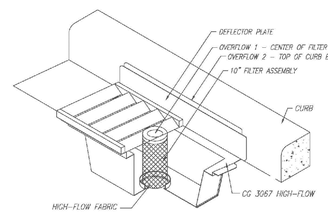
SPECIFICATIONS AND STANDARDS

AISC MANUAL OF STEEL CONSTRUCTION, 9TH EDITION.
ANSI STRUCTURAL WELDING CODE – STEEL D1.1–94.
29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	N/A
SAFETY FACTOR	N/A
WATER FLOW RATE (THROUGH TYPE 19 FILTER)	0.007 CFS @ 3" HEAD
MAXIMUM OVERFLOW RATE	5.84 CFS @ 12" HEAD

MODEL#CG 3067



NOTES:

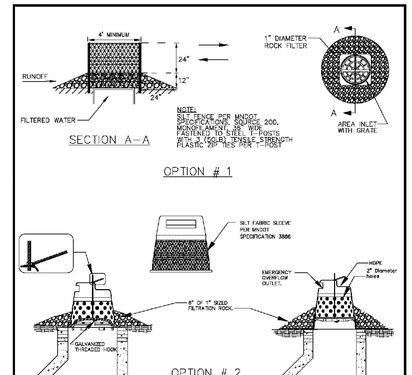
1. CLEAN FILTER MEDIA AFTER EACH RAIN EVENT AND REPLACE IF FILTER IS CLOGGED WITH SEDIMENT.
2. REMOVE DEBRIS/SEDIMENT FROM RECEPTACLE AFTER EACH RAIN EVENT.

CITY OF CHANHASSEN

CATCH BASIN SEDIMENT TRAP

REVISED: 1–22 | ENGINEERING DEPARTMENT | PLATE NO.: 5302A

FILE NAME: G:\ENG\SPECS\5302A



GENERAL NOTES:

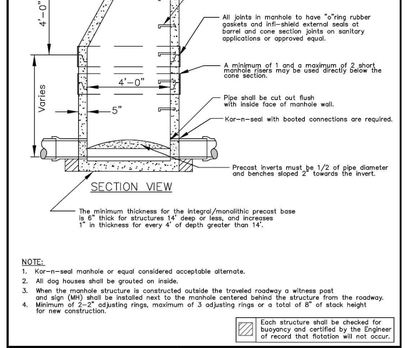
1. SEE MNDOT SPECIFICATIONS 2573, 3137,& 3886.
2. DEVICES SHALL BE INSTALLED & MAINTAINED TO PREVENT FLOODING OF ROADWAYS, DRIVEWAYS & PRIVATE PROPERTY.
3. FILTER BARRIERS TO BE INSTALLED WITHIN 24 HOURS OF STRUCTURE PLACEMENT.
4. FILTER BARRIERS SHALL BE INSPECTED DURING EROSION CONTROL INSPECTIONS. ANY DEFECTIVE OR DAMAGED MATERIALS MUST BE REPLACED WITHIN 24 HOURS.

CITY OF CHANHASSEN

OFFROAD CATCHBASIN FILTER BARRIER OPTIONS 1 & 2

REVISED: 2–22 | ENGINEERING DEPARTMENT | PLATE NO.: 5302G

FILE NAME: G:\ENG\SPECS\5302G



NOTE:

1. Kor–n–seal manhole or equal considered acceptable alternate.
2. All dog houses shall be grouted on inside.
3. When the manhole structure is constructed outside the traveled roadway a witness post and sign (MH) shall be installed next to the manhole, centered and the structure from the roadway.
4. Minimum of 2–2" adjusting rings, maximum of 3 adjusting rings or a total of 8" of stock height for new construction.

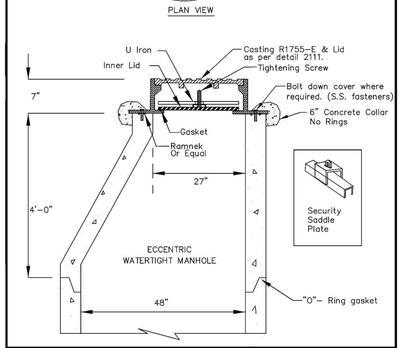
Each structure shall be checked for buoyancy and certified by the Engineer of record that flotation will not occur.

CITY OF CHANHASSEN

STANDARD SANITARY SEWER MANHOLE

REVISED: 2–22 | ENGINEERING DEPARTMENT | PLATE NO.: 2101

FILE NAME: G:\ENG\SPECS\2101

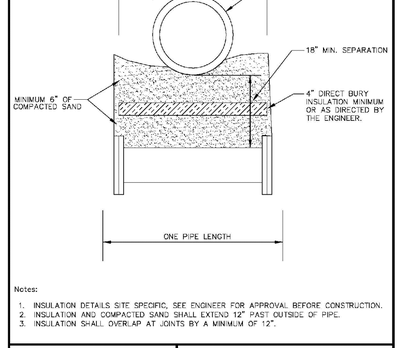


CITY OF CHANHASSEN

WATERTIGHT MANHOLE

REVISED: 11–19 | ENGINEERING DEPARTMENT | PLATE NO.: 2105

FILE NAME: G:\ENG\SPECS\2105



Notes:

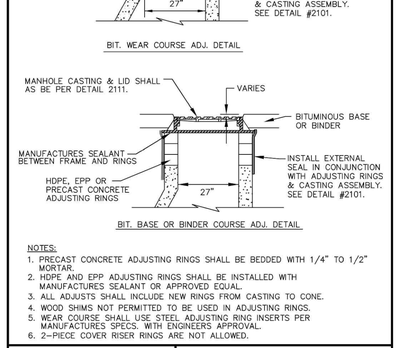
1. INSULATION DETAILS SITE SPECIFIC, SEE ENGINEER FOR APPROVAL BEFORE CONSTRUCTION.
2. INSULATION AND COMPACTED SAND SHALL EXTEND 12" PAST OUTSIDE OF PIPE.
3. INSULATION SHALL OVERLAP AT JOINTS BY A MINIMUM OF 12".

CITY OF CHANHASSEN

INSULATED PIPE CROSSING

REVISED: 11–19 | ENGINEERING DEPARTMENT | PLATE NO.: 2204

FILE NAME: G:\ENG\SPECS\2204



NOTES:

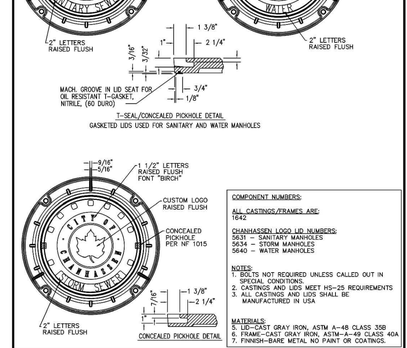
1. PRECAST CONCRETE ADJUSTING RINGS SHALL BE BEDDED WITH 1/4" TO 1/2" MORTAR.
2. HDPE AND EPP ADJUSTING RINGS SHALL BE INSTALLED WITH MANUFACTURES SEALANT OR APPROVED EQUAL.
3. ALL ADJUSTS SHALL INCLUDE NEW RINGS FROM CASTING TO CONE.
4. WOOD SHIMS NOT PERMITTED TO BE USED IN ADJUSTING RINGS.
5. WEAR COURSE SHALL USE STEEL ADJUSTING RING INSERTS PER MANUFACTURES SPECS. WITH ENGINEERS APPROVAL.
6. 2–PIECE COVER RISER RINGS ARE NOT ALLOWED.

CITY OF CHANHASSEN

MANHOLE CASTING AND ADJUSTING DETAIL

REVISED: 3–22 | ENGINEERING DEPARTMENT | PLATE NO.: 2110

FILE NAME: G:\ENG\SPECS\2110



COMPONENT NUMBERS:

ALL CASTINGS/FRAMES ARE: 1642

CHANHASSEN LOGO LID NUMBERS:
5631 – SANITARY MANHOLES
5634 – STORM MANHOLES
5640 – WATER MANHOLES

NOTES:
1. BOLTS NOT REQUIRED UNLESS CALLED OUT IN SPECIAL CONDITIONS.
2. CASTINGS AND LIDS MEET HS–25 REQUIREMENTS
3. ALL CASTINGS AND LIDS SHALL BE MANUFACTURED IN USA

MATERIALS:
5. LID–CAST GRAY IRON, ASTM A–48 CLASS 35B
6. FRAME–CAST GRAY IRON, ASTM–A–48 CLASS 40A
7. FINNISH–BARE METAL NO PAINT OR COATINGS.

CITY OF CHANHASSEN

MANHOLE CASTINGS AND LIDS DETAIL

REVISED: 1–21 | ENGINEERING DEPARTMENT | PLATE NO.: 2111

FILE NAME: G:\ENG\SPECS\2111

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PROJECT NO.: 221–1321.157 DRAWING FILE: 1321157.DWG

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

Name Nicholas P. Adam Date 10–11–23
Reg. No. 43856

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CITY STANDARD DETAILS
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

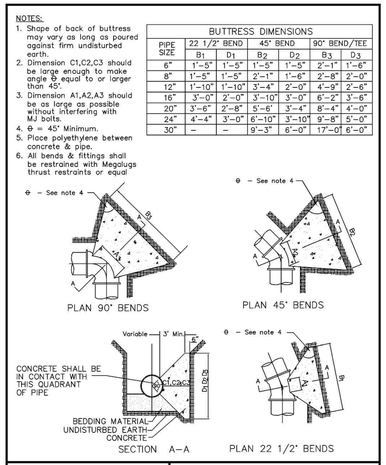
SHEET NUMBER

C31

NOTES:
1. Shape of back of buttress may vary as long as poured against firm undisturbed earth.
2. Dimension C1,C2,C3 should be large enough to make angle Φ equal to or larger than 45°.
3. Dimension A1,A2,A3 should be as large as possible without interfering with MJ bolts.
4. Φ = 45° Minimum.
5. Place polyethylene between concrete & pipe.
6. All bends & fittings shall be restrained with Megalugs thrust restraints or equal

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND		45° BEND		90° BEND/TEE	
	B1	D1	B2	D2	B3	D3
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"
20"	3'-6"	2'-8"	5'-6"	3'-4"	8'-4"	4'-0"
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5'-0"
30"	–	–	9'-3"	6'-0"	17'-0"	6'-0"



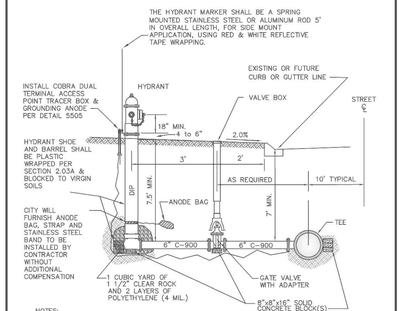
CITY OF CHANHASSEN | CONCRETE THRUST BLOCKING

REVISED: 2-08 | ENGINEERING DEPARTMENT | PLATE NO.: 1002

FILE NAME: G:\ENG\SPECS\1002

HYDRANTS SHALL BE CLOW MEDALLION (SHOWN)
MUELLER SUPER CENTURION OR WATEROUS PACER.

ALL HYDRANTS MUST BE PRE-APPROVED BY THE CITY

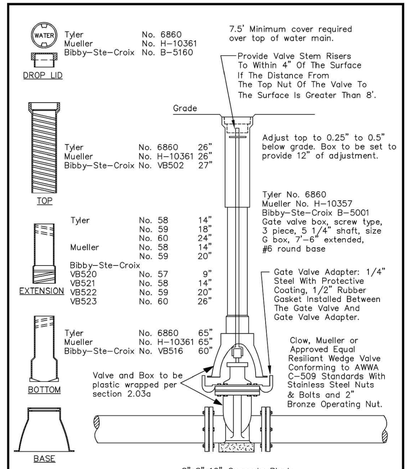


NOTES:
1. ALL HYDRANTS SHALL HAVE WEEP HOLES.
2. HYDRANT BURY DEPTH SHALL BE AS PER MANUFACTURES RECOMMENDATION WITH A MINIMUM OF 7.5' COVER OVER HYDRANT LEAD.
3. ALL PAINTED SURFACES SHALL BE SUBJECT TO TWO YEAR WARRANTY PERIOD AS NOTED IN SECTION 2.10 OF THE WATERMAIN SPECIFICATIONS.
4. HYDRANT INSTALLATION SHALL INCLUDE A HYDRANT MARKER.
5. ALL JOINTS SHALL BE RESTRAINED VIA MEGA-LUGS MECHANICAL JOINT RESTRAINT.
6. ALL HYDRANT TO BE PLUMB TO VERTICAL AXIS, MAXIMUM ALLOWABLE TO BE 1/2" PER FOOT OF HYDRANT.
7. HYDRANT TO BE SECURELY COVERED WITH PLASTIC WRAP OR BAG TO INDICATE THAT IT IS OUT OF SERVICE.
8. HYDRANT SHOE AND BARREL SHALL BE PLASTIC WRAPPED PER SPECIFICATION 2.03A

CITY OF CHANHASSEN | TYPICAL HYDRANT INSTALLATION

REVISED: 2-22 | ENGINEERING DEPARTMENT | PLATE NO.: 1004

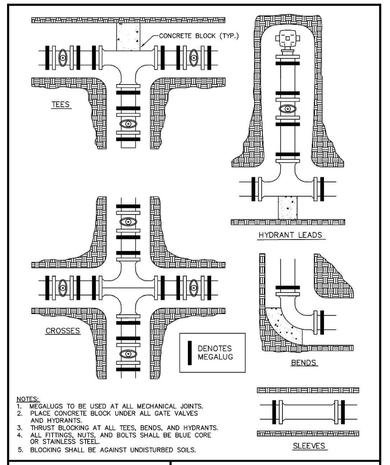
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CITY OF CHANHASSEN | TYPICAL GATE VALVE AND BOX INSTALLATION

REVISED: 1-22 | ENGINEERING DEPARTMENT | PLATE NO.: 1006

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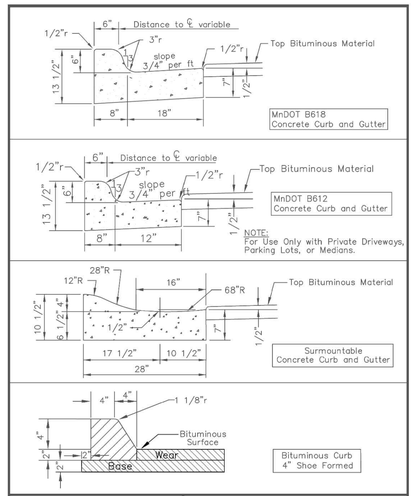


NOTES:
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS.
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS.
3. THRUST BLOCKING AT ALL TEES, BENDS, AND HYDRANTS.
4. ALL FITTINGS, NUTS, AND BOLTS SHALL BE BLUE CORE OR STAINLESS STEEL.
5. BLOCKING SHALL BE AGAINST UNDISTURBED SOILS.

CITY OF CHANHASSEN | TYPICAL MEGALUG LOCATION

REVISED: 2-16 | ENGINEERING DEPARTMENT | PLATE NO.: 1009

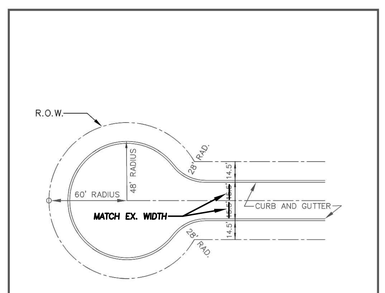
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CITY OF CHANHASSEN | TYPICAL CURB AND GUTTER

REVISED: 1-21 | ENGINEERING DEPARTMENT | PLATE NO.: 5203

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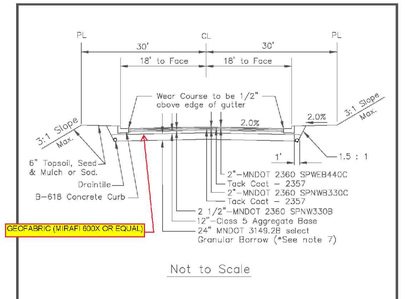
STANDARD CUL-DE-SAC 48' RADIUS

NOTE:
ALL MEASUREMENTS SHOWN FOR STREET WIDTHS ARE TO BACK OF CURB. RADIUS SHALL MEET CURRENT FIRE CODE REQUIREMENTS.

CITY OF CHANHASSEN | TYPICAL CUL-DE-SAC

REVISED: 12-19 | ENGINEERING DEPARTMENT | PLATE NO.: 5205

FILE NAME: G:\ENG\SPECS\5205



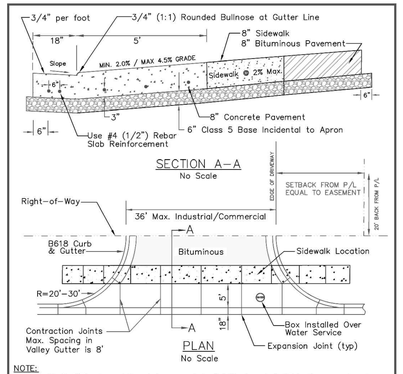
Not to Scale

NOTES
1. Typical right-of-way-60'.
2. Maximum street grade 7.0%
3. Minimum street grade 0.75%
4. 6" Topsoil placed in disturbed areas.
5. 2 Rolls sod behind curb.
6. The bituminous wearing surface shall be placed the next construction season following placement of the bituminous base.
7. A test roll of the prepared subgrade shall be performed, in the presence of a city inspector. The city has the authority to require additional subgrade correction based on the test roll.
8. Drainfille shall be placed along both sides of roadway. See plate 5232 for details.

CITY OF CHANHASSEN | TYPICAL COMMERCIAL/INDUSTRIAL STREET SECTION

REVISED: 1-22 | ENGINEERING DEPARTMENT | PLATE NO.: 5201

FILE NAME: G:\ENG\SPECS\5201



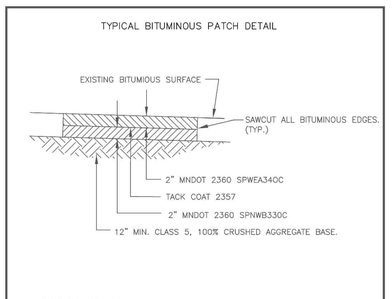
NOTE:
1. Use #4 (1/2") rebar slab reinforcement in R.O.W placed @ 6" in from each edge. Rebar is to be spaced 2' on centers, being 6" on center in the gutter.
2. Contraction joints shall be 1/3 the depth of the slab.
3. Maximum pavement slope allowed within 30' of the street is 4.5%.
4. All concrete mixes shall be as shown in Chanhassen Street Construction Specification under section 4.05.
5. If the water shutoff is located in the driveway pavement a cover as manufactured by Mcdonald 74M1A series with an 8" frame & cover or equal shall be installed.
6. MnDot B618 or B612 curbs must be poured monolithically with driveways.
7. Sidewalks shall take grade precedence through driveways.

CITY OF CHANHASSEN | COMMERCIAL/INDUSTRIAL CONCRETE DRIVEWAY APRON

REVISED: 2-22 | ENGINEERING DEPARTMENT | PLATE NO.: 5207

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TYPICAL BITUMINOUS PATCH DETAIL

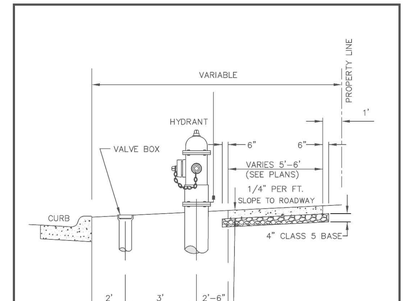


PATCHING NOTES:
1. SAW CUT ALL EDGES. REMOVE BITUMINOUS PATCH AREA AND ENOUGH CLASS 5 MATERIAL TO ACCOMMODATE BITUMINOUS PATCH.
2. MECHANICAL COMPACTION OF GRAVEL BASE REQUIRED PRIOR TO PAVING.
3. APPLY TACK TO ALL EDGES. CONTRACTOR MAY USE WEAR COURSE MATERIAL IN LIEU OF BASE COURSE MATERIAL.
4. USE PLATE COMPACTOR TO CONSOLIDATE BASE COURSE PATCH.
5. ALLOW BASE COURSE TO FULLY COOL BEFORE PLACING WEAR COURSE.
6. RE-APPLY TACK TO ALL EDGES (IF NEEDED) AND PATCHED BASE AREA.
7. ROLL PATCH FROM EDGES TO CENTER. REMOVE OR ADD MATERIAL DURING ROLLING SO PATCH IS TRUE AND LEVEL WITH SURROUNDING SURFACES. CONTRACTOR TO STRINGLINE ALL PATCHES PRIOR TO APPROVAL.
8. MNDOT 2360-ORDINARY COMPACTION METHOD REQUIRED.
9. PATCHED AREAS SHALL MATCH ROADS EXISTING THICKNESS FOR SECTION.

CITY OF CHANHASSEN | TYPICAL STREET PATCHING BITUMINOUS

REVISED: 3-19 | ENGINEERING DEPARTMENT | PLATE NO.: 5202A

FILE NAME: G:\ENG\SPECS\5202A



NOTES:
1. TYPICAL 6" THICK CONCRETE SIDEWALK.
2. USE 8" THICK FOR COMMERICAL DRIVEWAY CROSSING. INCLUDE 1-5' LONG PANEL ON EACH SIDE OF DRIVEWAY TO BE 8" IN THICKNESS.
3. JOINT SPACING AT 5' INTERVALS. EXPANSION JOINT SPACING AT 100' INTERVALS AND WHEN ABUTTING EXISTING CONCRETE OR STRUCTURE.
4. AGGREGATE USED IN THE CONCRETE MIX SHALL BE GRANITE.
5. SIDEWALKS SHALL TAKE GRADE PRECEDENCE THROUGH DRIVEWAYS.

CITY OF CHANHASSEN | CONCRETE SIDEWALK

REVISED: 1-22 | ENGINEERING DEPARTMENT | PLATE NO.: 5214

FILE NAME: G:\ENG\SPECS\5214

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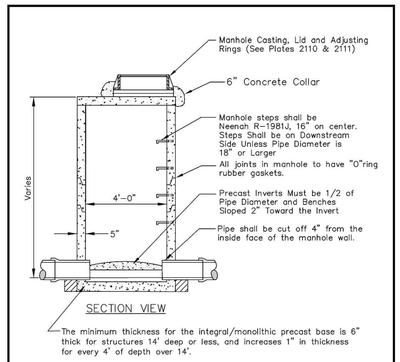
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AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

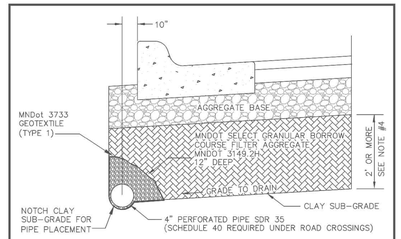
SHEET NUMBER
C32



NOTE:
1. All dog houses shall be grouted both inside and outside of the structure.
2. When the manhole or catch basin structure is constructed outside of the traveled roadway a witness post and sign (MH) shall be installed behind the MH.
3. If a sump MH is required, a minimum sump depth of 4' shall be constructed below the lowest pipe invert in the structure.

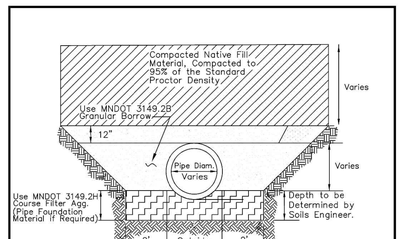
Each structure shall be checked for buoyancy and certified by the Engineer of record that flotation will not occur.

CITY OF CHANHASSEN	STANDARD STORM MANHOLE
REVISED: 2-22	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\3100	PLATE NO.: 3100



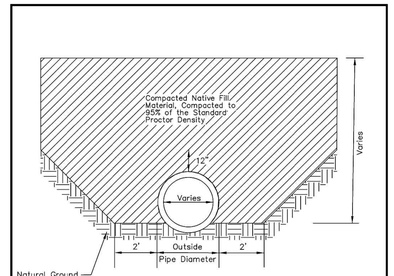
NOTES:
1. CLEANOUTS REQUIRED AT 200' MAXIMUM INTERVALS & ALL ENDING POINTS.
2. SWING TIES TO BE SHOWN ON AS-BUILTS FOR ALL CLEANOUTS AND ENDING POINTS TO ALL DRAINTILES.
3. OPENINGS IN STRUCTURE FOR DRAINTILE TO BE FABRICATED OR CORE DRILLED.
4. THIS DETAIL TO BE USED WHEN 2' OR MORE OF EXISTING SOIL SUB CUT IS NECESSARY.
5. ALL DRAINTILE TO HAVE TRACER WIRES AND GROUND ROD.

CITY OF CHANHASSEN	4" SUB-SURFACE DRAINTILE
REVISED: 1-21	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5232	PLATE NO.: 5232



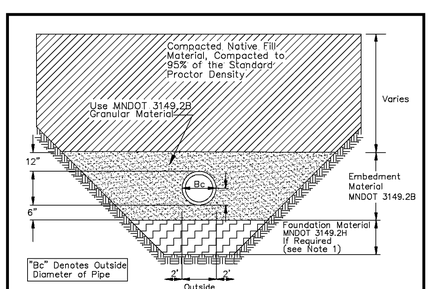
NOTES:
1. When existing soil conditions are not acceptable for backfill and/or compaction in the pipe zone, pipe bedding and backfill shall be used as shown above.
2. A soils engineer will be required to determine the depth of the pipe foundation embedment material if needed. Pipe foundation material shall be accordance with MNDOT 3149.2H course filter aggregate.
3. Trench slopes shall conform to current OSHA rules and regulations for excavations and trenches.

CITY OF CHANHASSEN	PIPE BEDDING IN POOR SOILS
REVISED: 11-16	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\2201	PLATE NO.: 2201



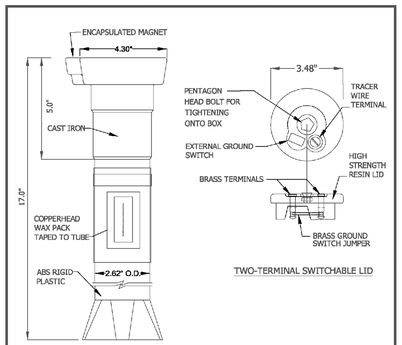
NOTES:
1. When existing soil conditions are not acceptable for backfill and/or compaction in the pipe zone, pipe bedding and backfill shall be used as shown on detail plate 2201.
2 Trench slopes shall conform to current OSHA rules and regulations for excavations and trenches.

CITY OF CHANHASSEN	PIPE BEDDING IN GOOD SOILS RCP & DIP
REVISED: 11-16	ENGINEERING DEPARTMENT
FILE NAME- G:\ENG\SPECS\2202	PLATE NO.: 2202



NOTES:
1. A soils Engineer will be required to determine the depth of the pipe foundation embedment material if needed. Pipe foundation material shall be in accordance with MNDOT 3149.2H course filter aggregate.
2. P.V.C. bedding shall be MNDOT 3149.2B select granular borrow with 100% passing a 3/4" sieve, and less than 10% passing a NO. 200 sieve.
3. Trench slopes shall conform to current OSHA rules and regulations for excavations and trenches.

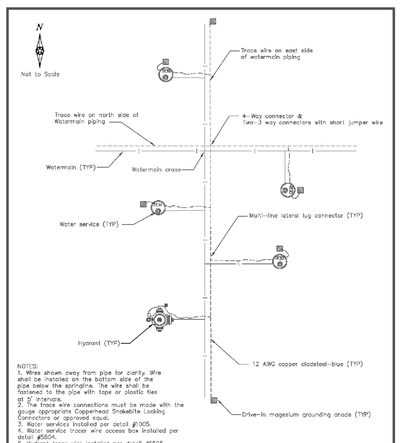
CITY OF CHANHASSEN	PIPE BEDDING FOR P.V.C. PIPE
REVISED: 11-19	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\2203	PLATE NO.: 2203



APWA UNIFORM COLOR CODE
- RED - ELECTRIC
- YELLOW - GAS
- ORANGE - COMMUNICATION
- BLUE - POTABLE WATER
- GREEN - SEWER
- PURPLE - RECLAIMED WATER

NOTES:
INSTALLATION SHALL FOLLOW MANUFACTURES INSTRUCTIONS.
CAPS SHALL BE COLOR CODED TO BE SPECIFIC TO UTILITY BEING TRACED.

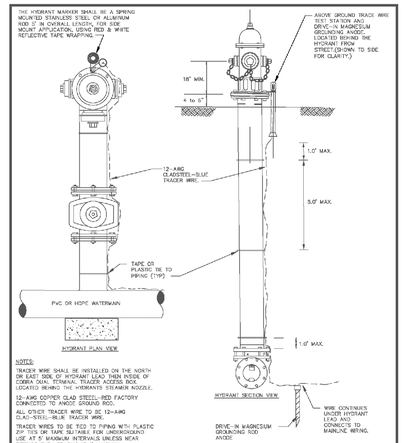
CITY OF CHANHASSEN	TYPICAL MAGNETIZED TRACER BOX ROADWAY BOX RB14*2TP-SW
REVISED: 1-21	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5502	PLATE NO.: 5502



NOTES:
1. Wires shown away from pipe for clarity. Wire shall be installed on the bottom side of the pipe below the springline. The wire shall be fastened to the pipe with tape or plastic ties at 5' intervals.
2. The trace wire connections must be made with the gauge appropriate Copperhead Snakebite Locking Connectors or approved equal.
3. Water services installed per detail #5005.
4. Water service tracer wire access box installed per detail #5504.
5. Hydrant trace wire installed per detail #5505.

TRACE WIRE PLAN (WATER)
not to scale

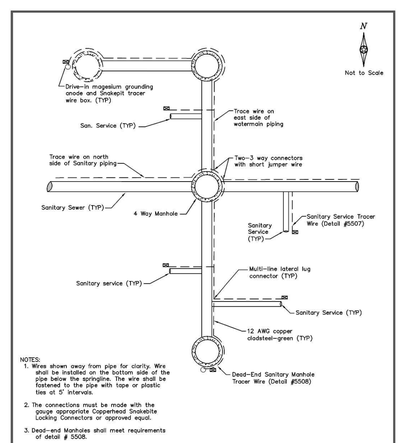
CITY OF CHANHASSEN	MAIN LINE TRACER WIRE DETAIL
REVISED: 2-22	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5503	PLATE NO.: 5503



NOTES:
TRACER WIRE SHALL BE INSTALLED ON THE NORTH OR EAST SIDE OF HYDRANT LEAD THEN INSIDE OF COBRA DUAL TERMINAL TRACER ACCESS BOX, LOCATED BEHIND THE HYDRANTS STEAMER NOZZLE.
12-AWG COPPER CLAD STEEL-RED FACTORY CONNECTED TO ANODE GROUND ROD.
ALL OTHER TRACER WIRE TO BE 12-AWG CLAD-STEEL-BLUE TRACER WIRE.
TRACER WIRES TO BE TIED TO PIPING WITH PLASTIC ZIP TIES OR TAPE SUITABLE FOR UNDERGROUND USE AT 5' MAXIMUM INTERVALS UNLESS NEAR FITTINGS THEN SPACING IS 1' MAXIMUM.
THE CONNECTIONS MUST BE MADE WITH THE GAUGE APPROPRIATE COPPERHEAD SNAKEBITE LOCKING CONNECTORS OR APPROVED EQUAL.

Not to Scale

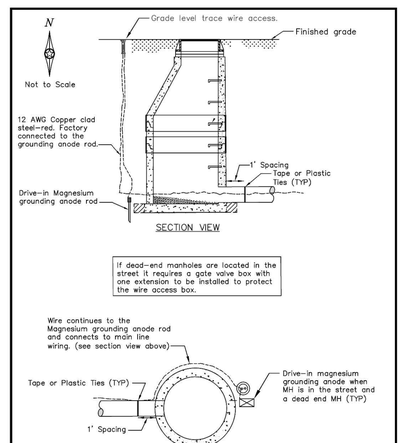
CITY OF CHANHASSEN	HYDRANT TRACER WIRE DETAIL
REVISED: 2-22	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5505	PLATE NO.: 5505



NOTES:
1. Wires shown away from pipe for clarity. Wire shall be installed on the bottom side of the pipe below the springline. The wire shall be fastened to the pipe with tape or plastic ties at 5' intervals.
2. The connections must be made with the gauge appropriate Copperhead Snakebite Locking Connectors or approved equal.
3. Dead-end Manholes shall meet requirements of detail # 5508.

TRACE WIRE PLAN (SANITARY SEWER)
Not to scale

CITY OF CHANHASSEN	SANITARY SEWER SYSTEM TRACER WIRE DETAIL
REVISED: 2-22	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5506	PLATE NO.: 5506



Each structure shall be checked for buoyancy and certified by the Engineer of record that flotation will not occur.

CITY OF CHANHASSEN	DEAD-END SANITARY MANHOLE TRACER WIRE DETAIL
REVISED: 2-22	ENGINEERING DEPARTMENT
FILE NAME: G:\ENG\SPECS\5508	PLATE NO.: 5508

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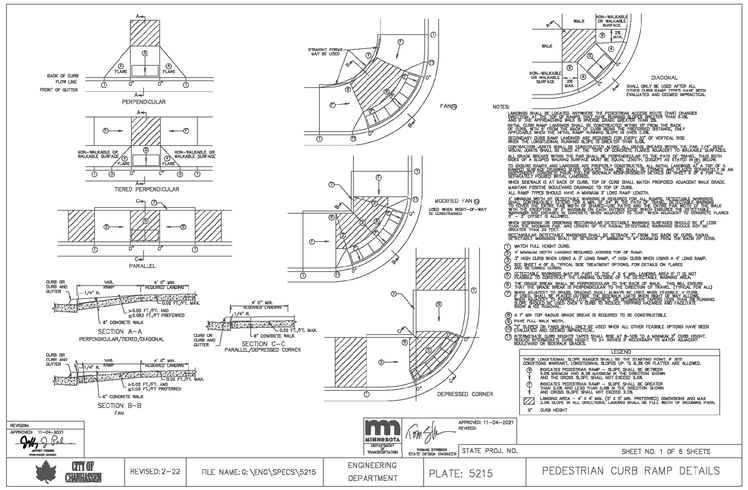
PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

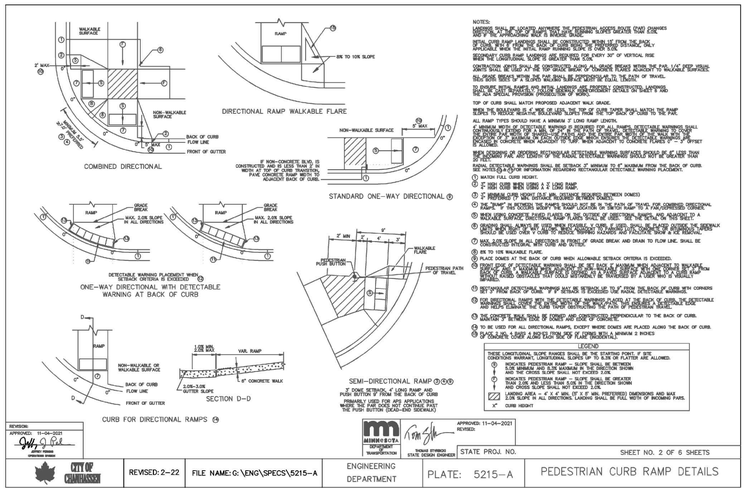
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

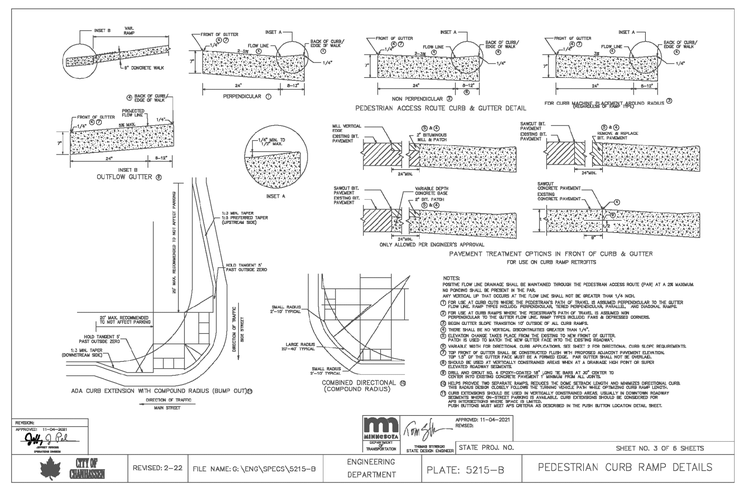
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DRC SUBMITTAL	6-2-23
CITY SUBMITTAL	6-16-23
ADDRESS RPBCWD COMMENTS	7-27-23
ADDRESS CITY COMMENTS	8-2-23
ADDRESS DRC COMMENTS	8-30-23
FOR PERMIT	10-11-23

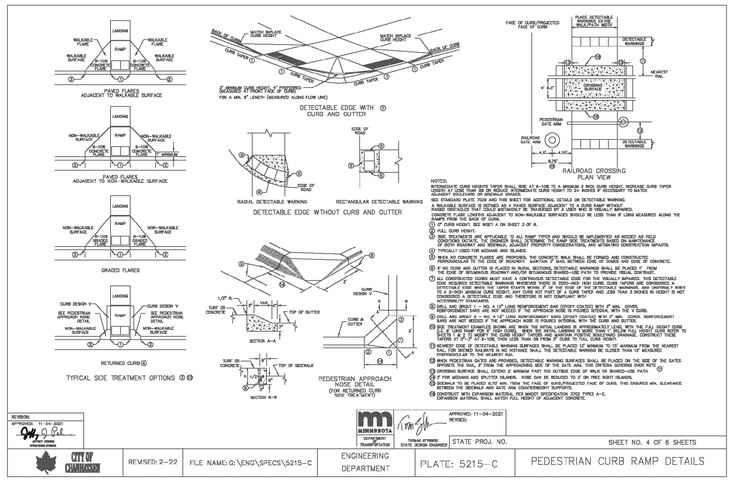
CITY STANDARD DETAILS
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

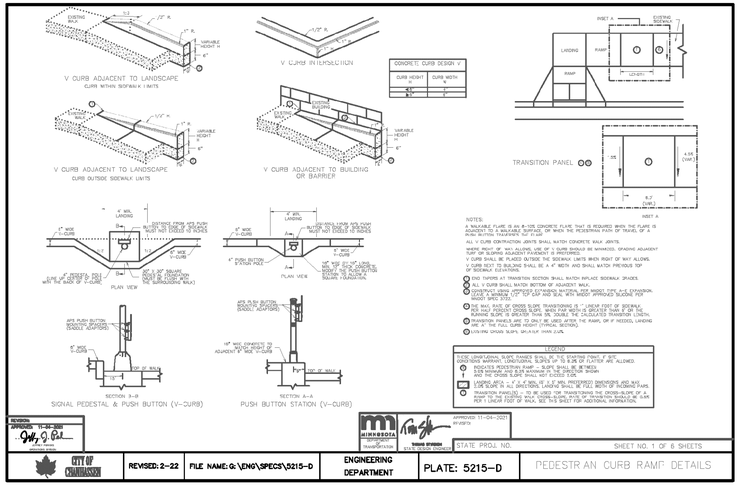
SHEET NUMBER
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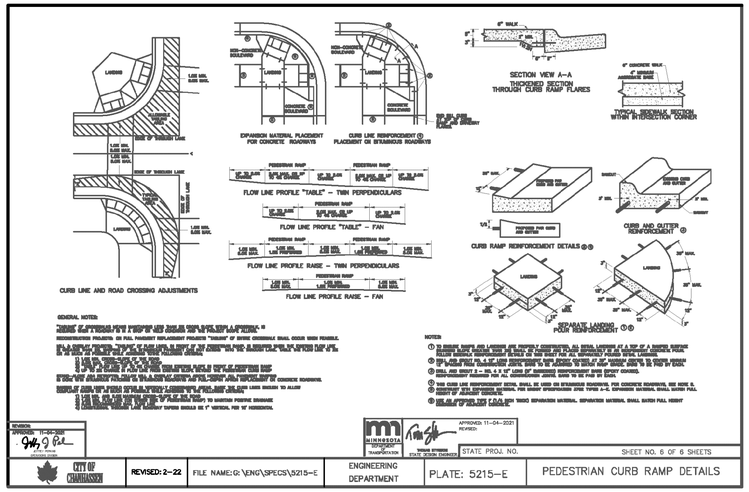












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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued
3-19-23 RPBCWD SUBMITTAL
6-2-23 DRC SUBMITTAL
6-16-23 CITY SUBMITTAL
7-27-23 ADDRESS RPBCWD COMMENTS
8-2-23 ADDRESS CITY COMMENTS
10-10-23 ADDRESS RPBCWD COMMENTS
10-11-23 FOR PERMIT

CITY STANDARD DETAILS
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C34

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING TWO OFFICE/WAREHOUSE BUILDINGS, A BITUMINOUS PARKING LOT FOR CARS AND SEMI TRUCKS/TRAILERS, TWO CONCRETE PAVEMENT LOADING DOCKS, FIVE INFILTRATION BASINS AND OTHER ASSOCIATED SITE IMPROVEMENTS.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. CLEAR AND GRUB SITE.
   - 2.4. STRIP AND STOCKPILE TOPSOIL.
   - 2.5. REMOVE PAVEMENTS AND UTILITIES.
   - 2.6. ROUGH GRADE SITE.
   - 2.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.8. INSTALL UTILITIES.
   - 2.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 2.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 2.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.12. FINAL GRADE SITE.
   - 2.13. SEED AND MULCH.
   - 2.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:

3.1.	SITE ADDRESS:	Southwest corner of Highway 5 & Audubon Rd in Chanhassen, MN
3.2.	SITE AREA:	28.34 ACRES
3.3.	AREA OF DISTURBANCE:	27.76 ACRES
3.4.	PRE-CONSTRUCTION IMPERVIOUS AREA:	0.48 ACRES
3.5.	POST-CONSTRUCTION IMPERVIOUS AREA:	18.49 ACRES
3.6.	PLANNED CONSTRUCTION START DATE:	9-14-2023
3.7.	ESTIMATED CONSTRUCTION COMPLETION DATE:	11-29-2024

   GENERAL SOIL TYPE: Type 'D' soils of mostly clay loams (CL) and sandy clays(SC)

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. A TEMPORARY SEDIMENTATION BASIN WILL BE REQUIRED AND CONSTRUCTED AS INDICATED ON THE PLAN. THE TEMPORARY SEDIMENTATION BASIN SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT. SINCE THE SITE DISCHARGES TO A SPECIAL OR IMPAIRED WATER, THE BASIN SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
   - 5.1. TEMPORARY SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT REACHED 1/2 THE STORAGE VOLUME. REMOVAL MUST BE COMPLETED WITH 72 HOURS OF DISCOVERY. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
   - 5.2. GRADING WORK SHALL BE PHASED TO THE EXTENT POSSIBLE, TO MINIMIZE THE DURATION OF EXPOSED SOIL. RUNOFF SHALL BE DIRECTED TO THE TEMPORARY SEDIMENTATION BASIN TO PREVENT INUNDATION OF THE SILT FENCE.

6. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.

7. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

8. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

9. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

10. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

11. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

12. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

14. NO ENGINE DEGREASING IS ALLOWED ON SITE.

15. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

16. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

17. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

18. SWPPP AMENDMENTS AND SUBMITTALS:
   - 18.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 18.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 18.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 18.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 18.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 18.1.2.3. FUELING PLANS
       - 18.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 18.1.2.5. PROJECT PHASING
     - 18.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 18.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 18.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 18.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 18.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 18.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 18.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

19. INSPECTION & MAINTENANCE
   - 19.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 19.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 19.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 19.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 19.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 19.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 19.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 19.5. INSPECTIONS MUST INCLUDE:
     - 19.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 19.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 19.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 19.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 19.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 19.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 19.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 19.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN IS INCLUDED IN THE SWPPP. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT. BASIN DRAINING OR DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
   - 24.2. WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN TO PROVIDE TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS. PERMITTEES MAY CONVERT A TEMPORARY SEDIMENT BASIN TO A PERMANENT BASIN AFTER CONSTRUCTION IS COMPLETE. THE TEMPORARY BASIN IS NO LONGER REQUIRED WHEN PERMANENT COVER HAS REDUCED THE ACREAGE OF DISTURBED SOIL TO LESS THAN TEN (10) ACRES DRAINING TO A COMMON LOCATION.
   - 24.3. THE TEMPORARY BASIN MUST PROVIDE LIVE STORAGE FOR A CALCULATED TWO (2)-YEAR, 24-HOUR STORM FROM EACH ACRE DRAIN TO THE BASIN OR 1,800 CUBIC FEET OF LIVE STORAGE PER ACRE DRAINED, WHICHEVER IS GREATER.
   - 24.4. WHERE PERMITTEES HAVE NOT CALCULATED THE TWO (2)-YEAR, 24-HOUR STORM RUNOFF AMOUNT, THE TEMPORARY BASIN MUST PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE PER ACRE OF THE BASINS' DRAINAGE AREA.
   - 24.5. PERMITTEES MUST DESIGN BASIN OUTLETS TO PREVENT SHORT-CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS.
   - 24.6. PERMITTEES MUST DESIGN THE OUTLET STRUCTURE TO WITHDRAW WATER FROM THE SURFACE TO MINIMIZE THE DISCHARGE OF POLLUTANTS. PERMITTEES MAY TEMPORARILY SUSPEND THE USE OF A SURFACE WITHDRAWAL MECHANISM DURING FROZEN CONDITIONS. THE BASIN MUST INCLUDE A STABILIZE EMERGENCY OVERFLOW TO PREVENT FAILURE OF POND INTEGRITY.
   - 24.7. PERMITTEES MUST PROVIDE ENERGY DISSIPATION FOR THE BASIN OUTLET WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
   - 24.8. PERMITTEES MUST LOCATED TEMPORARY BASINS OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONE REQUIRED IN ITEM 23.11.
   - 24.9. PERMITTEES MUST CONSTRUCT THE TEMPORARY BASINS PRIOR TO DISTURBING 10 OR MORE ACRES OF SOIL DRAINING TO A COMMON LOCATION.
   - 24.10. WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF ITEM 14.3 THROUGH 14.9 OF THE PERMIT IS INFEASIBLE, PERMITTEES MUST INSTALL EFFECTIVE SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS OR ANY APPROPRIATE COMBINATION OF MEASURES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN IS INFEASIBLE, PERMITTEES MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE AND AVAILABLE AREA ON-SITE. PERMITTEES MUST DOCUMENT THIS DETERMINATION OF INFEASIBILITY IN THE SWPPP.

25. DEWATERING:
   - 25.1. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
   - 25.2. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINAGE TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
   - 25.3. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE.
   - 25.4. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
   - 25.5. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:
BY: MESENBRINK CONSTRUCTION
NAME: JOHN MESENBRINK
TITLE: GENERAL CONTRACTOR
PHONE: 612-968-3800
EMAIL: JDB@MESENBRINKCONSTRUCTION.COM

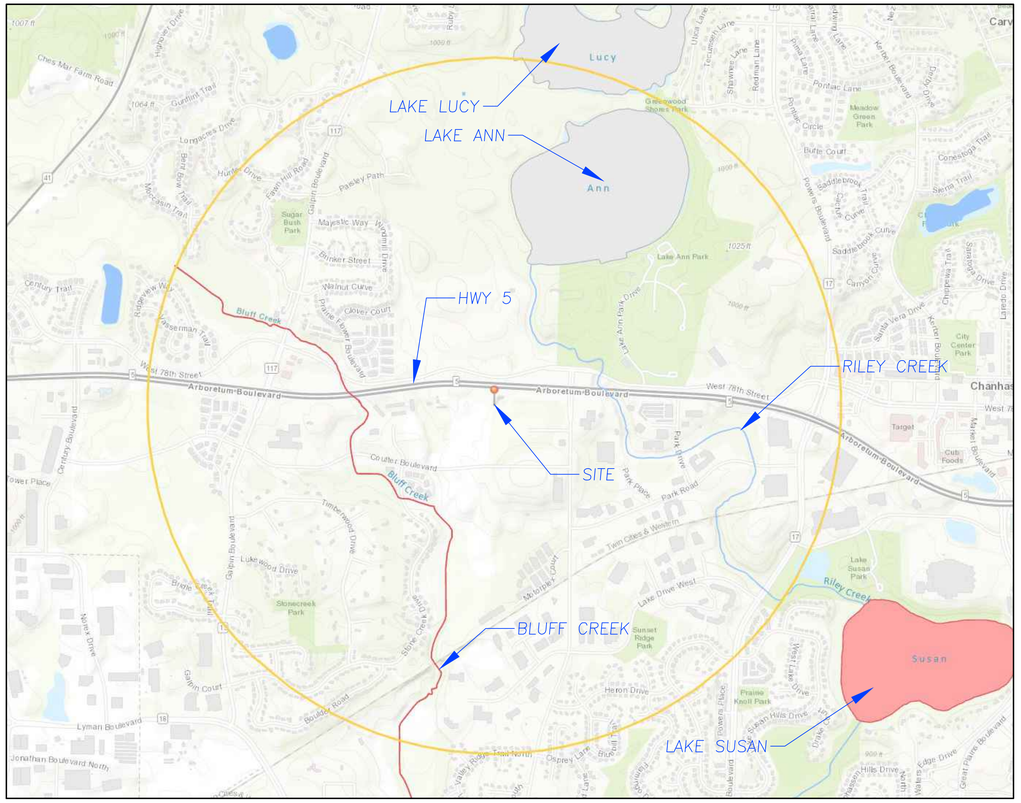
CONTRACTOR:
BY: MESENBRINK CONSTRUCTION
NAME: JUSTIN BOHM
TITLE: GENERAL CONTRACTOR
PHONE: 952-447-5058
EMAIL: JDB@MESENBRINKCONSTRUCTION.COM

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICK ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

CONSTRUCTION SWPPP MANAGER:
BY: NORTH PINE AGGREGATE INC.
NAME: TARA JENSEN
TITLE: PROJECT MANAGER
PHONE: 612-309-5670
EMAIL: TARA@NPAINC.NET

UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
BLUFF CREEK	STREAM	NO	YES
RILEY CREEK	STREAM	NO	NO

MPCA COVERAGE LETTER

PERMANENT STORMWATER MANAGEMENT SYSTEM

X	INFILTRATION/FILTRATION
X	WET SEDIMENTATION BASIN
	REGIONAL PONDING
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	10,400	L.F.
INLET PROTECTION (PR

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)

BUFFER AREA REQUIRED = 11,765 SF
BUFFER AREA PROVIDED = 13,289 SF

BUFFER AREA REQUIRED = 12,554 SF
BUFFER AREA PROVIDED = 12,630 SF

Overhead Wires

WETLAND 1
MANAGE 1 – MEDIUM QUALITY
EX. 100-YR HWL = 955.35
PROPOSED 100-YR HWL = 955.0

INFILTRATION BASIN 2
INFILT. VOLUME = 12,364 CU.FT.
100-YR HWL = 969.4

WETLAND 2
MANAGE 2 – MEDIUM QUALITY
EX. 100-YR HWL = 967.1
PROP. 100-YR HWL = 967.1

Drainage and Utility Easement Per Doc. No. 1234567

CS 2
TOP 966.6
FE
INV 966.6

CS 1
TOP 962.27

CB 5 W/PRESERVER
TOP 975.1

CB 4 W/PRESERVER
TOP 973.7

CB 3 W/PRESERVER
TOP 973.7

CB 6
TOP 974.6

HYD D
HYD E
HYD C
GV

FE
INV 968.25

MODULAR BLOCK
RETAINING WALL

24.00'

WETLAND IMPACT = 5,134 SF (0.12 ACRES)

WETLAND 5
MANAGE 2 – MEDIUM QUALITY
EX. 100-YR HWL = 964.8

WETLAND 6
MANAGE 2 – MEDIUM QUALITY
EX. 100-YR HWL = 970.7

WETLAND IMPACT = 9,378 S

WETLAND IMPACT = 645 SF (0.01 ACRES)

PROPOSED BUILDING 'A'
FFE = 977.5

LOT 1

PROPOSED BUILDING
FFE = 977.5

SIGN NOTES
⚠ – Proposed location of "WETLAND BUFFER" Sign per detail 1/C30.

N

0 15 30 60 90
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
www.rehder.com

PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

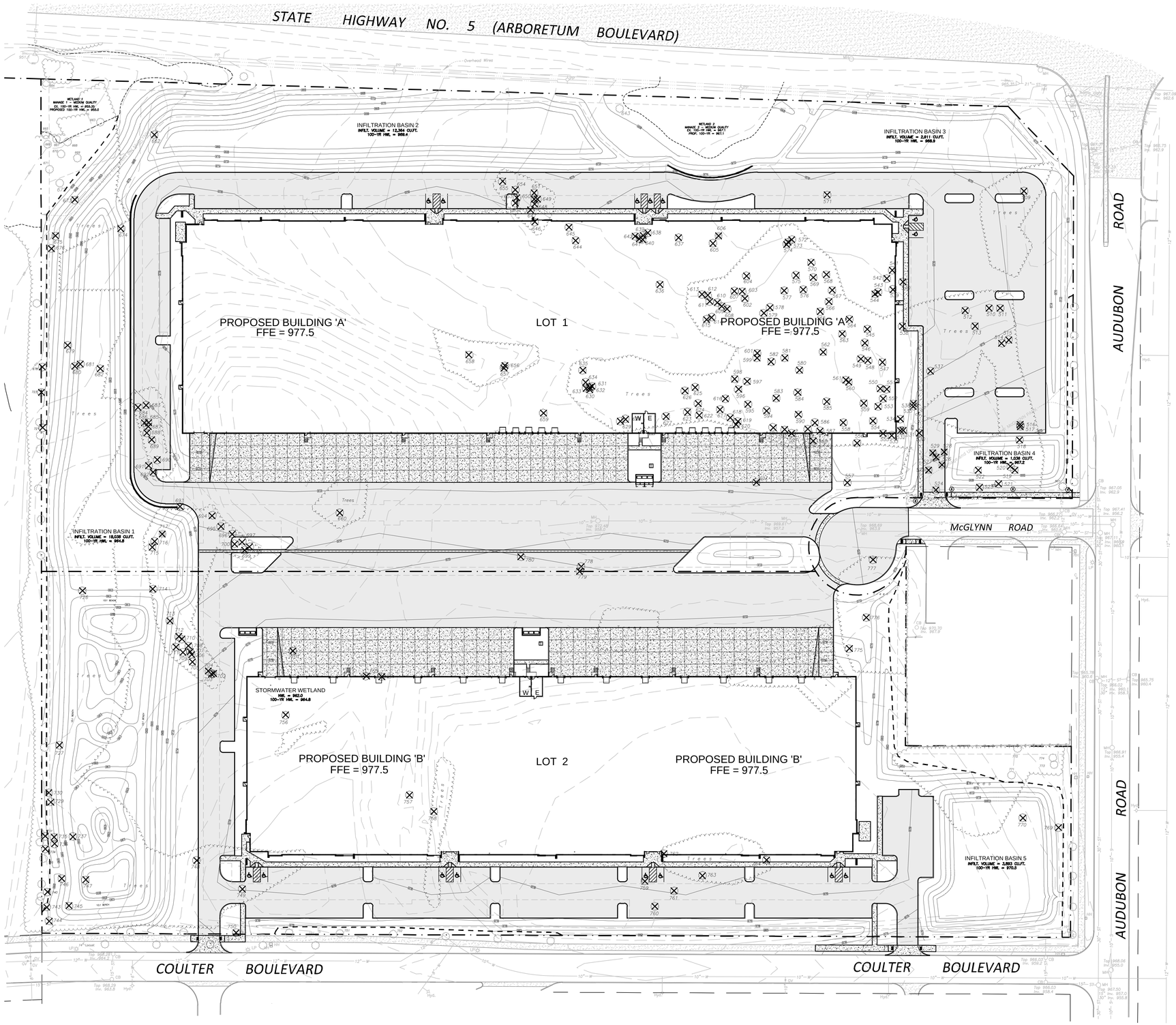
Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued

RPBCWD SUBMITTAL	3-19-23
DRC SUBMITTAL	6-2-23
CITY SUBMITTAL	6-16-23
ADDRESS RPBCWD COMMENTS	7-27-23
ADDRESS CITY COMMENTS	8-25-23
ADDRESS RPBCWD COMMENTS	9-20-23
FOR PERMIT	10-11-23

WETLAND BUFFER SIGNAGE PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C36



TREE CANOPY CALCULATIONS

Site Area	=	1,234,490 S.F.
Existing Total Canopy Coverage	=	356,450 S.F.
Wetland Within Tree Canopy	=	18,230 S.F.
Existing Canopy Coverage	=	338,220 S.F. (27%)
Minimum Canopy Coverage Req.	=	172,830 S.F. (14%)
Minimum Canopy Coverage Req.	=	14% (Per City Code)
Proposed Canopy to Remain	=	27,225 S.F.
Canopy Prov. per Proposed Trees (338 Trees @ 1,089 S.F./Tree)	=	368,082 S.F.
Total Proposed Canopy Provided	=	395,307 S.F. (32%)

TREE PRESERVATION CALCULATIONS

Total Tree Diameter	=	3,579 in
Total Significant Diameter	=	2,550 in
Total Significant Diameter Removed	=	2,322 in
Total Significant Diameter Remaining	=	228 in

LEGEND

- 432 — EXISTING TREE TO REMAIN
- 123 — EXISTING TREE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 30 60 120 180
Scale in Feet

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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

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ADDRESS CITY COMMENTS	8-2-23
ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

OVERALL TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C37

STATE HIGHWAY NO. 5 (ARBORETUM BOULEVARD)

WETLAND 1
MANAGE 1 – MEDIUM QUALITY
EX. 100-YR HWL = 955.35
PROPOSED 100-YR HWL = 955.0

INFILTRATION BASIN 2
INFILT. VOLUME = 12,364 CU.FT.
100-YR HWL = 969.4

PROPOSED BUILDING 'A'
FFE = 977.5

LOT 1

INFILTRATION BASIN 1
INFILT. VOLUME = 18,038 CU.FT.
100-YR HWL = 964.8

MODULAR BLOCK RETAINING WALL

Drainage and Utility Easement Per Meadowbrook

Overhead Wires

MATCH LINE
SEE SHEET C39

MATCH LINE
SEE SHEET C40

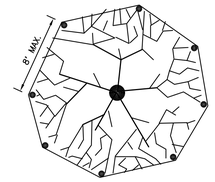
RECONSTRUCT TOP OF MH
MH 101
TOP 970.6
INV 958.0

MH 101
TOP 970.2

Top 972.48
Inv. 958.0

CB 11
TOP 969.2

CB 12A
TOP 969.2



4' SNOW FENCE WITH POST 8' ON CENTER TO BE PLACED AROUND TREE AT THE DRIP LINE OF THE OUTER MOST BRANCHES.

1 / C38 TREE PROTECTION
NO SCALE

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 15 30 60 90
Scale in Feet

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Name Nicholas P. Adam Date 10-11-23 Reg. No. 43856

Issued

3-19-23	RPBCWD SUBMITTAL
6-2-23	DRC SUBMITTAL
6-16-23	CITY SUBMITTAL
7-27-23	ADDRESS RPBCWD COMMENTS
8-2-23	ADDRESS CITY COMMENTS
8-30-23	ADDRESS RPBCWD COMMENTS
10-11-23	FOR PERMIT

TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C38

OULEVARD)

WETLAND 2
MANAGE 2 – MEDIUM QUALITY
EX. 100–YR HWL = 967.1
PROP. 100–YR = 967.1

INFILTRATION BASIN 3
INFILT. VOLUME = 2,911 CU.FT.
100–YR HWL = 968.9

FE INV 968.25

CB 2 W/PRESERVER TOP 973.7

CB 1 W/PRESERVER TOP 972.3

MODULAR BLOCK RETAINING WALL

PROPOSED BUILDING 'A'
FFE = 977.5

SEE SHEET C38
MATCH LINE

INFILTRATION BASIN 4
INFILT. VOLUME = 1,036 CU.FT.
100–YR HWL = 967.2

RAIN GUARDIAN TURRET

Drainage and Utility Easement per McGLYNN PARK

RECONSTRUCT TOP OF MH
TOP 971.3
INV 957.2

MATCH LINE
SEE SHEET C39

CB 12A
TOP 969.2

Top 969.61
Inv. 957.2

Top 968.69
Inv. 963.9

Top 966.64
Inv. 960.6

Top 967.11
Inv. 960.39
Inv. 960.1

Top 967.41
Inv. 956.2

Top 967.05
Inv. 962.9

Top 966.27

MH 27
TOP 968.5

CS 4
TOP 956.24

Top 967.09
Inv. 962.6

Top 967.37
Inv. 963.7

Top 967.33
Inv. 964.4

Top 966.75
Inv. 962.9

Inv. 965.35

Traffic Light

Hyd.

Trees

ROAD

AUDUBON

McGLYNN ROAD

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 15 30 60 90
Scale in Feet

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Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Phone: 651-452-5051
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PROJECT NO.: 221-1321.157 DRAWING FILE: 1321157.DWG

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

Name Nicholas P. Adam Date 10-11-23
Reg. No. 43856

Issued
3-19-23 RPBCWD SUBMITTAL
6-2-23 DRC SUBMITTAL
6-16-23 CITY SUBMITTAL
7-27-23 ADDRESS RPBCWD COMMENTS
8-2-23 ADDRESS CITY COMMENTS
8-30-23 ADDRESS RPBCWD COMMENTS
10-11-23 FOR PERMIT

TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C39

INFILTRATION BASIN 1
INFILT. VOLUME = 18,038 CU.FT.
100-YR HWL = 964.8

SEE SHEET C38
MATCH LINE

RECONSTRUCT TOP OF MH
MH 101
TOP 970.6
INV 958.0

MH 101
TOP 970.2

Top 972.48
Inv. 958.07

CB 11
TOP 969.2

CB 12
TOP 969.2

CB 9
TOP 969.20

CB 10
TOP 969.20

CB 8
TOP 968.7

CB 7 W/RESERVER
TOP 968.7

HYD B

FE
INV 962.5

10:1 BENCH

Trees

STORMWATER WETLAND
NWL = 962.0
100-YR HWL = 964.8

HYD G

HYD H

HYD I

CB 13
TOP 973.5

CB 14
TOP 975.1

CB 15
TOP 975.1

CB 16
TOP 975.1

CB 17
TOP 975.1

CB 18
TOP 975.1

CB 19
TOP 975.1

CB 20
TOP 975.1

FE
INV 962.0

PROPOSED BUILDING 'B'
FFE = 977.5

LOT 2

MATCH LINE
SEE SHEET C41

14" Locust

Top 968.28
Inv. 964.2

Top 968.29
Inv. 963.8

Hyd.

COULTER BOULEVARD

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE

N

0 15 30 60 90
Scale in Feet

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7-27-23	ADDRESS RPBCWD COMMENTS
8-2-23	ADDRESS CITY COMMENTS
8-30-23	ADDRESS RPBCWD COMMENTS
10-11-23	FOR PERMIT

TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C40

SEE SHEET C39

MATCH LINE

RECONSTRUCT TOP OF MH
MH 101
TOP 970.6
INV 958.0

RECONSTRUCT TOP OF MH
TOP 971.3
INV 957.2

RECONSTRUCT TOP OF MH
TOP 969.9

RAIN GUARDIAN TURRET

CS 4
TOP 966.24

CS 5
TOP 968.74

McGLYNN ROAD

AUDUBON ROAD

COULTER BOULEVARD

LOT 2

PROPOSED BUILDING 'B'
FFE = 977.5

INFILTRATION BASIN 5
INFILT. VOLUME = 3,893 CU.FT.
100-YR HWL = 970.5

20" - 18" HDPE @ 0.60%

FE
INV 970.5

CB 25 W/PRESERVER
TOP 975.0

CB 26
TOP 976.0

CB 18
TOP 975.1

CB 19
TOP 975.1

CB 20
TOP 975.1

CB 21
TOP 975.1

CB 22
TOP 975.1

CB 23
TOP 974.55

CB 24
TOP 972.55

CB 11
TOP 969.2

CB 12
TOP 969.2

CB
TOP 969.2

CB
Top 970.70
Inv. 967.9

Top 972.48
Inv. 958.0

Top 969.61
Inv. 957.2

Top 968.69
Inv. 963.9

Top 968.5

CB
Top 967.05
Inv. 962.9

Top 967.41
Inv. 956.2

Top 966.27
Inv. 962.2

Top 966.64
Inv. 960.6

Top 967.11
12" Inv. 960.9
30" Inv. 960.1

Top 965.78
Inv. 960.6

Top 965.75
Inv. 960.4

Top 966.02
12" Inv. 960.1
30" Inv. 958.7

Top 966.91
Inv. 955.4

Top 966.03
Inv. 959.2

Top 966.03
Inv. 958.4

Top 968.06
Inv. 955.0

Top 967.50
15" Inv. 957.0
30" Inv. 955.8

Trees

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
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N

0 15 30 60 90
Scale in Feet

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ADDRESS RPBCWD COMMENTS	8-30-23
FOR PERMIT	10-11-23

TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER
C41

Tag#	Size (")	Species	Condition	Classification	Remove	Remain
501	12	Sugar Maple	Fair	Significant		X
509	12	Boxelder	Good	Significant	X	
510	13	Cottonwood	Good	Significant	X	
511	10	Cottonwood	Good		X	
512	11	Cottonwood	Good		X	
513	10	Cottonwood	Good		X	
514	10	Cottonwood	Good		X	
515	10	Cottonwood	Good		X	
516	14	Willow	Good	Significant	X	
517	16	Cottonwood	Good	Significant	X	
518	20	Willow	Good	Significant	X	
519	13	Willow	Good	Significant	X	
520	12	Willow	Good	Significant	X	
521	10	Basswood	Good		X	
522	32	Cottonwood	Good	Significant	X	
523	11	Boxelder	Good		X	
524	10	Boxelder	Good		X	
525	12	Red Pine	Good	Significant	X	
526	10	White Spruce	Good		X	
527	10	White Spruce	Good		X	
528	13	White Spruce	Good	Significant	X	
529	12	Red Pine	Good	Significant	X	
530	10	Willow	Good		X	
531	18	Cottonwood	Good	Significant	X	
532	12	Cottonwood	Good	Significant	X	
533	12	Cottonwood	Good	Significant	X	
534	15	Cottonwood	Good	Significant	X	
535	14	Cottonwood	Good	Significant	X	
536	14	Cottonwood	Good	Significant	X	
537	14	Cottonwood	Good	Significant	X	
538	16	Cottonwood	Good	Significant	X	
539	13	Cottonwood	Good	Significant	X	
540	16	Cottonwood	Good	Significant	X	
541	16	Cottonwood	Good	Significant	X	
542	10,12	Cottonwood	Good	Significant	X	
543	10	Cottonwood	Good		X	
544	10,12	Cottonwood	Good	Significant	X	
545	13	Cottonwood	Good	Significant	X	
546	13	Cottonwood	Good	Significant	X	
547	16	Cottonwood	Good	Significant	X	
548	10	Cottonwood	Good		X	
549	11	Cottonwood	Good		X	
550	12	Cottonwood	Good	Significant	X	
551	12	Cottonwood	Good	Significant	X	
552	10	Cottonwood	Good		X	
553	12	Cottonwood	Good	Significant	X	
554	12	Cottonwood	Good	Significant	X	
555	10	Cottonwood	Good		X	
556	10,12,15	Cottonwood	Good	Significant	X	
557	12	Basswood	Good	Significant	X	
558	10	Cottonwood	Good		X	
559	11	Cottonwood	Good		X	
560	10	Cottonwood	Good		X	
561	11	Cottonwood	Good		X	
562	13	Cottonwood	Good	Significant	X	
563	10	Cottonwood	Good		X	
564	13	Cottonwood	Good	Significant	X	
565	12	Cottonwood	Good	Significant	X	
566	10	Cottonwood	Good		X	
567	13	Cottonwood	Good	Significant	X	
568	18	Cottonwood	Good	Significant	X	
569	12	Cottonwood	Good	Significant	X	
570	15	Cottonwood	Good	Significant	X	
571	10,13	Willow	Good	Significant	X	
572	12,15	Cottonwood	Good	Significant	X	
573	15	Cottonwood	Good	Significant	X	
574	12	Cottonwood	Good	Significant	X	
575	13	Cottonwood	Good	Significant	X	
576	10	Cottonwood	Good		X	
577	14	Cottonwood	Good	Significant	X	
578	13	Cottonwood	Good	Significant	X	
579	10	Cottonwood	Good		X	
580	11	Cottonwood	Good		X	
581	12	Cottonwood	Good	Significant	X	
582	15	Cottonwood	Good	Significant	X	
583	11	Cottonwood	Good		X	
584	10	Cottonwood	Good		X	
585	10	Cottonwood	Good		X	
586	11	Cottonwood	Good		X	
587	16	Cottonwood	Good	Significant	X	
588	15	Cottonwood	Good	Significant	X	
589	12	Cottonwood	Good	Significant	X	
590	11	Cottonwood	Good		X	
591	16	Cottonwood	Good	Significant	X	
592	14	Cottonwood	Good	Significant	X	
593	18	Cottonwood	Good	Significant	X	
594	10	Cottonwood	Good		X	
595	15	Cottonwood	Good	Significant	X	
596	12	Cottonwood	Good	Significant	X	
597	11	Cottonwood	Good		X	
598	10	Cottonwood	Good		X	
599	10	Cottonwood	Good		X	
601	11	Cottonwood	Good		X	
602	12	Cottonwood	Good	Significant	X	
603	14	Cottonwood	Good	Significant	X	
604	12	Ash	Good	Significant	X	
605	10	Boxelder	Fair		X	
606	10	Juniper	Good		X	
607	14	Cottonwood	Good	Significant	X	
608	12	Cottonwood	Good	Significant	X	
609	11	Cottonwood	Good		X	
610	13	Cottonwood	Good	Significant	X	
611	14	Cottonwood	Good	Significant	X	
612	12	Cottonwood	Good	Significant	X	
613	14	Cottonwood	Good	Significant	X	
614	11	Cottonwood	Good		X	
615	14	Cottonwood	Good	Significant	X	
616	12	Cottonwood	Good	Significant	X	
617	14	Cottonwood	Good	Significant	X	
618	14	Cottonwood	Good	Significant	X	
619	10	Cottonwood	Good		X	
620	2,11	Cottonwood	Good		X	
621	10	Maple	Good		X	
622	17	Cottonwood	Good	Significant	X	
623	11	Basswood	Good		X	
624	14,14,16	Cottonwood	Good	Significant	X	
625	13	Cottonwood	Good	Significant	X	
626	32	Cottonwood	Fair	Significant	X	
627	16	Cottonwood	Good	Significant	X	
628	15	Cottonwood	Good	Significant	X	
629	10,15,16	Cottonwood	Good	Significant	X	
630	11	Cottonwood	Good		X	
631	10,13	Cottonwood	Good	Significant	X	
632	13	Cottonwood	Good	Significant	X	
633	11,14	Cottonwood	Good	Significant	X	
634	15	Cottonwood	Good	Significant	X	
635	15	Cottonwood	Good	Significant	X	
636	17	Cottonwood	Good	Significant	X	
637	12	Ash	Good	Significant	X	
638	11	Ash	Fair		X	
639	16	Cottonwood	Fair	Significant	X	
640	17	Cottonwood	Good	Significant	X	
641	11	Cottonwood	Good		X	
642	18	Cottonwood	Good	Significant	X	
643	17	Boxelder	Fair	Significant		X
644	10	Cottonwood	Good		X	
645	18	Cottonwood	Good	Significant	X	
646	19	Cottonwood	Good	Significant	X	
647	10	Cottonwood	Good		X	
648	12	Cottonwood	Good	Significant	X	
649	14	Cottonwood	Good	Significant	X	
650	13	Cottonwood	Good	Significant	X	
651	15	Cottonwood	Good	Significant	X	
652	10	Cottonwood	Good		X	
653	14	Cottonwood	Good	Significant	X	
654	15	Cottonwood	Good	Significant	X	
655	11	Ash	Good		X	
656	12	Cottonwood	Good	Significant	X	
657	11	Cottonwood	Good		X	
658	13	Willow	Fair	Significant	X	
659	11	Cottonwood	Good		X	
660	12,13	Russian Olive	Fair	Significant	X	
662	11	Red Oak	Fair		X	
663	10	Boxelder	*Dead*			X
664	10	Boxelder	Poor			X
665	14	Siberian Elm	Poor	Significant		X
666	32	Cottonwood	Poor	Significant		x
667	14,14,15	Willow	Poor	Significant		X
668	16	Willow	Good	Significant		X
669	14	Willow	Poor	Significant		X
670	13	Willow	Poor	Significant		X
671	15,17,22	Willow	Fair	Significant		X
672	18	Willow	Good	Significant	X	
673	16,18	Willow	Fair	Significant	X	
674	20	Cottonwood	Good	Significant	X	
675	11	Ash	Good		X	
676	11	Ash	Good		X	
678	11	Boxelder	Good		X	
679	10	Ash	Good		X	
680	10	Ash	Good		X	
681	10	Ash	Good		X	
682	10	Ash	Good		X	
683	18	Cottonwood	Good	Significant	X	
684	15	Cottonwood	Good	Significant	X	
685	10	Cottonwood	Good		X	
686	13	Cottonwood	Good	Significant	X	
687	13	Cottonwood	Good	Significant	X	
688	10	Cottonwood	Good		X	
689	13	Cottonwood	Good	Significant	X	
690	12	Cottonwood	Good	Significant	X	
691	13	Cottonwood	Good	Significant	X	
692	14	Cottonwood	Good	Significant	X	
693	16	Cottonwood	Good	Significant	X	
694	12	Cottonwood	Good	Significant	X	
695	12	Cottonwood	Good	Significant	X	
696	11	Cottonwood	Good		X	
697	15	Red Oak	Good	Significant	X	
698	13	Cottonwood	Good	Significant	X	
699	14	Cottonwood	Good	Significant	X	
700	10	Cottonwood	Good		X	
701	17	Cottonwood	Good	Significant	X	
702	16	Cottonwood	Good	Significant	X	
703	11	Cottonwood	Good		X	
704	14	Cottonwood	Good	Significant	X	
705	13	Cottonwood	Good	Significant	X	
706	14	Cottonwood	Good	Significant	X	
707	10	Cottonwood	Good		X	
708	10,15	Cottonwood	Good	Significant	X	
709	10	Cottonwood	Good		X	
710	14	Cottonwood	Good	Significant	X	
711	10	Cottonwood	Good		X	
712	11	Cottonwood	Good		X	
713	20	Cottonwood	Good	Significant	x	
714	20	Cottonwood	Good	Significant	X	
715	19	Cottonwood	Good	Significant	X	
716	16	Cottonwood	Good	Significant	X	
717	10	Juniper	Good		X	
721	10	Black Cherry	Good		X	
723	13	Boxelder	Fair	Significant	X	
726	10	Ash	Good		X	
727	10	Ash	Good		X	
728	11	Boxelder	Poor			X
729	12	Black Cherry	Good	Significant	X	
730	13	Boxelder	Fair	Significant	X	
731	15	Boxelder	Poor	Significant	X	
734	10	Boxelder	Fair		X	
735	10	Siberian Elm	Good		X	
736	12	Boxelder	Fair	Significant	X	
737	12	Ash	Fair	Significant	X	
738	10	Boxelder	Good			X
740	16	Boxelder	Fair	Significant	X	
743	16	Boxelder	Poor	Significant	X	
744	10	Boxelder	Good		X	
745	13	Ash	Good	Significant	X	
746	10	Cottonwood	Poor		X	
747	10	Cottonwood	Good		X	
748	11	Cottonwood	Fair		X	
749	10	Cottonwood	Good		X	
750	10	White Oak	Good		X	
751	11	White Oak	Good			X
752	11	White Oak	Good			X
754	11	Cottonwood	Good		X	
755	10	Cottonwood	Good		X	
756	18	Cottonwood	Good	Significant	X	
757	10,14,14	Cottonwood	Good	Significant	X	
758	10	Juniper	Good		X	
759	12	Cottonwood	Good	Significant	X	
760	11	Cottonwood	Good		X	
761	12	Cottonwood	Good	Significant	X	
762	11	Cottonwood	Good		X	
763	10	Cottonwood	Good		X	
764	13	Cottonwood	Good	Significant	X	
769	11	Siberian Elm	Fair		X	
770	26	Cottonwood	Good	Significant	X	
771	10	Siberian Elm	Fair			X
772	13	Boxelder	Fair	Significant		X
773	11	Boxelder	Good			X
774	10	Boxelder	Good			X
775	13	Cottonwood	Good	Significant	X	
776	19	Cottonwood	Good	Significant	X	
777	10	Basswood	Good		X	
778	20	Cottonwood	Good	Significant	X	
779	16	Cottonwood	Good	Significant	X	
780	10	Cottonwood	Good		X	

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Name Nicholas P. Adam Date 10-11-23

Reg. No. 43856

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FOR PERMIT	10-11-23

TREE PRESERVATION PLAN
AUDUBON BUSINESS PARK
CITY OF CHANHASSEN

SHEET NUMBER

C42

City Council Item

November 24, 2025

Item	Resolution 2025-XX; Authorizing submittal of a MnDOT LRIP Grant for a roundabout project at Trunk Highway 41 and Lake Lucy Road	
File No.	N/A	**Item No:** F.14
Agenda Section	**CONSENT AGENDA**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves a resolution supporting the submittal of a Local Road Improvement Program Grant for a potential roundabout project on Trunk Highway 41 at Lake Lucy Road."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Financial Sustainability

SUMMARY

The Local Road Improvement Program (LRIP) has grants available from MnDOT. There is a desire to explore the possibility of adding a roundabout on Hwy 41 at Lake Lucy Road. This grant would only offset a small portion of the costs of the project, meaning other funding sources would be needed to fully fund the project. The project is estimated at $4M.

Submittal of the grant is not a guarantee of receiving funding. We would know sometime around March of 2026 if the grant was successful.

These grants require a resolution of support for the submitting agency.

The submittal date for the grant is December 12, 2025.

BACKGROUND

N/A

DISCUSSION

N/A

BUDGET

N/A

RECOMMENDATION

Staff recommends approval of the resolution.

ATTACHMENTS

Resolution-LRIP Application for Hwy 41 and Lake Lucy Roundabout

CITY OF CHANHASSEN
CARVER COUNTY, MINNESOTA

DATE: November 24, 2025 **RESOLUTION NO:** _____

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION AUTHORIZING THE PURSUIT OF 2025 LOCAL ROAD IMPROVEMENT PROGRAM FUNDING FOR THE TRUNK HIGHWAY 41 AND LAKE LUCY ROAD ROUNDABOUT PROJECT.

WHEREAS, The City of Chanhassen, located in Carver County, has one of the highest rate of population growth in the region, resulting in increased traffic volumes and safety concerns along key corridors, including Trunk Highway 41 (TH 41) and Lake Lucy Road; and

WHEREAS, segments of TH 41 have reached tipping points for congestion and safety, with limited gaps for turning movements and growing delays for side street traffic, averaging nearly 40 seconds per vehicle during peak hours; and

WHEREAS, the intersection of TH 41 and Lake Lucy Road has experienced 14 crashes over the past decade, creating persistent safety concerns for motorists and pedestrians; and

WHEREAS, the proposed project will construct a single-lane, three-legged roundabout at the intersection of TH 41 and Lake Lucy Road, designed to improve traffic flow, reduce conflict points, calm vehicle speeds, and enhance safety for all users, including pedestrians and cyclists, while meeting current MnDOT design standards; and

WHEREAS, the proposed roundabout will reduce side street delays, accommodate projected traffic growth of 10% over the next decade, and provide safer turning movements for vehicles and improved crossings for pedestrians; and

WHEREAS, the Local Road Improvement Program (LRIP) administered by the Minnesota Department of Transportation makes available up to $1,500,000 to apply towards projects on local roads that are regionally significant, result in safety improvements, address transportation deficiencies, and contribute to economic development; and

WHEREAS, the City is seeking LRIP requests to fund the non-trunk highway elements of the project, addressing the need for an improved intersection; and

WHEREAS, the roundabout will be constructed in 2028, in coordination with the planned roundabout at Minnetonka Middle School West on TH 41 to minimize community disruption and optimize resources.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chanhassen as follows; that

1. The City Council hereby supports the work proposed by Trunk Highway 41 and Lake Lucy Roundabout Project, and

2. The City Council hereby supports the City's pursuit of LRIP funding and authorizes staff to prepare and submit such application, and

3. The City Council hereby commits to funding project elements not eligible for LRIP funding, ensuring the project will comply with all LRIP funding requirements, and following the project schedule as presented in the application.

Passed and adopted by the Chanhassen City Council this 24th day of November 2025.

ATTEST:

Jenny Potter, City Clerk

Elise Ryan, Mayor

YES	NO	ABSENT

City Council Item

November 24, 2025

Item	Resolution 2025-XX: Accept Feasibility Study, Conduct Public Improvement Hearing, and Authorize Preparation of Plans and Specifications for the 2026 City Pavement Rehabilitation Project No. 26-01	
File No.	ENG Project No. 26-01 CIP No. ST-012	**Item No:** I.1
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council adopts a resolution accepting the feasibility study, ordering the improvements, and authorizing preparation of plans and specifications for the 2026 City Pavement Rehabilitation Project No. 26-01."

Motion Type	4/5 Vote
Strategic Priority	Asset Management

SUMMARY

This item is to accept the feasibility study and host the first public hearing for the project, known as the 'Improvement Hearing,' associated with the M.S. 429 special assessment process in order to review the findings of the feasibility study and discuss specific aspects of the project.

Following the public hearing, the City Council is asked to consider ordering production of plans and specifications for the project.

BACKGROUND

As part of the overall Pavement Management Program (PMP), the city annually plans to rehabilitate a

section or sections of public streets across the city. The Five-year Capital Improvement Plan (CIP) identifies the near-term streets to be rehabilitated. This 2026 project includes approximately 2.2 miles of city streets for rehabilitation.

Key dates and items relative to the project:

November, 2024, the city created a project page and email subscription list.

On June 13, 2025, the Engineering Department released a Request for Proposals (RFP) for design and construction services for the 26-02 project.

On June 20, 2025, the Engineering Department released a Request for Proposals (RFP) for geotechnical services for the 26-02 project.

On July 14, 2025, the City Council approved a Professional Services Agreement with Houston Engineering, Inc. for design and construction services for the 26-01 project.

On July 14, 2025, the City Council approved a Professional Services Agreement with Braun Intertec for geotechnical exploration and engineering services in association with the 26-01 design contract.

On November 10, 2025, the City Council called for a Public Hearing to be held regarding the proposed improvements on November 24, 2025.

On November 19, 2025, the Engineering Department hosted a public Open House meeting at City Hall to discuss the project and respond to questions with the impacted properties. Riley Purgatory Bluff Creek Watershed District staff also attended this meeting and presented on the proposed project within North Lotus Lake Park. Approximately 73 residents attended and 20 comment cards were received.

Project information is available on the city's website at:
https://www.chanhassenmn.gov/government/projects/street-projects/2026-city-pavement-rehabilitation-project

To subscribe to the city's distribution list in order to receive routine project updates - interested residents and property owners should visit the following link to sign up:
https://www.chanhassenmn.gov/i-want-to/subscribe. As of November 20, 563 email addresses are subscribed.

DISCUSSION

The project area is shown in the attached 5-year Capital Improvement Plan (CIP) map representing the years 2025 through 2029. The CIP is a planned sequence of pavement rehabilitation projects based on currently available funding that works to meeting the city's goal of having an average overall condition index of the local street pavements at or above 70. The current average OCI of the city's local street paving is 76.6.

Two neighborhood areas are proposed to be rehabilitated with the 26-01 project. The Fox Hollow neighborhood area has approximately 1.3 miles of existing streets being proposed to be rehabilitated while the Vasserman Ridge neighborhood area has approximately 0.9 miles of existing streets being proposed to be rehabilitated.

Houston Engineering was provided the city's asset management and geotechnical information relative to this project to factor into the feasibility analysis to incorporate with the subsequent design. Based on the existing maintenance and rating history, on-site street observations, and the feasibility analysis - the following recommendations in the subsequent paragraphs are being proposed.

The Fox Hollow development was originally constructed in phases between 1985 and 1988 except for Fox Dr. These streets were seal coated in 2006. Fox Dr was originally constructed in 2005 and seal-coated in 2015. Fox Hollow Ct is also within this neighborhood area but it is a private street. Fox Hollow Ct is not proposed to be rehabilitated. The largest infrastructure issue with this neighborhood is lack of drainage, primarily in the street pavement section. This area is scoped to be a reconstruction project except for Fox Dr which is proposed to be a mill and overlay.

The Vasserman Ridge development was originally constructed in phases between 2002 and 2004. This area is scoped to be a mill and overlay.

Beyond the pavement rehabilitation scope, there is a desire by staff to improve the current alignment of Fox Hollow Drive at the area near North Lotus Lake Park. The benefits of this re-alignment include removing the existing roadway from park property and locating it within the designated public right-of-way, improved emergency response, improved drainage, and street maintenance operations. There is strong resident opposition to the proposed re-alignment due to several factors including a perceived change to the existing character of the neighborhood, decreased property values, an increase in speeding and traffic volumes, and general traffic safety reasons.

Staff also presented a sidewalk connection along Fox Hollow Dr. This modification also wasn't well received from the majority of open house attendees and generally thought by the residents to be un-necessary. The idea did have support from a few residents supporting the safety perspective.

Existing pedestrian ramps impacted by the project will be brought into ADA compliance in accordance with the city's ADA transition plan.

City public works staff performed a condition assessment on the existing utilities within the project areas. The sanitary and storm sewer pipe networks were televised, and the existing structures were evaluated to assess the need for improvements. There weren't any significant improvements scoped in relation to the sanitary sewer network. The watermain in the Fox Hollow neighborhood area has a significant documented break history especially along Gray Fox Curve. The feasibility study proposes to replace the watermain in this area primarily due to the break history and the opportunity to maintain the network with the opportunity of the street reconstruction. The CIP didn't originally budget to replace the watermain and hence is overbudget. This aspect needs to be further evaluated to assess if the water enterprise fund can cover the additional proposed expenditure.

Schedule

Task	Date
Approve Plans and Specifications. Authorize Advertisement for Bids	January 12, 2026
Bid Opening	February 10, 2026
Call for Public (Assessment) Hearing	February 23, 2026

Public Open House/Neighborhood Meeting #2	February 2026
Conduct Public (Assessment) Hearing, Accept Bids, Adopt Assessment Roll, and Award Construction Contract	March 9, 2026
Begin Construction	May 2026
Substantial Completion	October 2026
Final Completion	June 2027

BUDGET

This project is included in the 5-year CIP. Funding for the project is proposed to come from the Pavement Management Program (PMP) fund, which includes special assessments to benefit properties as part of the revenue source. The special assessments will be managed per the city's current Assessment Policy. The Utility Enterprise funds will be utilized to cover the rehabilitation needs specific to each utility.

The overall 26-01 project budget approved with the 2025-29 CIP is $8,755,000. This amount is not planned to be updated in the 2026-30 CIP.

The feasibility study prepared by Houston Engineering estimates the cost of the proposed improvements. The table below indicates the estimated cost in comparison to the project budget.

Fund	Project Budget	Fox Hollow Area Estimate	Vasserman Ridge Area Estimate	Total Estimate
PMP (Street)	$4,835,000	$2,718,300	$746,000	$3,464,300
Surface Water (Storm Sewer)	$2,130,000	$1,988,300	$13,700	$2,002,000
Sanitary Sewer	$800,000	$114,000	$42,200	$156,200
Watermain	$990,000	$1,466,200	$4,600	$1,470,800
Total	**$8,755,000**	**$6,296,800**	**$806,500**	**$7,103,300**

The estimated costs include a 30% contingency along with soft (non-construction) costs such as engineering, geotechnical, and testing.

The preliminary special assessment amounts distributed to each project area are indicated in the attached feasibility study. Flat rate assessments are being applied per the city's current Assessment Policy. The flat rates communicated to the property owners were the projected 2026 amounts which will be proposed to be:

- $2,940 for a Mill & Overlay
- $5,150 for a Full Depth Reclamation
- $9,550 for a Full Reconstruction

RECOMMENDATION

From an engineering and financing perspective this project is necessary, feasible and cost effective. Staff recommends the City Council adopt a resolution accepting the feasibility study, ordering the improvements, and authorizing production of plans and specifications for the City Project Number 26-01.

ATTACHMENTS

Resolution - Accept Feasibility Study - Conduct PH - Order P&S for 26-01
Streets 5-Year CIP Map - 2025-2029
CIP Sheet for 26-01
Assessment Policy 2025 Update
26-01 Pavement Rehab Feasibility Report-FINAL
Presentation

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: November 24, 2025 RESOLUTION NO: 2025-XX

MOTION BY: _____ SECONDED BY: _____

A RESOLUTION FOR ACCEPTING THE FEASIBILITY STUDY, CONDUCTING A PUBLIC HEARING, AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR THE 2026 CITY PAVEMENT REHABILITATION PROJECT NO. 26-01

WHEREAS, pursuant to resolution of the Council adopted July 14, 2025, a feasibility report has been prepared by Houston Engineering with reference to the above-referenced project, and this report is being received by the Council on November 24, 2025, and

WHEREAS, the feasibility report provides information regarding whether the proposed project is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

WHEREAS, on November 10, 2025, the City Council called for the public hearing to be held on November 24, 2025, for the 2026 City Pavement Rehabilitation Project No. 26-01. The project includes street, drainage, and utility system improvements along the following streets: Fox Hollow Dr, Pleasant Park Dr, Gray Fox Ln, Bluff Ridge Ct, Hunters Ct, Fox Dr, Gray Fox Curve, Quail Xing, Foxtail Ct, Vasserman Trl, Vasserman Pl, Ridgeview Way, and Ridgeview Pt, included in the 2026 City Pavement Rehabilitation Project No. 26-01, and

WHEREAS, a minimum of ten (10) days' mailed noticed and two (2) weeks' published notice of the Public Hearing was given; and

WHEREAS, the public hearing was held thereon the 24th day of November, 2025, in the Council Chambers at Chanhassen City Hall, 7700 Market Boulevard, at which all persons desiring to be heard were given an opportunity to be heard thereon,

NOW THEREFORE, BE IT RESOLVED by the Chanhassen City Council:

1. The Council will receive and accept the feasibility study on November 24, 2025, and consider the improvements of such project in accordance with the report and the assessment of abutting properties for a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429.

2. Such improvement is necessary, cost-effective, and feasible as detailed in the project's Feasibility Study.

3. Such improvement is hereby ordered as proposed in the Council resolution adopted July 14, 2025.

4. The Council authorizes preparation of plans and specifications for the 2026 City Pavement Rehabilitation Project No. 26-01.

5. The Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

Passed and adopted by the Chanhassen City Council this 24th day of November, 2025.

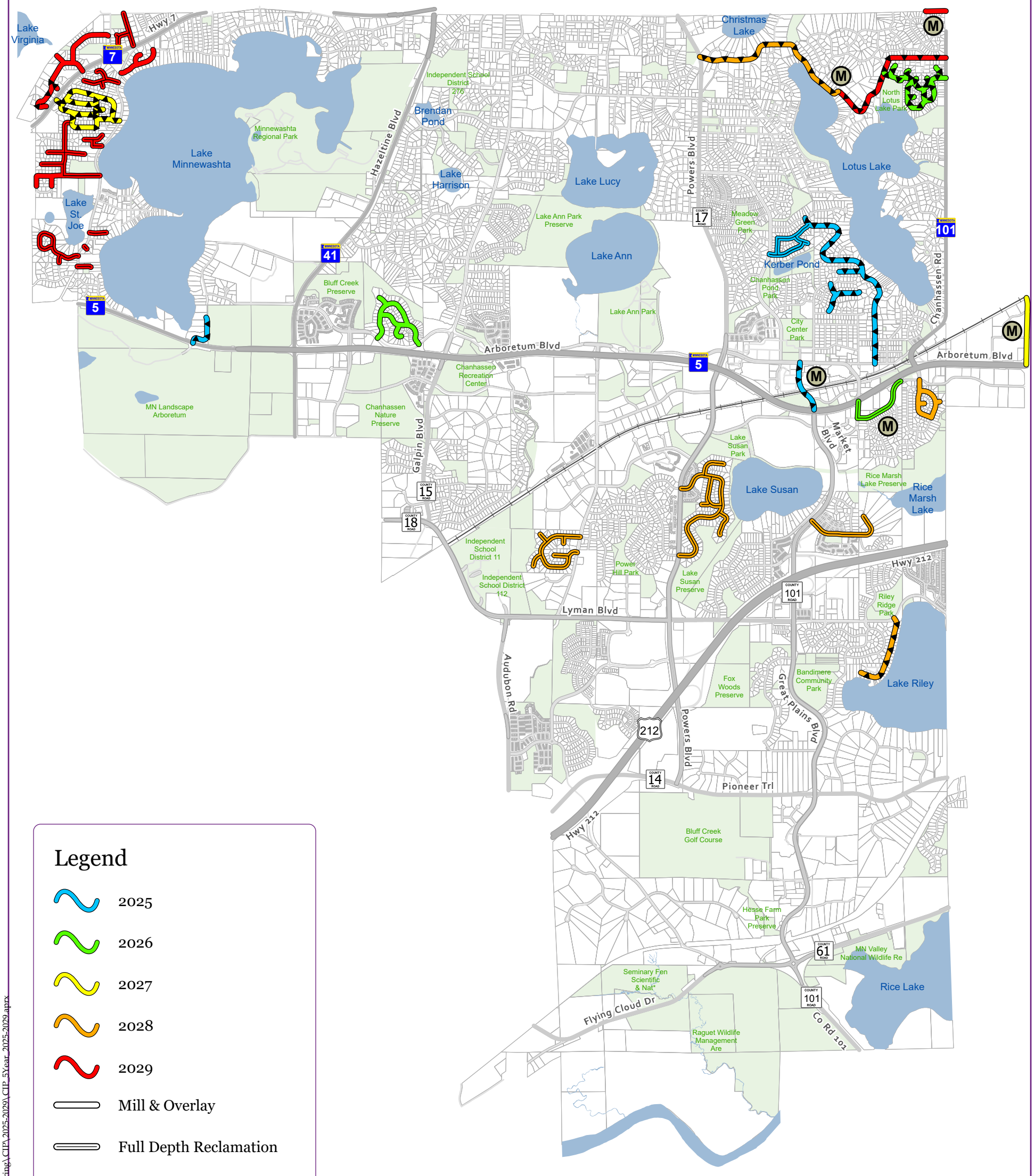
ATTEST:

Jenny Potter, City Clerk	Elise Ryan, Mayor

YES	NO	ABSENT

City of Chanhassen

5-Year CIP Pavement Management Plan (PMP) - Streets (2025-2029)



Legend

- 2025
- 2026
- 2027
- 2028
- 2029
- Mill & Overlay
- Full Depth Reclamation
- Reconstruction
- (M) Municipal State Aid

Created By: City of Chanhassen - Engineering Department
Date Created: 10/23/2024

N W E S

0 3,000 Feet

0 0.5 Mile

Document Path: K:\Departments\Engineering\CIP\2025-2029\CIP_5Year_2025-2029.aprx

Budget Book

Last Updated 03/13/25

Streets - 2025 Street Improvements

Overview

Request Owner	Charlie Howley, PW Director/City Engineer
Department	Annual Pvmnt Mgmt Contracted
Type	Capital Improvement
Project Number	ST-012-2025

Description

The 5-year Capital Pavement Management Plan identifies the planned streets for the next five years. The Plan is updated every fall to review priorities and needs, but generally intends to keep the overall condition index (OCI) average across all streets at 70 or higher.

2025 Reconstruction 601-6053

The City uses a Pavement Management System in Cartegraph to monitor the condition of City streets. While proper preventative maintenance extends the life of the street and is cost-effective, a street will eventually deteriorate to a point that major maintenance is required. Rehabilitation projects exited the life of the street. In cases when utilities or poor subgrade needs to be replaced or where streets have deteriorated to a point where rehabilitation will no longer be practical, reconstruction of the street is necessary. A feasibility study is written to consider the merits of the project, scope of work, costs, and assessments.

The City has an Assessment Policy that identifies what and how much of the project is assessed to benefiting properties.

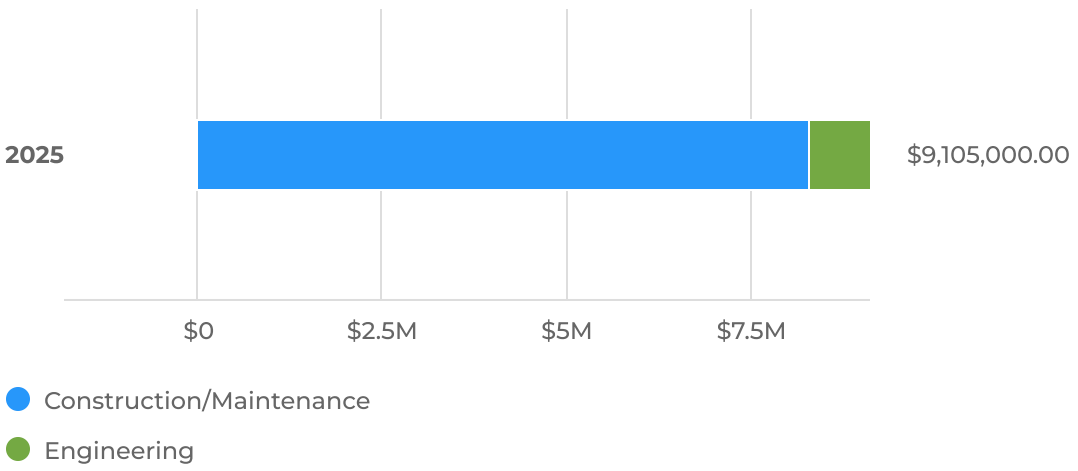
The 2025 Project is a full reconstruction scope.

Details

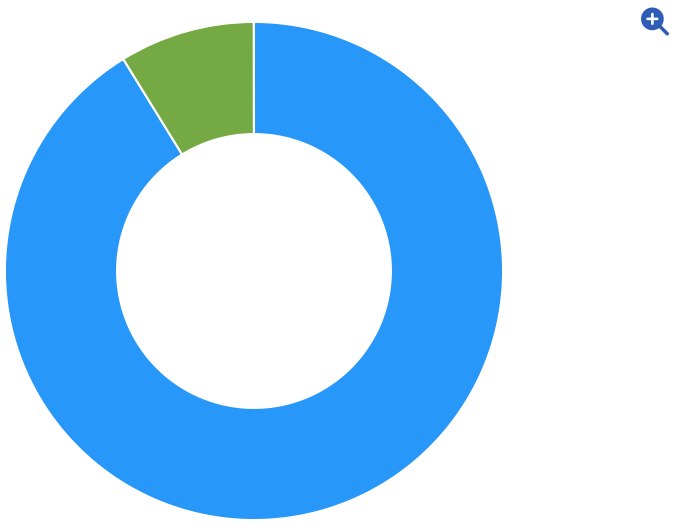
Type of Project	Reconstruction

$9,105,000 $9.105M $9.105M

Capital Cost by Year



Capital Cost for Budgeted Years



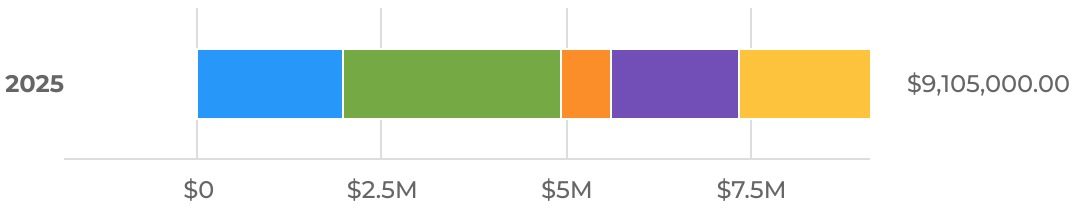
Construction/Maintenance (91%)	$8,305,000.00
Engineering (9%)	$800,000.00
TOTAL	$9,105,000.00

Spreadsheet Breakdown >

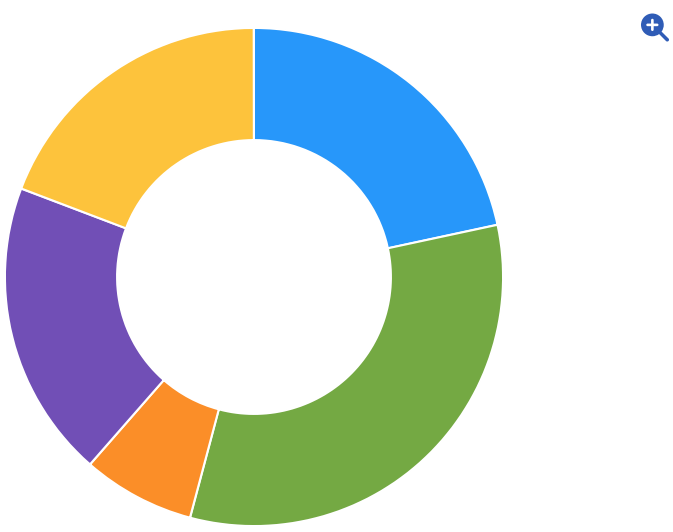
Funding Sources

FY2025 Budget	Total Budget (all years)	Project Total
$9,105,000	$9.105M	$9.105M

Funding Sources by Year



Funding Sources for Budgeted Years



Streets - PMP Assessments (22%)	$1,970,000.00
Streets - PMP Funds (33%)	$2,960,000.00
Utility Fund - Sewer (7%)	$665,000.00
Utility Fund - SW Mgmt (19%)	$1,760,000.00
Utility Fund - Water (19%)	$1,750,000.00
TOTAL	$9,105,000.00

Spreadsheet Breakdown >

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Select Language

CITY OF CHANHASSEN
ASSESSMENT POLICY

Date of Last City Council Adoption: May 5, 2025

The City of Chanhassen's Assessment Policy is intended to provide general direction to City Staff and their consultants in preparation of assessment rolls to establish fair and consistent treatment of all properties within the City that are subject to an assessment. This document can also be used to educate and explain to property owners about the Policy. All assessments shall follow the process outlined in Minnesota State Statutes, Chapter 429, which gives the City the legal authority to assess benefiting property for public improvements.

The strict interpretation of this Policy may not apply in all circumstances, it is intended to be a guide for a systematic process. The City Council may direct staff to use special consideration and discretion for the assessment methodology on projects.

WHICH PROPERTIES ARE TO BE ASSESED

Determination about which properties are to be included in the assessment role generally fall into two (2) property types:

1. Type 1: Land use that generates a low level of vehicular traffic, such as low-density residential properties.
    - These properties shall be included in the assessment role for public street improvements that have their primary driveway access, or that it can be reasonably determined will have a future driveway access, to the street being rehabilitated. This includes property with a shared driveway or private street access to the public street, except where said private street meets applicable criteria to allow for a reduced or no assessment. The policy acknowledges that private streets are not maintained by the City and therefore all costs associated with the maintenance of them are borne by the property legally required to maintain them. Applicable criteria of private streets includes whether the street meets City Code requirements with respect to width, pavement section, and appropriate fire apparatus turn-around.
2. Other land use property types that generate increased levels of vehicular traffic, such as commercial, multi-family, or schools.
    - These properties shall be included in the assessment role for all adjacent public street improvement projects, regardless of which street their primary driveway takes access from, or the number of driveway access points; unless it can be reasonably determined that the use of the property does not have any traffic impact on the adjacent public street receiving the improvements.

ASSESSMENT METHODOLOGY

There are various ways to calculate assessments. The typical methodology is based on the number of parcels, an area, or linear foot calculation. Chanhassen has also developed a policy that utilizes a flat rate, meaning all parcels to be assessed receive the same assessment regardless of any particular property characteristic.

- For property type 1 listed above, the properties to be assessed will receive an assessment amount equal to the flat rate for which rehabilitation type the project is utilizing (mill and overlay, full depth reclamation, or reconstruction). The flat rate is established on the City's Fee Schedule, which is updated and approved by the City Council annually. The flat rate utilized for a project will be the rate that is in effect on the date the assessment role is adopted.
- For property type 2 listed above, the City shall use the calculation method that creates a reasonable distribution of assessments across the entire roll.

- Where reasonable to do so, when more than one "neighborhood" is contained within the same project, the assessment roll may be calculated per each neighborhood, rather than the total project. This would not apply to property type 1 as they would all receive a flat rate assessment.
- Unless otherwise exempt, public property, government land, private associations, schools, churches, and non-profit property uses shall be included in the assessment roll.
- Commercial property, and Medium and High-Density Residential property shall be assessed based on a reasonable determination of vehicular traffic generated.
- A duplex that is located on a single parcel, shall be considered two units. Generally, when traffic volumes are used as the assessment methodology, a Residential Equivalent Unit (REU) or similar other unit assessment relationship shall be used.

NEW CONSTRUCTION: 100% assessed to all benefitting properties.

New construction is typically paid for by the development itself and therefore not formally assessed. In some instances, the City will undertake proactive installation of public utilities to unserved areas and then assess the benefiting properties, or establish an improvement district/area with deferred access charges to cover the cost for the added service. In other instances, properties may petition the City directly for the installation of the public improvements in which case 100% of the costs are paid for by the benefiting properties.

Assessable Costs Include:
- Construction of a new public street, trail and/or sidewalk.
- Installation of public water main, storm sewer and/or sanitary sewer system, including appurtenances (structures, valves, hydrants, lift stations, etc.), where it did not previously exist.
- Indirect costs (design, legal, and administration fees).

Notes:
- Oversizing of streets and utilities beyond the city's standard details, or what is needed for the development itself, are paid for by the city and are typically not assessed.

RECONSTRUCTION/REHABILITATION: 40% assessed to all benefitting properties, unless a flat rate methodology is utilized.

When determining the rehabilitation method to be used, the following decision matrix shall be used for planning purposes:

Question	If Yes	If No
Does the street need to change its intended use; change to meet our current standard (width, thickness, C&G, drainage, etc.); and/or has it met its useful service life (~50 yrs)?	Plan for Reconstruction	Move to next question
Is the pavement condition OCI between 0 and 29?	Plan for Reconstruction	Move to next question
Is the pavement condition OCI between 30 and 59?	Plan for FDR	Move to next question
Is the pavement condition OCI greater than 60?	Plan for M&O	n/a

Notes:
- Once a project is under design, an engineering analysis will be undertaken to determine the appropriate rehabilitation method.

- Two inches (2”) shall be the standard depth for a mill and overlay unless particular circumstances exist. Under such circumstances, the flat rate will not be adjusted.

Assessable Costs Include:

- Pavement associated with public streets, trails and/or sidewalks. This includes draintile, geotechnical (soil corrections, etc.), and other improvements needed to support the function of the pavement structure.
    - In situations where there is no existing trail or sidewalk infrastructure, but such improvements are being added by the project, the costs associated with the addition shall not be assessed unless particular circumstances exist such as when the benefit of the new infrastructure is of primary benefit to the assessable properties only.
- Curb and gutter, including curb impacted solely by utility improvements.
- Driveway pavement and aprons directly affected by the project work.
- Storm Sewer and appurtenances associated with street drainage.
- Multi-Modal improvements such as ADA ramps and actuated pedestrian crossings such as Rectangular Rapid-Flashing Beacons (RRFB’s).
- Signing and striping.
- Retaining walls required within the Right-of-Way.
- Tree removal and/or landscaping improvements directly affected by the project work.
- Applicable percentage of indirect costs (design, legal, and admin fees).

Notes:

- If a residential property has access from a collector or otherwise oversized street, the assessment amount shall be based on an equitable formula compared to a typical local roadway, including normalizing to a city standard width, typical street pavement section, typical lot width, and other applicable factors. This normalization does not apply to a flat rate assessment.
- Pavement projects on streets that provide direct access to Chanhassen property(s) that are being implemented by an adjacent municipality shall not be assessed to the Chanhassen property(s) unless the adjacent municipality is assessing the benefiting property in their jurisdiction as part of the project.
- Replacement, maintenance, or repair of existing public water main, sanitary sewer, and indirect stormwater management infrastructure shall not be assessed. The City will pay 100% of these improvement costs out of the associated enterprise fund.

REGULAR MAINTENANCE: Benefiting properties are not assessed.

- Activities Include: Pavement patching, pothole filling, crack sealing, chip sealing, sealcoating, sign maintenance, lighting, and pavement markings.

PAYMENT OPTIONS

- Assessments can be paid in full up-front with no finance charge, otherwise the assessment will be certified to the County and added to annual property taxes with interest.
- If elected to add to annual property taxes, the balance can be paid off at any time during the term if requested by the property owner.
- Interest will be charged to property owners who choose to not pay their assessments in full by November 15th in the year the special assessment is levied. The interest rate will be equal to the yield on the 7-year Treasury Note on the date the special assessment roll is adopted, plus 1.0%.

- Unless approved otherwise by the City Council, the maximum financing term for assessments shall be as follows:
    - $0-$500 1 year
    - $501-$2,500 5 years
    - $2,501-$5,000 8 years
    - $5,001-$15,000 10 years
    - $15,001 and above 15 years

HARDSHIP ASSESSMENT DEFERAL FOR SENIORS, DISABLED, OR MILITARY PERSONS

Minnesota Statute §435.193 allows a statutory city to establish standards and guidelines to defer special assessments. A deferment of a special assessment for a homesteaded property may be granted if:

(1) The property is owned by a person 65 years of age or older or retired by virtue of a permanent and total disability* for whom it would be a hardship to make the payments; or
(2) The property is owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in Minnesota Statutes § 190.05, subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments.

The deferment is not an elimination of the assessment, but rather a temporary pause of paying the assessment until the hardship no longer exists. Interest on deferred assessments shall be subject to and charged at the interest rate set by the City Council on its resolution adopting the special assessment, and such interest shall accrue on said principal until the special assessment is paid in full.

The option of the property owner to defer the payment of special assessments shall terminate and all amounts accumulated plus accrued interest (compounded annually) shall become due and payable within sixty (60) days upon the occurrence of any of the following events:

(1) The sale, transfer, or subdivision of the property or any part thereof, or the property is in any way conveyed to another person; or
(2) The subject property loses its homestead status for any reason; or
(3) The death of the owner qualified for deferral status unless a surviving spouse is eligible for benefits hereunder; or
(4) If for any reason the City Council determines that there would be no hardship in requiring an immediate or partial payment of the deferred special assessment.

To request deferral of a special assessment, the property owner must request a deferment on the form prescribed by the City Clerk within thirty (30) days after the adoption of the improvement assessment by the City Council.

The applicant must submit a copy of the federal income tax return from the year prior to the assessment to verify that all sources of income do not exceed the very low-income limits for the Carver County area as established by the Department of Housing and Urban Development.

The property must be the applicant's principal residence and classified on the real estate tax rolls as the applicant's homestead.

City staff will review the application and if the applicant meets the standards and guidelines above, the deferment will be granted.

The City Council has the discretion to make the determination that a hardship exists based on exceptional and unusual circumstances not covered by the standards and guidelines where the determination is made in a

nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

**Permanent and total disability shall have the same definition for purposes of assessment deferral as is used for social security.*

FREQUENTLY ASKED QUESTIONS

A Frequently Asked Questions (FAQ) document addressing the most common questions concerning assessments is attached to this policy and can also be found on the City's website.

HOUSTON engineering, inc.

7510 Market Place Drive
Eden Prairie, MN 55344

Ph. 952.829.0700
houstoneng.com

Vasserman Ridge

Fox Hollow



Feasibility Report for 26-01 Pavement Rehabilitation

Fox Hollow and Vasserman Ridge

City of Chanhassen, MN

November 21, 2025

Copyright © 2025 Houston Engineering, Inc.

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.

HOUSTON engineering, inc.

7510 Market Place Dr.
Eden Prairie, MN 55344

Adam Pawelk

Adam Pawelk

License No. 49990

11/21/2025

Date

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1 Introduction

The City intends to rehabilitate the roadway pavement for two separate developments: Fox Hollow (**Figure 1**) and Vasserman Ridge (**Figure 2**). The purpose of this report is to combine recommendations from all areas in order to define a construction scope that is feasible and meets the overall project objectives and goals in alignment with the City's project budget.

1.1 Pavement Life Cycle Planning

- Objective: Ensure all anticipated improvements within a 20–25-year life cycle are considered
- Goal: Maximize cost-effectiveness of tax investments

1.2 Public Utilities Evaluation

- Objective: Assess condition watermain, sanitary sewer, storm sewer, structures, and appurtenances
- Criteria:
    - Material type and quality
    - Operational and maintenance efficiency
    - Consistency with existing City infrastructure
- Goal: Replace utilities where needed to reduce risk of premature reconstruction before pavement life ends

1.3 Pedestrian Facilities Assessment

- Objective:
    - Pedestrian Access Route (PAR): Evaluate sidewalk width, condition, and consistency with adjacent facilities as well as the City's ADA Transition Plan.
    - ADA Compliance: Evaluate existing pedestrian curb ramp layouts and condition
    - Identify needs for new sidewalks, particularly in Fox Hollow
    - Identify needs for pedestrian crosswalks and applicable crossing signage
- Goal: Improve safety and meet ADA requirements

1.4 Surface Drainage Deficiencies

- Objective:
    - Assess current drainage issues, including documented stormwater ponding within the Fox Hollow neighborhood and evaluate potential solutions
    - Evaluate control of sump pump discharge behind the curb
- Goal: Enhance safety, improve drainage efficiency, and safeguard pavement by mitigating subsurface water infiltration

1.5 Street Realignment – Fox Hollow Drive

- Objective: Evaluate options for realigning the street segment from Pleasant Park Dr. to Gray Fox Lane (north of North Lotus Lake Park) to bring this segment of roadway up to current City standards.
- Goal: Improve safety, drivability, drainage, and snow removal operations by bringing this segment of roadway up to current City standards.

2 Existing Conditions

2.1 Fox Hollow:

2.1.1 Pavement

- **Condition**:
  - Ride Quality: Low/poor level of service
  - Per the Geotechnical Report: Pavement condition ratings between 0 and 89 and average about 24; most of the cores in this neighborhood crumbled when extracted or had underlying stripping
- **Deficiencies**:
  - Poor crown
  - High maintenance demands
  - Alligator cracking (indicative of subgrade/pavement section weakness)
- **Contributing Factors**:
  - Age (30–40 years)
  - Poor drainage
  - Traffic wear
  - Weather/climate
  - The Geotechnical Report does not indicate weak subgrade soils beyond poor drainage as a contributing factor

2.1.2 Curb and Gutter

- **Condition**:
  - Average to poor
- **Deficiencies**:
  - Flat grades in gutters resulting in ponding
  - Settlement of gutter resulting in minor ponding and sediment buildup
  - Prevalent cracking

2.1.3 Sidewalks

- **Condition**:
  - No existing sidewalks except for a bituminous trail extending from North Lotus Lake Park to the Fox Hollow Dr. cul-de-sac
- **Deficiencies**:
  - No pedestrian curb ramp at the trail entrance onto Fox Hollow Dr. from North Lotus Lake Park
  - No pedestrian curb ramps at the trail crossing at the Fox Hollow Dr.-Pleasant View Rd. intersection

2.1.4 Storm Sewer / Drainage

- **Condition:**
  - Storm pipes are in serviceable condition based on the televising, except for the deficiencies listed below
  - Manhole and catch basin structures are in serviceable condition based on City staff's field assessment, except for the deficiencies listed below

- Manhole and catch basin rings and casting are in serviceable condition based on City staff's field assessment
- Street drainage flows to three neighborhood ponds and North Lotus Lake Park
- Drainage area to each catch basin for Fox Hollow are shown in **Figure 3**

- **Deficiencies**:
  - Four locations identified via the televising where pipe joints have minor separation/offset
  - One pipe segment having damage resulting in a hole in the pipe
  - One pipe run that is corrugated metal was found to have a joint separation/offset allowing sediment into the pipe
  - See **Figures 4.1 and 4.2** for a summary map of storm sewer deficiencies
  - Minimal catch basins and flat grades along gutters have contributed to ponding and sediment buildup in gutters. Incorporation of additional structures and inlets will affect flow demand in various existing pipe segments and may require upsizing of the existing pipe.
  - Runoff spread at each catch basin was calculated and multiple inlets were found to have ponding that spreads beyond the centerline of the road
  - Sump pump water from many of the residents currently flows directly into the streets
  - Several pipe runs were found to have capacity issues based on the sizing assessment using the rational method with a 10-year storm event
  - Lack of sump manholes for collecting sediment prior to discharging into the stormwater ponds
  - Bathymetric surveys of the stormwater ponds are being performed by City staff to determine if sediment removal is required

2.1.5 Sanitary Sewer

- **Condition:**
  - Sanitary sewer pipes are in serviceable condition based on the televising, except for the deficiencies listed below
  - Manhole structures are in serviceable condition based on City staff's field assessment and review of the televising, except for the deficiencies listed below
  - Manhole rings and castings are in serviceable condition based on City staff's field assessment
- **Deficiencies**:
  - Nine pipe segments have been identified via the televising to have issues, including:
    - Pipe sags
    - Pipe deformation
    - Damaged/broken pipe
  - Nine manholes were found to have inflow through the structure joints and/or at the pipe connections
  - One manhole was found to have no adjustment rings
  - See **Figure 5** for a summary map of sanitary sewer deficiencies

2.1.6 Watermain

- **Condition:**
  - Watermain pipes are in serviceable condition, however, there have been several recorded watermain breaks/repair per the information shared by City staff.

- Watermain components are in serviceable condition, except for the deficiencies listed below
    - City records show repairs have been made to seven of the gate valves along with repairs to three of the gate valve stack/body, see **Figure 6**

- **Deficiencies**:
    - The existing pipe material is ductile iron which is prone to faster deterioration compared to PVC due to the corrosive soils typically found in the City
    - Sections of watermain that are currently 6" may need to be upsized to 8" to meet fire flow requirements; further evaluation and discussion with City is needed
    - Gate valves (unless previously repaired) do not have stainless steel bolts
    - Seven gate valve boxes were found to be damaged/broken or having seized or broken top caps

2.1.7 Street Realignment – Fox Hollow Drive

- As described in Section 1.5, the segment of Fox Hollow Dr. from Pleasant Park Dr. to Gray Fox Lane (north of North Lotus Lake Park) has been identified with the following issues:

- **Issues**:
    - Poor alignment and discontinuity north of North Lotus Lake Park
    - Through traffic passes through a parking area, creating safety and drivability concerns
    - Creates traffic flow issues especially for emergency vehicles, delivery trucks, and school buses
    - Difficult to maintain, especially snow removal
    - Drainage issues associated with the storm sewer configuration and discontinuity of the street.
    - Does not meet the City's standards for residential streets: narrow width and absence of curb and gutter

2.2 Vasserman Ridge:

2.2.1 Pavement

- **Condition**:
    - Ride Quality: Fair level of service
    - Per the Geotechnical Report: Pavement surface ratings ranged between 59 and 87 and likely averaged in the low 70s; based on the age, surface conditions and core conditions which were generally observed to be in good underlying condition
- **Deficiencies**:
    - Surface weathering and thermal cracking
- **Contributing Factors**:
    - Age (20 years)
    - Traffic wear
    - Weather/climate
- **Positive Notes**:
    - Functional crown
    - No visible signs of subgrade weakness

2.2.2 Curb and Gutter

- **Condition**:
  - Generally functional and operational
- **Deficiencies**:
  - Scattered cracking, but overall good structural integrity

2.2.2 Sidewalks

- **Condition**:
  - Generally functional and operational; meets City standards
- **Deficiencies**:
  - Scattered cracking, but overall good structural integrity
  - Non-ADA compliant pedestrian curb ramps: lack of truncated domes, settlement-related tripping hazards

2.2.3 Storm Sewer / Drainage

- **Condition:**
  - Storm pipes are in serviceable condition based on the televising, except for the deficiencies listed below
  - Manhole and catch basin structures are in serviceable condition based on City staff's field assessment and review of the televising
  - Manhole and catch basin rings and castings are in serviceable condition based on City staff's field assessment
- **Deficiencies:**
  - Three locations identified via the televising where pipe joints have minor separation/offset
  - See **Figure 7** for a summary map of storm sewer deficiencies

2.2.4 Sanitary Sewer

- **Condition:**
  - Sanitary sewer pipes are in serviceable condition based on the televising, except for the deficiencies listed below
  - Manhole structures are in serviceable condition based on City staff's field assessment and review of the televising, except for the deficiencies listed below
  - Manhole castings are in serviceable condition based on City staff's field assessment; condition of rings were not able to be assessed due to the presence of a plastic infiltration/inflow barrier installed on the inside of the manholes, except for the deficiencies listed below
- **Deficiencies:**
  - Three pipe segments have been identified via the televising with sags in the pipe run
  - Four manholes were found to have inflow through the structure joints with two of these manholes also having waste buildup at the inverts (bottom of structure)
  - Two manholes were found to have no adjustment rings; additionally, one of these manholes was found to have a shorter casting frame that does not meet City's current standards
  - See **Figure 8** for a summary map of sanitary sewer deficiencies

2.2.5 Watermain

- **Condition:**
  - Watermain pipes are in serviceable condition; there have been no recorded watermain breaks/repairs
  - Watermain components are in serviceable condition, except for the deficiencies listed below
- **Deficiencies:**
  - Seven gate valve boxes were found to be damaged/broken or having seized top caps

3 Proposed Improvements

3.1 Fox Hollow:

3.1.1 Pavement

The existing pavement condition is showing signs of significant deterioration. A geotechnical investigation was conducted to determine the existing pavement condition and provide a proposed pavement recommendation. The geotechnical investigation was completed by Braun Intertec and included multiple cores of the existing pavement. Within the Fox Hollow neighborhood most of the cores crumbled, indicating signs of significant pavement deterioration. Due to the performance of the cores as well as age of the pavement, this neighborhood is not a candidate for minor rehabilitation techniques such as a mill and overlay. However, the condition of the pavement is an ideal candidate for a Full Depth Reclamation (FDR). Reconstruction of the pavement section is required in areas of utility installation and replacement and locations that have been identified of having flat grades and poor drainage.

The pavement cores identified an in-place bituminous thickness ranging from 4” to 7.75”, with an average depth of 4.5”. The aggregate base thickness ranges from 4” to 14.5”, with an average depth of approximately 8”. To avoid incorporating subgrade material into the FDR it is recommended to reclaim to a depth of 8” throughout the neighborhood following City and MnDOT specifications.

After the reclamation process, the top of 4” of material will be removed and stockpiled to allow 4” of bituminous material meeting MnDOT Specifications for Type SPWEA340C without revising the elevation of the roadway. The removed material will be used for utility trench backfill or aggregate base within reconstruction areas.

Within the reconstruction areas, it is proposed to perform the reclamation, then remove the existing material to regrade the section or perform the utility improvements. The reconstructed section will consist of 12” reclaimed material and 4” of bituminous, mixture Type SPWEA340C.

3.1.2 Curb and Gutter

The existing curb and gutter throughout the neighborhood is exhibiting signs of deterioration and settlement. A field walk was completed on August 14, 2025 which identified curb and gutter that would need to be replaced due to its existing condition. During the field walk, it was discussed additional curb and gutter may need to be removed and replaced to improve drainage and accommodate utility replacements. The field walk identified 54% of the existing curb and gutter to be replaced. Through our analysis of the existing gutter profiles, we also identified reconstruction

and full replacement of the curb and gutter along Pleasant Park Dr and Foxtail Court as a priority to improve drainage and reduce ponding within the gutter.

Due to the extensive replacement limits identified throughout the neighborhood, it is recommended to fully reconstruct the curb and gutter to restore profiles for drainage and improve the life expectancy to match that of the FDR being performed on the adjoining pavement.

3.1.3 Sidewalks

A survey/questionnaire was sent out to all residents in the neighborhood. The survey included a question asking residents if they feel there is a need for a sidewalk to be installed along Fox Hollow Dr. and Gray Fox Curve. Of the 38 surveys returned, twenty-five responded with “no”, seven responded with “yes”, two responded as “unknown”, and four did not provide a response. Two of the “yes” responses were from residents who live on Fox Hollow Dr. with four of the “yes” responses from residents who live on Gray Fox Curve. One of the seven responses stated they feel a walk is needed for Fox Hollow Dr. only. Three of the “yes” responses noted safety concerns, including vehicle speed and limit visibility due to the curves and hills along Fox Hollow Dr. Per the Traffic Safey Committee data provided by the City, there has been only one recorded case regarding traffic safety in this neighborhood. The incident was for speed in 2010.

If the installation of a sidewalk along Fox Hollow Dr. and/or Gray Fox Curve is considered, multiple factors would need to be evaluated. These factors include presence of trees and landscaping, mailboxes, light poles, fire hydrants, other utilities, grading challenges, and potential impacts to driveways and yards.

Installation of a sidewalk/trail along Fox Hollow Dr. for the purpose of providing a connection between the trail along Hwy 101 and the trail system in North Lotus Lake Park is not shown on the City’s current comprehensive plan. This connection is already being provided by a trail installed along Pleasantview Rd. located north of this neighborhood.

Considering all the available information, data, and resident input, the construction of a sidewalk is not currently proposed as part of this project.

3.1.4 Storm Sewer / Drainage

The two main drivers of the proposed storm sewer improvements include the addition of catch basins for more appropriate inlet spacing and the addition of a diversion pipe along Fox Hollow Drive to direct more stormwater into North Lotus Lake Park for water quality treatment.

Catch basin inlets were added in areas that demonstrated spread widths that exceeded the width of half of the road. Spread calculations were based on a 5-year storm event. There is no clearly applicable MnDOT requirement for spread width on local, residential/cul-de-sac neighborhood streets, so spread criteria can be determined by local jurisdictions. The initial criteria used for this project aimed to limit the spread at each inlet to not exceed the centerline of the road. This resulted in additional catch basins needed upslope of the intersections of Fox Hollow Dr and Quail Crossing, Fox Hollow Dr and Pleasant Park Drive, Gray Fox Curve and Foxtail Ct, the bottom of Gray Fox Curve, and near the parking lot on Fox Hollow Dr.

To accommodate these new inlets, proposed storm sewer pipes were sized based on a 10-year storm event using the rational method. The systems at Pleasant Park Drive and Fox Hollow Drive (with the diversion pipe) are proposed to be fully reconstructed (within the ROW) based on

proposed roadway alignment near North Lotus Lake Park parking lot. With the addition of the diversion pipe, the existing pipe extending south from the catch basin (facility ID #1122) on Fox Hollow Dr at Quail Crossing can be removed or abandoned. An alternative to abandoning this pipe would be to do partial abandonment and add two more CBs to catch flow halfway down Quali Crossing. Also, the pipe flowing to the outlet on Gray Fox Ln can be abandoned, since a new pipe is proposed from a manhole near the cul-de-sac (facility ID #1037/9818) to connect that network into the new system instead. The systems along Gray Fox Curve had additional structures and pipes added to the existing network.

Several cul-de-sacs have been experiencing stormwater ponding in the streets. This is primarily due to the flatter street grades that limit effective drainage. Compounding the problem, some residents discharge sump pump water directly into the streets. This issue persists even during winter months, creating hazardous conditions when the water freezes.

To address these drainage concerns, it is proposed that the street grades be raised. As previously mentioned, additional catch basins will be strategically installed to improve stormwater collection. Each residence will also receive a sump basin drain box, into which sump pump discharge pipes will be connected. These boxes will be linked via draintile, which will convey the water to a new draintile system installed along the back of the curb.

The pipe segments that have been identified to have condition issues area to be removed and replaced. However, consideration could be made to repair the pipes internally rather than replacement. Further evaluation of these alternate repair options will be completed to determine if these options are more cost-effective and if they are viable options for creating a long-lasting repair.

As part of the pavement rehabilitation work, the existing manhole and catch basin rings and castings are proposed to be removed and replaced.

3.1.5 Stormwater Management

The Fox Hollow neighborhood will require stormwater treatment to meet both the NPDES construction stormwater permit and the Riley Purgatory Bluff Creek Watershed District (RPBCWD) requirements. The RPBCWD requirements are more restrictive and require reduction in both Total Phosphorus (TP) and Total Suspended Solids (TSS). The following options are recommended for meeting the requirements:

- Cleaning out the three existing ponds (south of Foxtail Ct, south of Gray Fox Curve, and east of Fox Drive)
- Infiltration basin in North Lotus Lake Park

In order for the existing ponds to be used to meet a portion of the RPBCWD requirements, the ponds must meet Design Level 1 requirements per the MIDs stormwater calculator. This may require cleaning out the ponds to achieve the required depth and dead storage requirements. A bathymetric survey is forthcoming to determine the extent of cleanout (if any) that would be required.

The remaining stormwater treatment to meet watershed stormwater requirements would be to construct a BMP within North Lotus Lake Park. The proposed BMP has been coordinated with the RPBCWD to verify the design will work with the future regional North Lotus Lake Park Water Quality Improvement Project. Based on the infiltrometer tests taken during feasibility report, infiltration

appears to be feasible within the park and is being proposed for this BMP. This will need to be confirmed with additional soil borings. An infiltration basin of 9,000 cubic feet would meet the project stormwater requirements for the watershed. Depending on soil conditions, this would range between 6,000 and 9000 square feet in area of storage below the outlet pipe, plus additional live storage to meet rate control.

Besides the North Lotus Lake Park BMP, soil was assessed within the neighborhood and found to be sandy lean clay (HSG D) which is not favorable to most infiltration practices. Opportunities for practices within the neighborhoods are limited by soil conditions and limited space within the right-of-way. Stormwater practices such as bioretention basins with underdrains behind the curb/in yards and underground rock trenches with underdrains within the roadway are practices that will work within the confined space but will be a more expensive stormwater treatment option and should only be considered if the North Lotus Lake Park BMP is not able to meet the full requirements of the watershed.

3.1.6 Sanitary Sewer

The sags and deformations identified in the televising are significant enough to require addressing this issue. The most effective method to ensure the sags and deformations are completely eliminated is to remove and replace the pipe segments in these locations. Another method that could be considered is to install a cured-in-place liner. However, this method is not likely to fully eliminate these issues. Fixing the sagged and deformed pipe segments will prevent waste buildup in these low points and reduce the potential of clogging in the future.

Where the joints have separated, repairing the joints via an internal sewer pipe joint sealing operation is proposed. This work entails forcing chemical sealing materials into/through faulty joints by a system of pumps, hoses, and a sealing packer. This method will reduce the overall costs and impacts by eliminating the need for excavation and pipe replacement.

The existing manholes that have been observed to show inflow through the manhole structure joints are to be grouted/sealed to prevent future inflow into the system. The grouted/shaped inverts (bottom of the manhole) in some of the manholes have been observed to show a buildup of waste. The inverts in these manholes are to be re-built which includes removing the existing grout and waste and reshaping the bottom of the manhole by installing new grout. Rebuilding the inverts will improve the flow of waste through the manholes and reduce the potential of clogging in the future.

As part of the pavement rehabilitation work, the existing manhole rings and castings are proposed to be removed and replaced. The one manhole found without adjustment rings will require temporary removal of the cone section to allow for removal of the upper barrel section. This section will be replaced with a shorter barrel to provide sufficient clearance for installing a minimum of two adjustment rings, in accordance with City standards

3.1.7 Watermain

As noted in the existing conditions section, the watermain has experienced numerous breaks and repairs. One of the primary goals of this project is to proactively replace aging utilities to minimize the risk of premature pavement reconstruction. Therefore, this project includes the replacement of the watermain, valves, and hydrants throughout the neighborhood.

3.1.8 Street Realignment – Fox Hollow Drive

As outlined in the existing conditions section, the street segment of Fox Hollow Drive from Pleasant Park Dr. to Gray Fox Lane has numerous issues. To address these, the following design considerations were evaluated:

- Safety and drivability
- Efficient urban street section
- Drainage
- Street maintenance
- Right-of-way availability
- Residential impact communication

Two alignment options were developed:

- Option 1: Straight Alignment – Reconstruct the street entirely within the existing City right-of-way, see **Figure 9**
- Option 2: Curved Alignment – Reconstruct the street with a more curved alignment geometry, see **Figure 10**

A third option considered is to reconstruct the street only to meet the City's standard street width and install curb and gutter but make no changes to the existing alignment. However, this option does not address the key issues identified.

Through the evaluation, Option 1 has been identified as the preferred due to its simplified geometry and the following benefits:

- Enhanced emergency response capabilities
- Improved maintenance efficiency (e.g., snow removal, utility access)
- Better utilization of adjacent park property
- Establishment of a dedicated parking lot for park users, improving safety
- Increased transportation efficiency
- Elimination of public confusion regarding whether the street is a through route
- Reduced pavement area, contributing to improved water quality

However, traffic calming measures may need to be considered to manage vehicle speeds through the corridor.

Additional discussions are ongoing with the landowners through the public input process.

3.2 Vasserman Ridge:

3.2.1 Pavement

The existing pavement has begun to show signs of deterioration. A geotechnical investigation has been completed by Braun Intertec to further evaluate the existing pavement conditions and recommend potential repair options for the Vasserman Ridge neighborhood. Cores were completed within the existing pavement. Based on the age of the pavement, surface conditions and core conditions a mill and overlay is recommended throughout the neighborhood. To match the existing road profile and match the existing curb section, a 2" mill and 2" overlay is recommended utilizing MnDOT Type SPWEA240B bituminous pavement.

3.2.2 Curb and Gutter

The field walk completed on August 15, 2025 identified the existing curb and gutter to be in generally good condition with areas of deterioration, cracking and settlement. It is recommended to complete spot replacement of the curb and gutter that has settled or showing significant deterioration. Curb and gutter sections identified for replacement across existing driveways are to be extended across the full length of the driveway. Additional improvements are recommended to include saw and sealing of minor cracking in the concrete.

3.2.3 Sidewalks

The field walk completed on August 15, 2025 also reviewed conditions of the existing sidewalk related to damaged panels, settlement, trip hazards and general ADA compliance. The evaluation identified locations of spot panel replacement to repair cracked and damaged panels as well as spot panel edge grinding to mitigate trip hazards resulting from sidewalk settlement. The rest of the sidewalk was in good condition and does not warrant additional replacement.

The existing pedestrian ramps at the following intersections and cul-de-sacs are not compliant and are to be removed and replaced meeting current standards. Crosswalks will also be marked at select crossings.

- Ridgeview Way and West 78th Street
- Ridgeview Way and Ridgeview Point
- Ridgeview Way and Vasserman Trail
- Vasserman Trail and Vasserman Place
- Vasserman Trail and West 78th Street
- Ridgeview Point Cul-De-Sac
- Vasserman Place Cul-De-Sac

Additional pedestrian ramps are recommended at the following locations to provide receiving ramps and improved accessibility.

- Ridgeview Way and Vasserman Trail

3.2.4 Storm Sewer / Drainage

Rather than removing and replacing the pipe segments where the joints have separated, repairing the joints via an internal sewer pipe joint sealing operation is proposed. This work entails forcing chemical sealing materials into/through faulty joints by a system of pumps, hoses, and a sealing packer. This method will reduce the overall costs and impacts by eliminating the need for excavation and pipe replacement.

3.2.5 Stormwater Management

The proposed mill and overlay work and some utility repair for the Vasserman Ridge neighborhood is not anticipated to trigger the RPBCWD stormwater management rules. The work will still require an erosion control permit.

3.2.6 Sanitary Sewer

The sags identified in the televising are significant enough to require addressing this issue. The most effective method to ensure the sag is completely eliminated is to remove and replace the pipe segments in these locations. Another method that could be considered is to install a cured-in-place liner. However, this method is not likely to fully eliminate the sag. Fixing the sagged pipe segments will prevent waste buildup in these low points and reduce the potential of clogging in the future.

The existing manholes that have been observed to show inflow through the manhole structure joints are to be grouted/sealed to prevent future inflow into the system. The grouted/shaped inverts (bottom of the manhole) in some of the manholes have been observed to show a buildup of waste. The inverts in these manholes are to be re-built which includes removing the existing grout and waste and reshaping the bottom of the manhole by installing new grout. Rebuilding the inverts will improve the flow of waste through the manholes and reduce the potential of clogging in the future.

As part of the pavement rehabilitation work, the existing manhole rings and castings are proposed to be removed and replaced. The two manholes found without adjustment rings will require temporary removal of the cone section to allow for removal of the upper barrel section. This section will be replaced with a shorter barrel to provide sufficient clearance for installing a minimum of two adjustment rings, in accordance with City standards.

3.2.7 Watermain

The top sections of the gate valve boxes identified to be broken/damaged or with seized top caps are to be replaced.

4 Proposed Construction Costs

Pavement reconstruction/rehabilitation costs are assessable costs per the City's current Assessment Policy. Costs for the storm sewer, stormwater treatment, sanitary sewer and watermain improvements will be paid through the City's utility funds.

Tables 1 and 2 provide a breakdown of the estimated construction costs for each neighborhood.

Table 1. Cost Estimate – Fox Hollow Neighborhood

Proposed Improvements	Estimated Subtotal
Pavement Reconstruction/Rehabilitation	$3,448,800
Assessable Costs Total	$3,448,880
Storm Sewer / Drainage	$1,267,800
Sanitary Sewer	$114,000
Watermain	$1,466,200
Non-Assessable Costs Total	$2,848,000
Total	$6,296,800

Table 2. Cost Estimate – Vasserman Ridge Neighborhood

Proposed Improvements	Estimated Subtotal
Pavement Reconstruction/Rehabilitation	$746,000
Assessable Costs Total	$746,000
Storm Sewer / Drainage	$13,700
Sanitary Sewer	$42,200
Watermain	$4,600
Non-Assessable Costs Subtotal	$60,500
Total	$806,500

5 Assessments

Pavement reconstruction/rehabilitation costs are assessable costs per the City's current Assessment Policy. The policy is included in the appendix for reference. The current policy has established a flat rate methodology for each of the methods as shown in the table below. **Figures 11 and 12** depict the proposed rehabilitation method for each property within each of the two neighborhoods.

Table 3. Assessment Rates

Rehabilitation Method	2026 Assessment Rate
Reconstruction	$9,550
Mill and Overlay	$2,940

Appendices

OVERALL MAP - FOX HOLLOW NEIGHBORHOOD

2026 CHANHASSEN PAVEMENT REHABILITATION
NOVEMBER 2025

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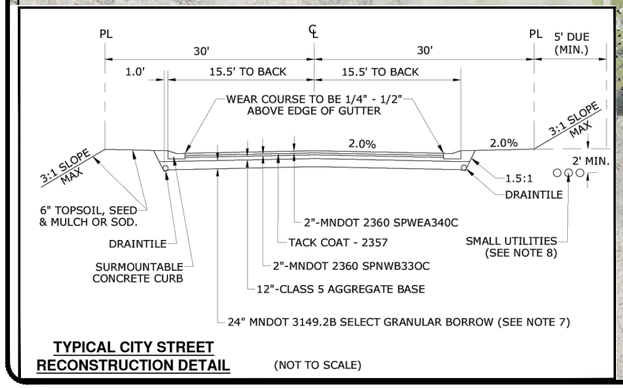
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Scale Feet

LEGEND

- W — EXISTING WATERMAIN
- SS — EXISTING SANITARY SEWER
- STS — EXISTING STORM SEWER
- W — PROPOSED WATERMAIN
- STS — PROPOSED STORM SEWER
- R/W — EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- CURB & GUTTER
- 2" MILL AND OVERLAY
- FULL DEPTH RECONSTRUCTION 4" HMA PAVEMENT

PROPOSED STORMWATER TREATMENT POND AND BASIN

PLEASANT PK DR
PLEASANT VIEW RD
FOX HOLLOW DR
GRAY FOX LN
BLUFF RIDGE CT
HUNTER CT
FOX DR
(private street)
TH 101
GRAY FOX CURVE
QUAIL CROSSING
FOXTAIL CT



TYPICAL CITY STREET RECONSTRUCTION DETAIL (NOT TO SCALE)

Figure 1

HOUSTON engineering, inc.

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Figure 2

OVERALL MAP - VASSERMAN RIDGE NEIGHBORHOOD

2026 CHANHASSEN PAVEMENT REHABILITATION
NOVEMBER 2025

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HOUSTON engineering, inc.

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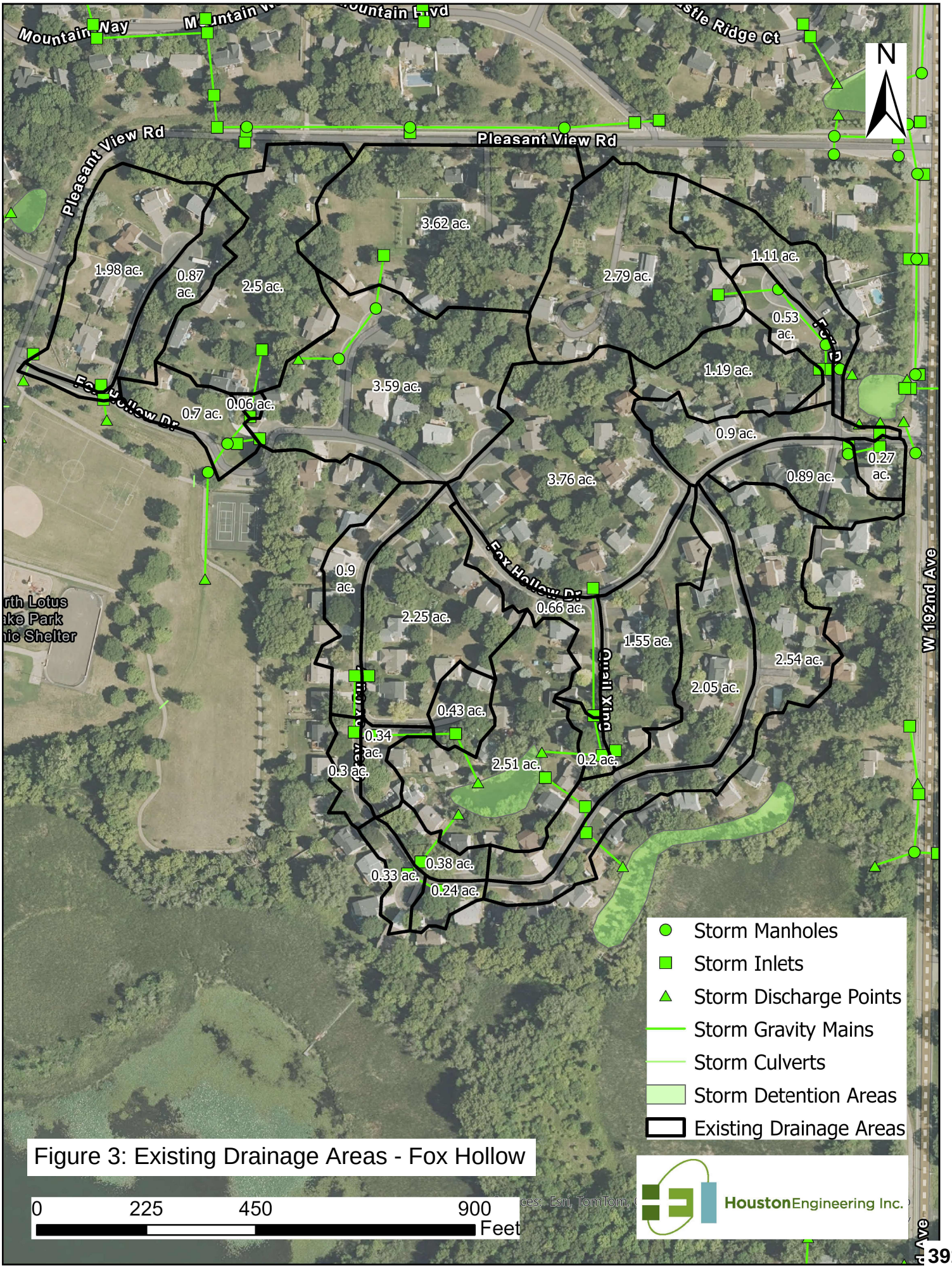


Figure 3: Existing Drainage Areas - Fox Hollow



Figure 4.1: Storm Sewer Issues - Fox Hollow

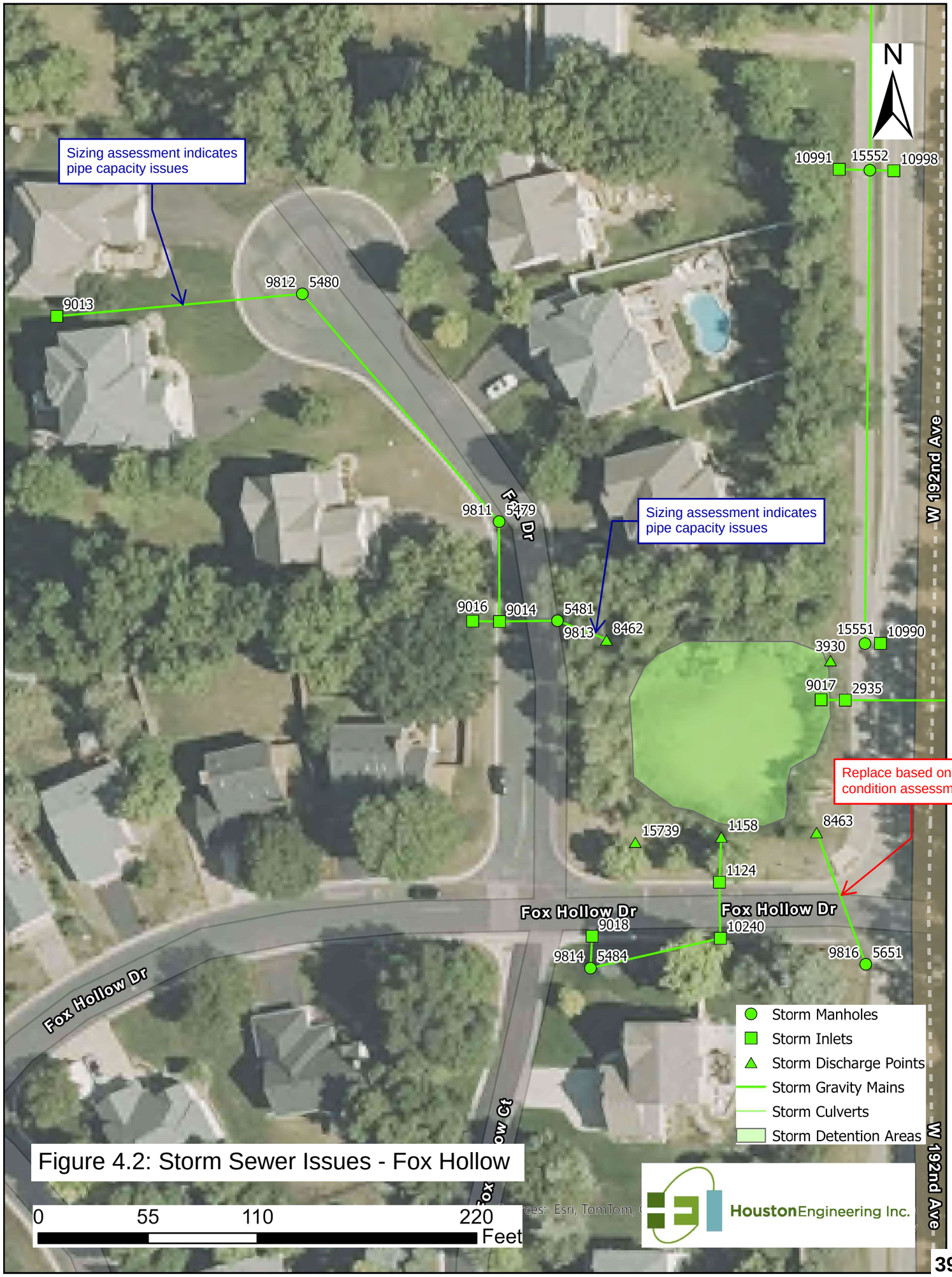


Figure 4.2: Storm Sewer Issues - Fox Hollow

City of Chanhassen

2026 Sanitary Televising - Fox Hollow

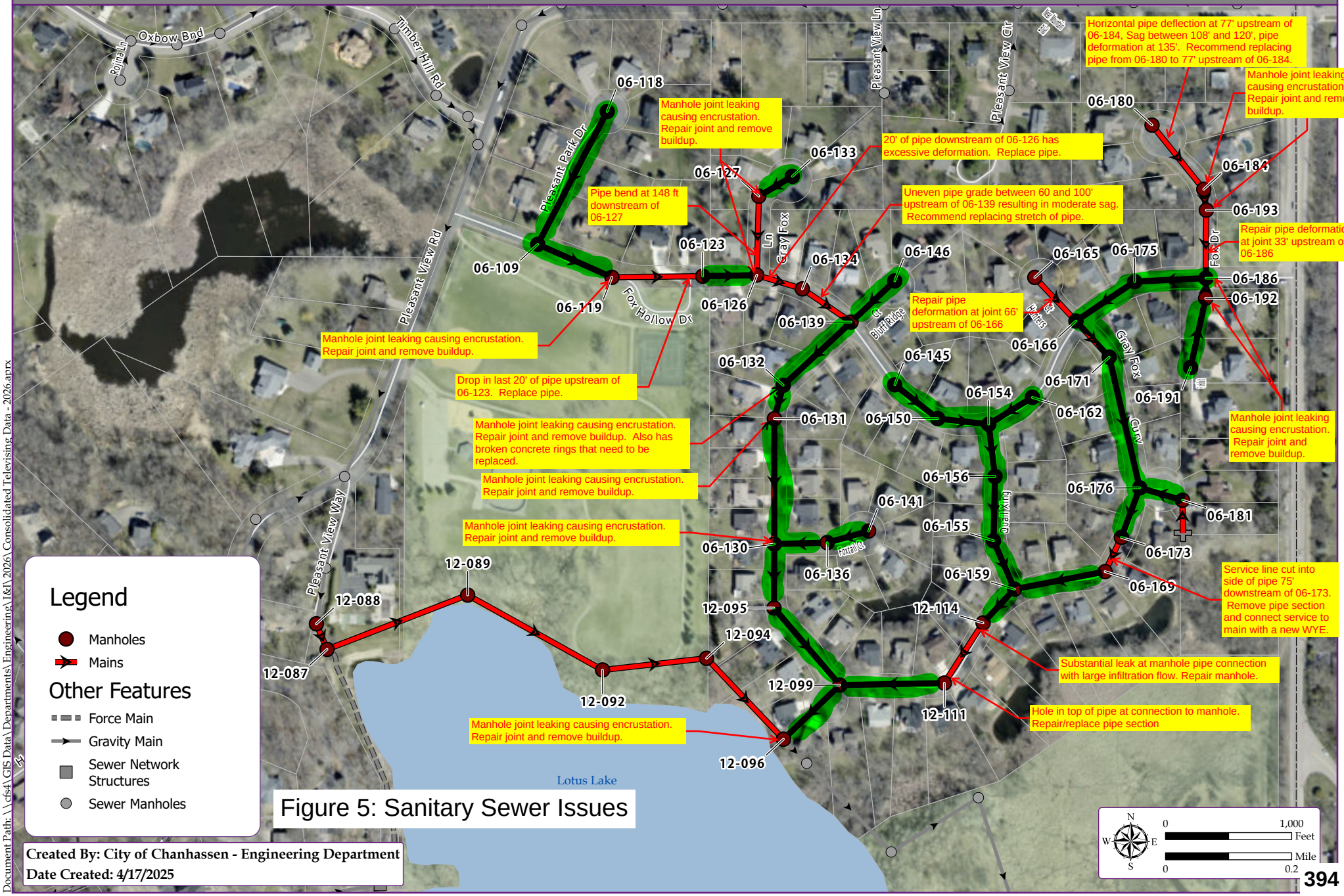


Figure 5: Sanitary Sewer Issues

Created By: City of Chanhassen - Engineering Department
Date Created: 4/17/2025

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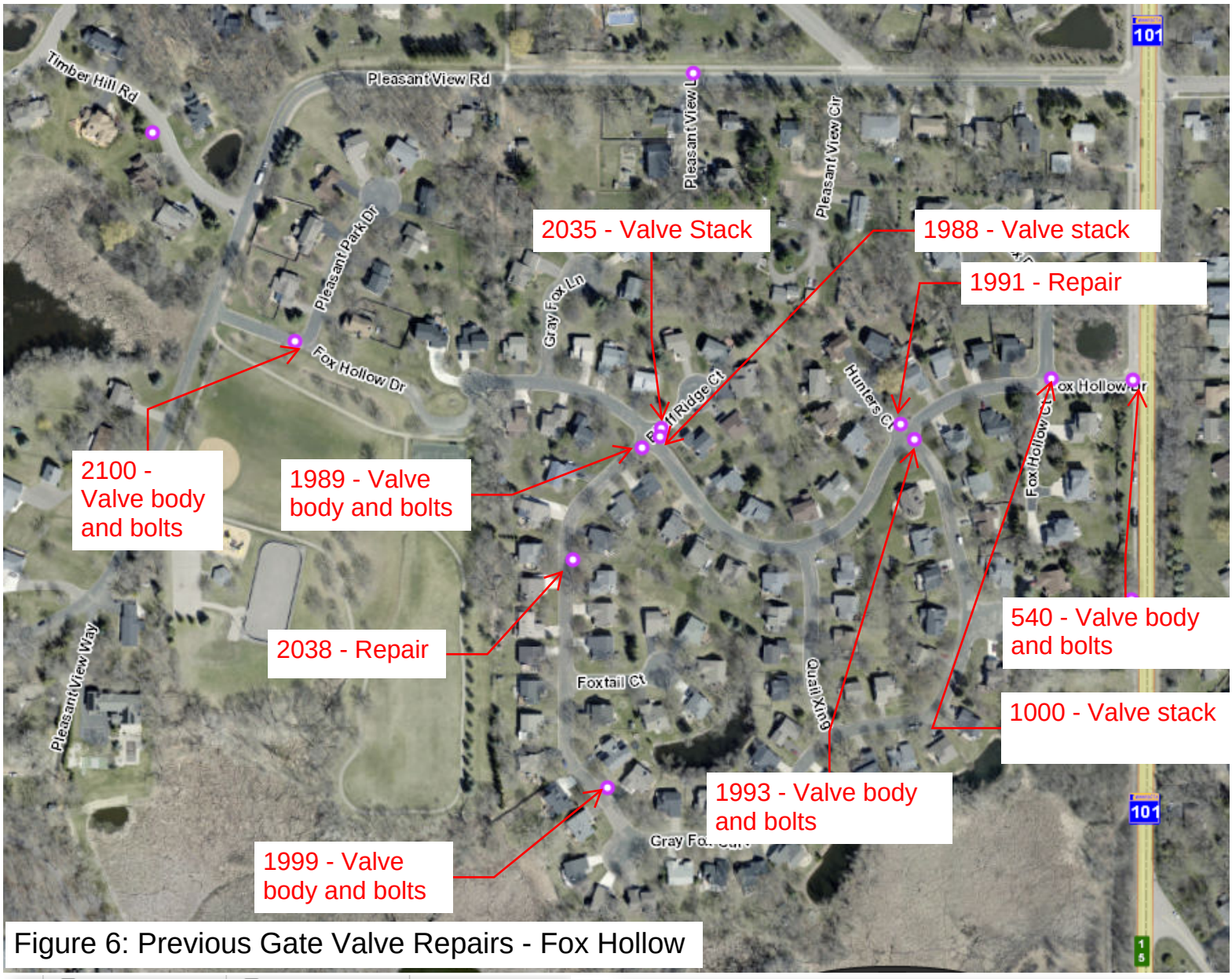
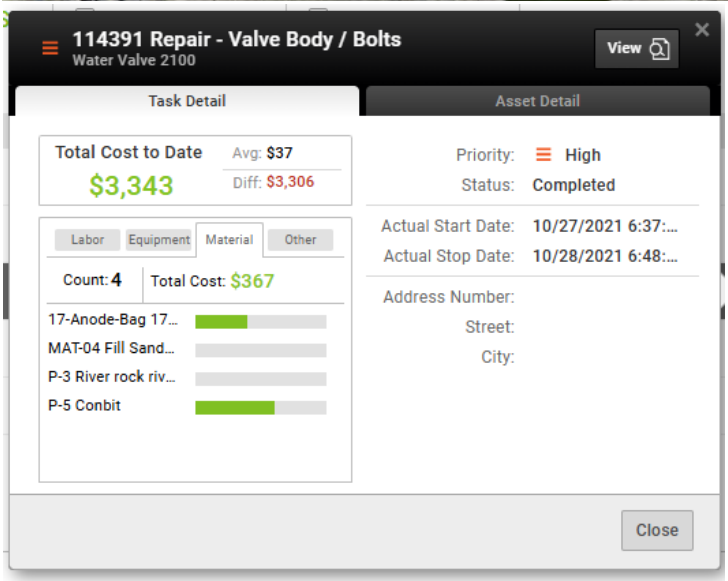
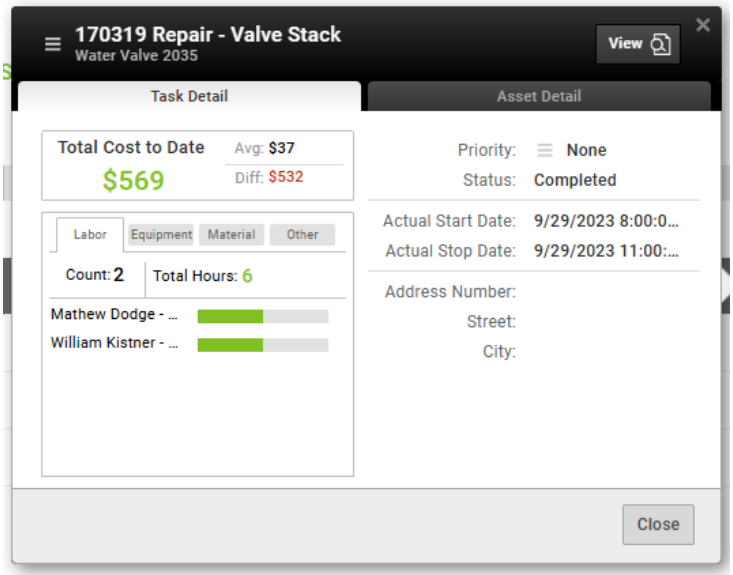


Figure 6: Previous Gate Valve Repairs - Fox Hollow





City of Chanhassen

2026 Storm Televising - Vasserman

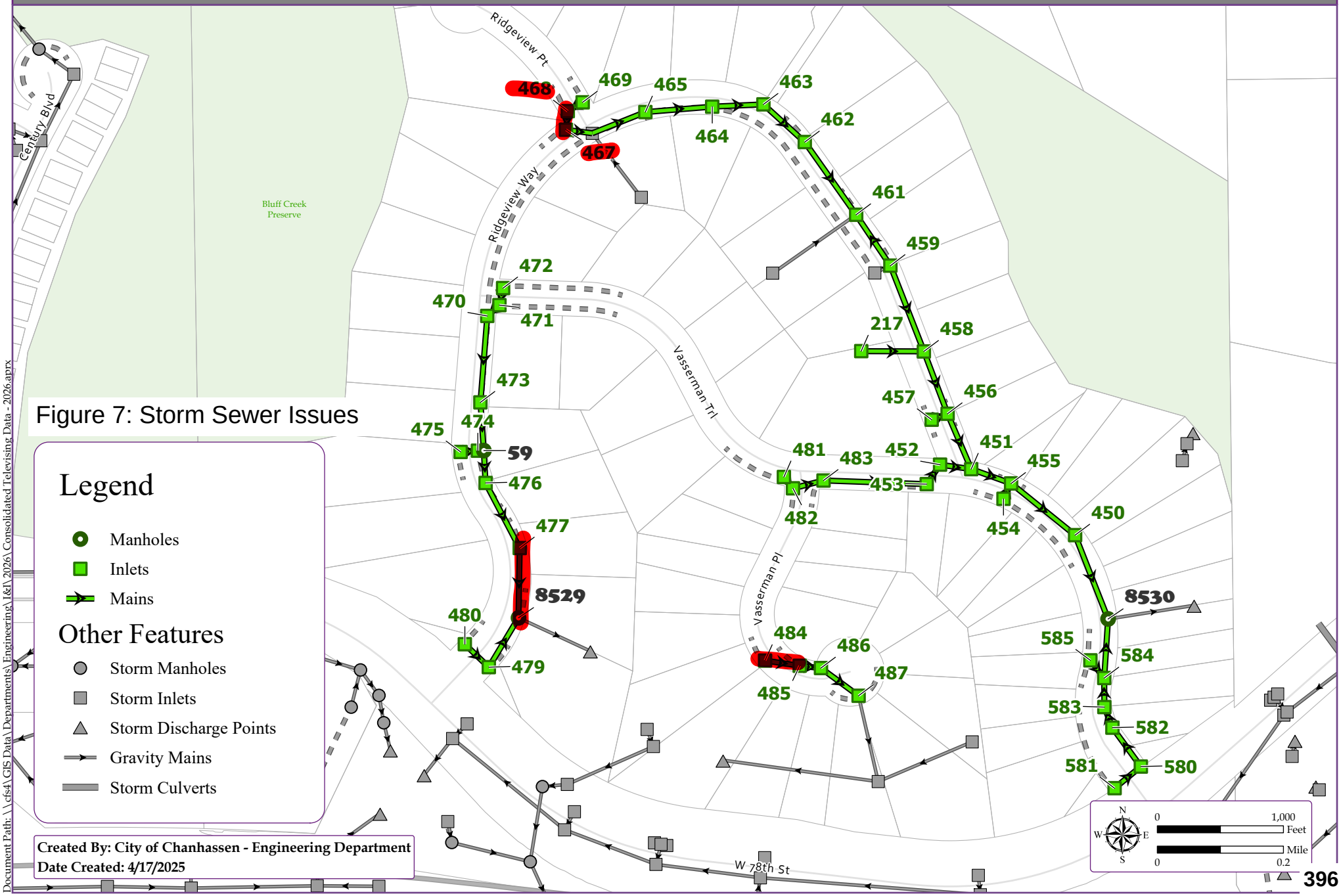


Figure 7: Storm Sewer Issues

Legend

- Manholes
- Inlets
- Mains

Other Features

- Storm Manholes
- Storm Inlets
- Storm Discharge Points
- Gravity Mains
- Storm Culverts

Created By: City of Chanhassen - Engineering Department
Date Created: 4/17/2025

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City of Chanhassen

2026 Sanitary Area - Vasserman



Figure 8: Sanitary Sewer Issues

Legend

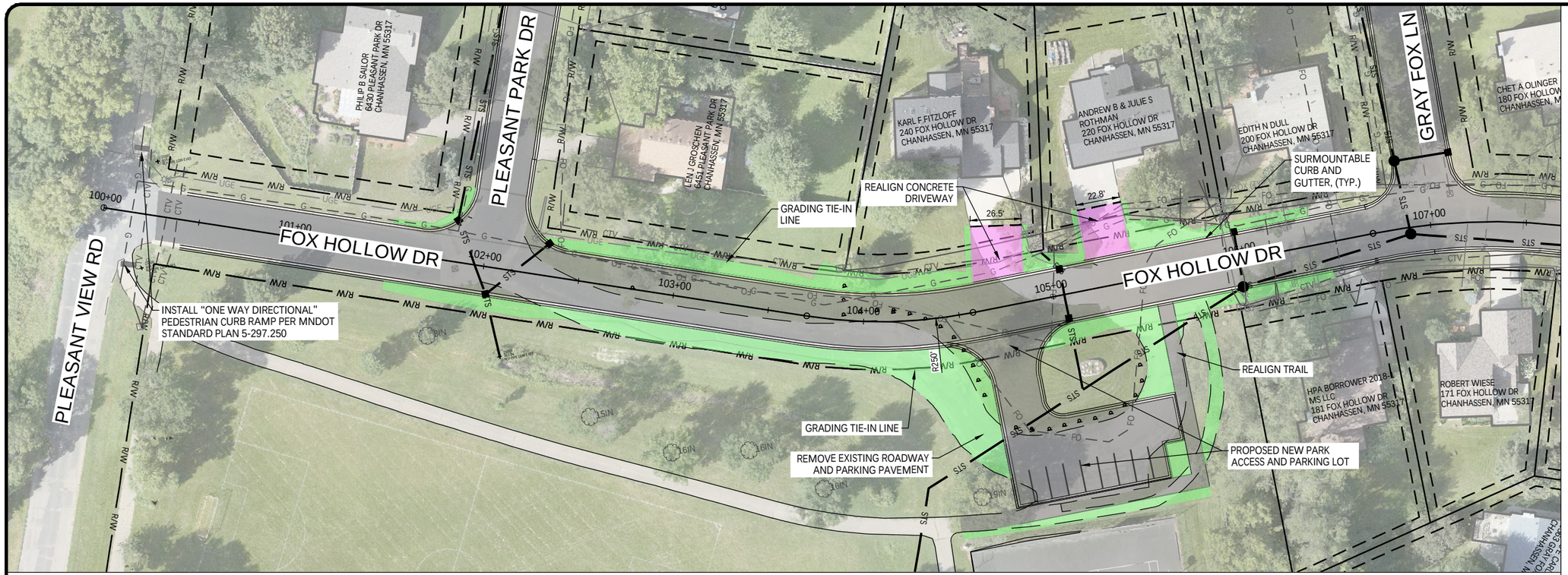
- Lift Stations
- Manholes
- Mains

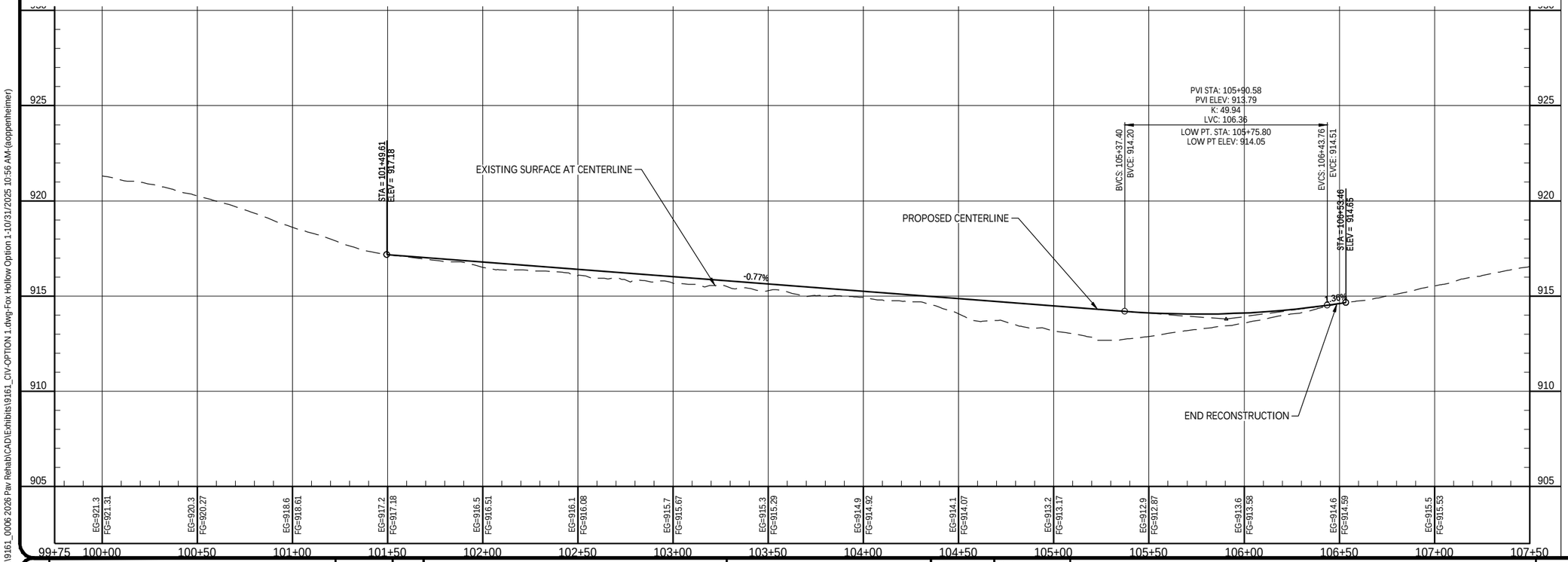
Other Features

- Force Main
- Gravity Main
- Sewer Network Structures
- Sewer Manholes

Created By: City of Chanhassen - Engineering Department
Date Created: 4/17/2025

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PRELIMINARY
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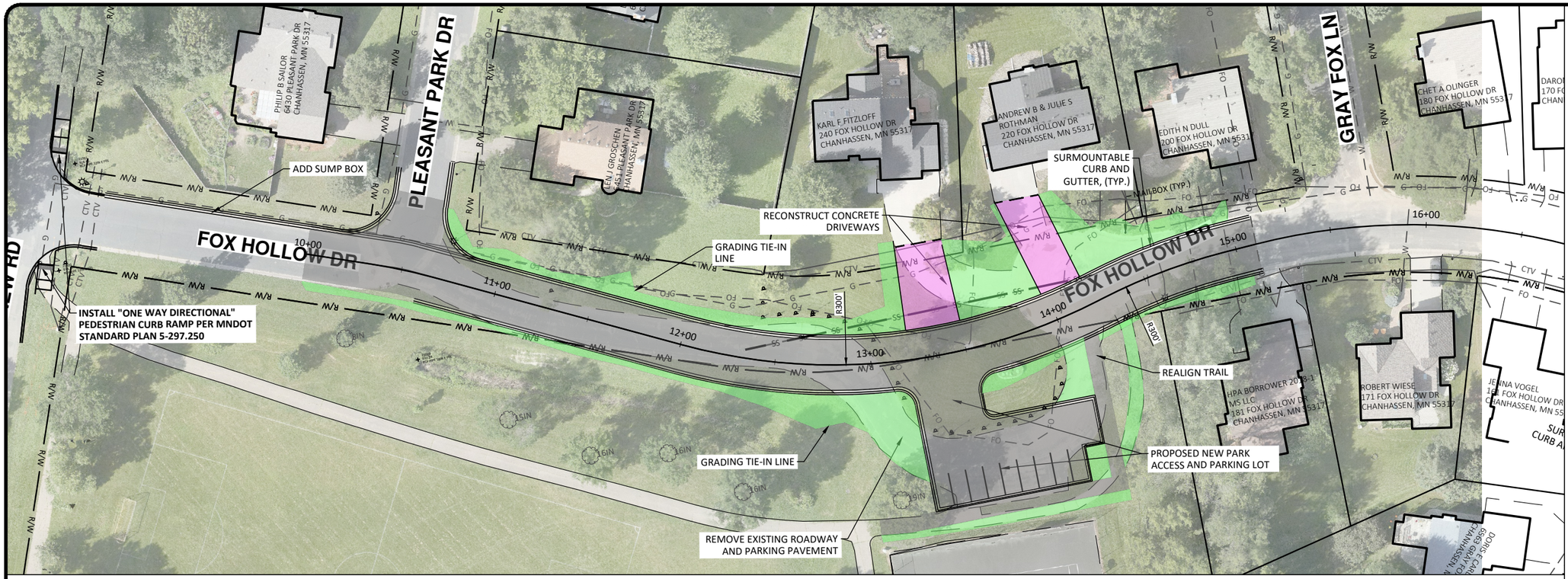
FOX HOLLOW DR. REALIGNMENT EXHIBITS
CITY OF CHANHASSEN
CHANHASSEN, MN

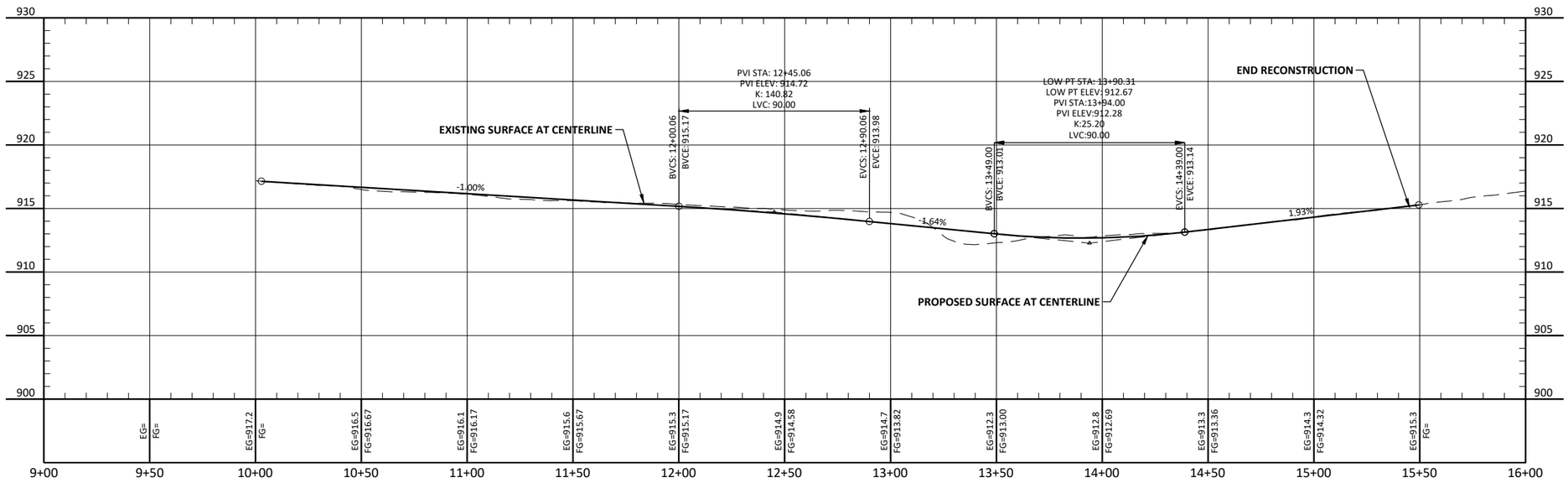
FOX HOLLOW OPTION 1
Figure 9
PROJECT NO. 26-01

SHEET 1

HEI NO. 9161-0006

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PRELIMINARY
NOT FOR CONSTRUCTION

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HOUSTON engineering, inc.

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FOX HOLLOW DR. REALIGNMENT EXHIBITS
CITY OF CHANHASSEN
CHANHASSEN, MN

FOX HOLLOW OPTION 2
Figure 10
PROJECT NO. 26-01

SHEET 1

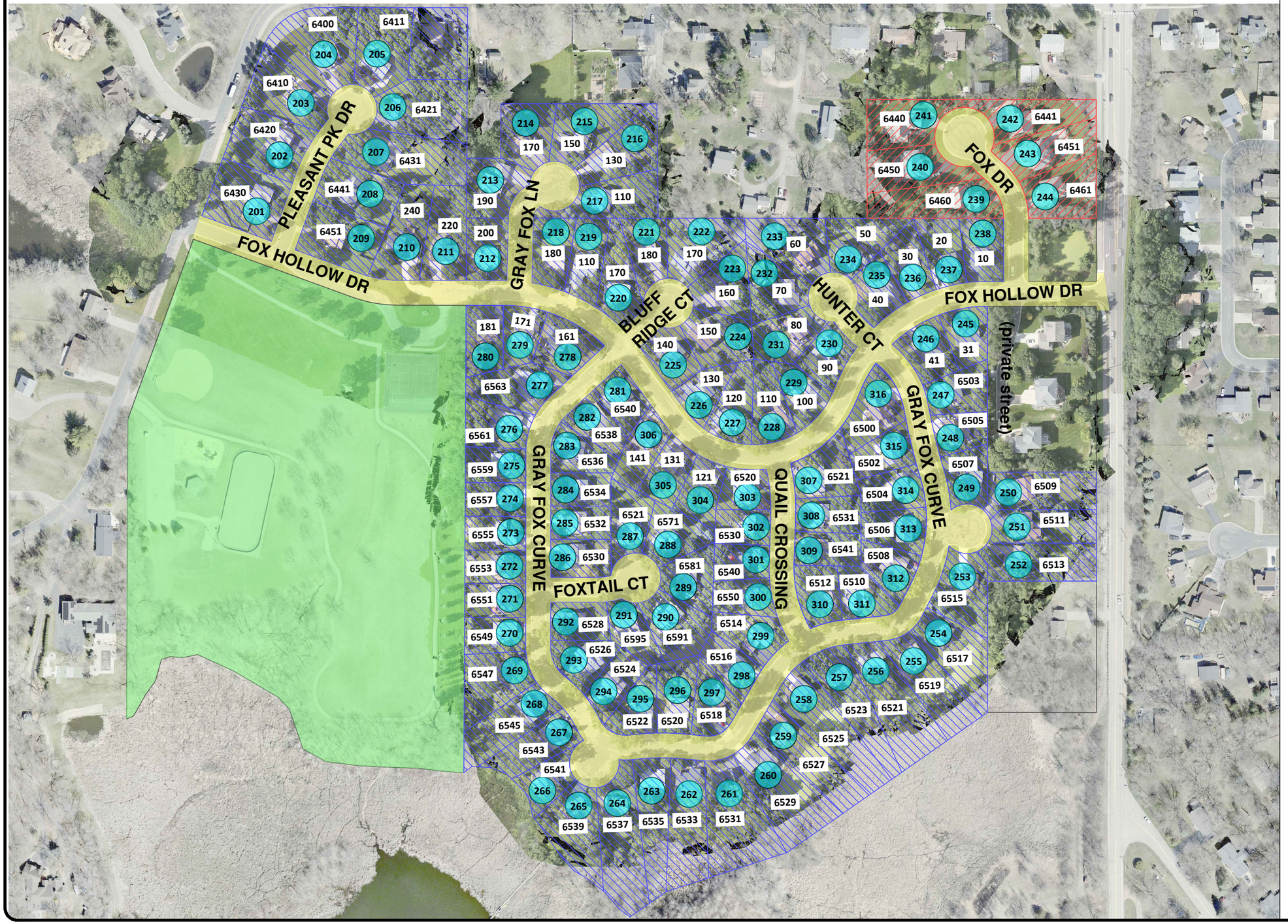
HEI NO. 9161-0006

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PROPERTY ASSESSMENT ROLL

PROPOSED REHABILITATION METHOD	ASSESSMENT COST PER PROPERTY	TOTAL NUMBER OF PROPERTIES	TOTAL ASSESSMENT	TOTAL ESTIMATED CONSTRUCTION COST (EXCLUDES UTILITY IMPROVEMENTS, SEE NOTE)
RECONSTRUCTION	$9,550	110	$1,050,500	$4,900,000
MILL AND OVERLAY	$2,940	6	$17,640	

NOTE:
CONSTRUCTION COSTS FOR UTILITY IMPROVEMENTS ARE PAID THROUGH ENTERPRISE FUNDS.



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Scale Feet

LEGEND

- XXX — PROPERTY NUMBER
- PROPOSED CONSTRUCTION AREA
- ASSESSMENT AREA: RECONSTRUCTION
- ASSESSMENT AREA: MILL AND OVERLAY
- PARK

2026 CHANHASSEN PAVEMENT REHABILITATION
NOVEMBER 2025

ASSESSMENT MAP - FOX HOLLOW

Figure 11

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2026 CHANHASSEN PAVEMENT REHABILITATION
NOVEMBER 2025

ASSESSMENT MAP - VASSERMAN RIDGE

PROPERTY ASSESSMENT ROLL				
PROPOSED REHABILITATION METHOD	ASSESSMENT COST PER PROPERTY	TOTAL NUMBER OF PROPERTIES	TOTAL ASSESSMENT	TOTAL ESTIMATED CONSTRUCTION COST (EXCLUDES UTILITY IMPROVEMENTS, SEE NOTE)
MILL AND OVERLAY	$2,940	85	$249,900	$733,000

NOTE:
CONSTRUCTION COSTS FOR UTILITY IMPROVEMENTS ARE PAID THROUGH ENTERPRISE FUNDS.



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Scale Feet

LEGEND

- XXX — PROPERTY NUMBER
- PROPOSED CONSTRUCTION AREA
- ASSESSMENT AREA: RECONSTRUCTION
- ASSESSMENT AREA: MILL AND OVERLAY
- PARK

Figure 12

HOUSTON engineering, inc.

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CITY OF CHANHASSEN
ASSESSMENT POLICY

Date of Last City Council Adoption: May 5, 2025

The City of Chanhassen's Assessment Policy is intended to provide general direction to City Staff and their consultants in preparation of assessment rolls to establish fair and consistent treatment of all properties within the City that are subject to an assessment. This document can also be used to educate and explain to property owners about the Policy. All assessments shall follow the process outlined in Minnesota State Statutes, Chapter 429, which gives the City the legal authority to assess benefiting property for public improvements.

The strict interpretation of this Policy may not apply in all circumstances, it is intended to be a guide for a systematic process. The City Council may direct staff to use special consideration and discretion for the assessment methodology on projects.

WHICH PROPERTIES ARE TO BE ASSESED

Determination about which properties are to be included in the assessment role generally fall into two (2) property types:

1. Type 1: Land use that generates a low level of vehicular traffic, such as low-density residential properties.
    - These properties shall be included in the assessment role for public street improvements that have their primary driveway access, or that it can be reasonably determined will have a future driveway access, to the street being rehabilitated. This includes property with a shared driveway or private street access to the public street, except where said private street meets applicable criteria to allow for a reduced or no assessment. The policy acknowledges that private streets are not maintained by the City and therefore all costs associated with the maintenance of them are borne by the property legally required to maintain them. Applicable criteria of private streets includes whether the street meets City Code requirements with respect to width, pavement section, and appropriate fire apparatus turn-around.
2. Other land use property types that generate increased levels of vehicular traffic, such as commercial, multi-family, or schools.
    - These properties shall be included in the assessment role for all adjacent public street improvement projects, regardless of which street their primary driveway takes access from, or the number of driveway access points; unless it can be reasonably determined that the use of the property does not have any traffic impact on the adjacent public street receiving the improvements.

ASSESSMENT METHODOLOGY

There are various ways to calculate assessments. The typical methodology is based on the number of parcels, an area, or linear foot calculation. Chanhassen has also developed a policy that utilizes a flat rate, meaning all parcels to be assessed receive the same assessment regardless of any particular property characteristic.

- For property type 1 listed above, the properties to be assessed will receive an assessment amount equal to the flat rate for which rehabilitation type the project is utilizing (mill and overlay, full depth reclamation, or reconstruction). The flat rate is established on the City's Fee Schedule, which is updated and approved by the City Council annually. The flat rate utilized for a project will be the rate that is in effect on the date the assessment role is adopted.
- For property type 2 listed above, the City shall use the calculation method that creates a reasonable distribution of assessments across the entire roll.

- Where reasonable to do so, when more than one "neighborhood" is contained within the same project, the assessment roll may be calculated per each neighborhood, rather than the total project. This would not apply to property type 1 as they would all receive a flat rate assessment.
- Unless otherwise exempt, public property, government land, private associations, schools, churches, and non-profit property uses shall be included in the assessment roll.
- Commercial property, and Medium and High-Density Residential property shall be assessed based on a reasonable determination of vehicular traffic generated.
- A duplex that is located on a single parcel, shall be considered two units. Generally, when traffic volumes are used as the assessment methodology, a Residential Equivalent Unit (REU) or similar other unit assessment relationship shall be used.

NEW CONSTRUCTION: 100% assessed to all benefitting properties.

New construction is typically paid for by the development itself and therefore not formally assessed. In some instances, the City will undertake proactive installation of public utilities to unserved areas and then assess the benefiting properties, or establish an improvement district/area with deferred access charges to cover the cost for the added service. In other instances, properties may petition the City directly for the installation of the public improvements in which case 100% of the costs are paid for by the benefiting properties.

Assessable Costs Include:
- Construction of a new public street, trail and/or sidewalk.
- Installation of public water main, storm sewer and/or sanitary sewer system, including appurtenances (structures, valves, hydrants, lift stations, etc.), where it did not previously exist.
- Indirect costs (design, legal, and administration fees).

Notes:
- Oversizing of streets and utilities beyond the city's standard details, or what is needed for the development itself, are paid for by the city and are typically not assessed.

RECONSTRUCTION/REHABILITATION: 40% assessed to all benefitting properties, unless a flat rate methodology is utilized.

When determining the rehabilitation method to be used, the following decision matrix shall be used for planning purposes:

Question	If Yes	If No
Does the street need to change its intended use; change to meet our current standard (width, thickness, C&G, drainage, etc.); and/or has it met its useful service life (~50 yrs)?	Plan for Reconstruction	Move to next question
Is the pavement condition OCI between 0 and 29?	Plan for Reconstruction	Move to next question
Is the pavement condition OCI between 30 and 59?	Plan for FDR	Move to next question
Is the pavement condition OCI greater than 60?	Plan for M&O	n/a

Notes:
- Once a project is under design, an engineering analysis will be undertaken to determine the appropriate rehabilitation method.

- Two inches (2”) shall be the standard depth for a mill and overlay unless particular circumstances exist. Under such circumstances, the flat rate will not be adjusted.

Assessable Costs Include:

- Pavement associated with public streets, trails and/or sidewalks. This includes draintile, geotechnical (soil corrections, etc.), and other improvements needed to support the function of the pavement structure.
    - In situations where there is no existing trail or sidewalk infrastructure, but such improvements are being added by the project, the costs associated with the addition shall not be assessed unless particular circumstances exist such as when the benefit of the new infrastructure is of primary benefit to the assessable properties only.
- Curb and gutter, including curb impacted solely by utility improvements.
- Driveway pavement and aprons directly affected by the project work.
- Storm Sewer and appurtenances associated with street drainage.
- Multi-Modal improvements such as ADA ramps and actuated pedestrian crossings such as Rectangular Rapid-Flashing Beacons (RRFB’s).
- Signing and striping.
- Retaining walls required within the Right-of-Way.
- Tree removal and/or landscaping improvements directly affected by the project work.
- Applicable percentage of indirect costs (design, legal, and admin fees).

Notes:

- If a residential property has access from a collector or otherwise oversized street, the assessment amount shall be based on an equitable formula compared to a typical local roadway, including normalizing to a city standard width, typical street pavement section, typical lot width, and other applicable factors. This normalization does not apply to a flat rate assessment.
- Pavement projects on streets that provide direct access to Chanhassen property(s) that are being implemented by an adjacent municipality shall not be assessed to the Chanhassen property(s) unless the adjacent municipality is assessing the benefiting property in their jurisdiction as part of the project.
- Replacement, maintenance, or repair of existing public water main, sanitary sewer, and indirect stormwater management infrastructure shall not be assessed. The City will pay 100% of these improvement costs out of the associated enterprise fund.

REGULAR MAINTENANCE: Benefiting properties are not assessed.

- Activities Include: Pavement patching, pothole filling, crack sealing, chip sealing, sealcoating, sign maintenance, lighting, and pavement markings.

PAYMENT OPTIONS

- Assessments can be paid in full up-front with no finance charge, otherwise the assessment will be certified to the County and added to annual property taxes with interest.
- If elected to add to annual property taxes, the balance can be paid off at any time during the term if requested by the property owner.
- Interest will be charged to property owners who choose to not pay their assessments in full by November 15th in the year the special assessment is levied. The interest rate will be equal to the yield on the 7-year Treasury Note on the date the special assessment roll is adopted, plus 1.0%.

- Unless approved otherwise by the City Council, the maximum financing term for assessments shall be as follows:
    - $0-$500 1 year
    - $501-$2,500 5 years
    - $2,501-$5,000 8 years
    - $5,001-$15,000 10 years
    - $15,001 and above 15 years

HARDSHIP ASSESSMENT DEFERAL FOR SENIORS, DISABLED, OR MILITARY PERSONS

Minnesota Statute §435.193 allows a statutory city to establish standards and guidelines to defer special assessments. A deferment of a special assessment for a homesteaded property may be granted if:

(1) The property is owned by a person 65 years of age or older or retired by virtue of a permanent and total disability* for whom it would be a hardship to make the payments; or
(2) The property is owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in Minnesota Statutes § 190.05, subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments.

The deferment is not an elimination of the assessment, but rather a temporary pause of paying the assessment until the hardship no longer exists. Interest on deferred assessments shall be subject to and charged at the interest rate set by the City Council on its resolution adopting the special assessment, and such interest shall accrue on said principal until the special assessment is paid in full.

The option of the property owner to defer the payment of special assessments shall terminate and all amounts accumulated plus accrued interest (compounded annually) shall become due and payable within sixty (60) days upon the occurrence of any of the following events:

(1) The sale, transfer, or subdivision of the property or any part thereof, or the property is in any way conveyed to another person; or
(2) The subject property loses its homestead status for any reason; or
(3) The death of the owner qualified for deferral status unless a surviving spouse is eligible for benefits hereunder; or
(4) If for any reason the City Council determines that there would be no hardship in requiring an immediate or partial payment of the deferred special assessment.

To request deferral of a special assessment, the property owner must request a deferment on the form prescribed by the City Clerk within thirty (30) days after the adoption of the improvement assessment by the City Council.

The applicant must submit a copy of the federal income tax return from the year prior to the assessment to verify that all sources of income do not exceed the very low-income limits for the Carver County area as established by the Department of Housing and Urban Development.

The property must be the applicant's principal residence and classified on the real estate tax rolls as the applicant's homestead.

City staff will review the application and if the applicant meets the standards and guidelines above, the deferment will be granted.

The City Council has the discretion to make the determination that a hardship exists based on exceptional and unusual circumstances not covered by the standards and guidelines where the determination is made in a

nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

**Permanent and total disability shall have the same definition for purposes of assessment deferral as is used for social security.*

FREQUENTLY ASKED QUESTIONS

A Frequently Asked Questions (FAQ) document addressing the most common questions concerning assessments is attached to this policy and can also be found on the City's website.

Public Improvement Hearing
2026 Street Rehabilitation Project

City Project 26-01

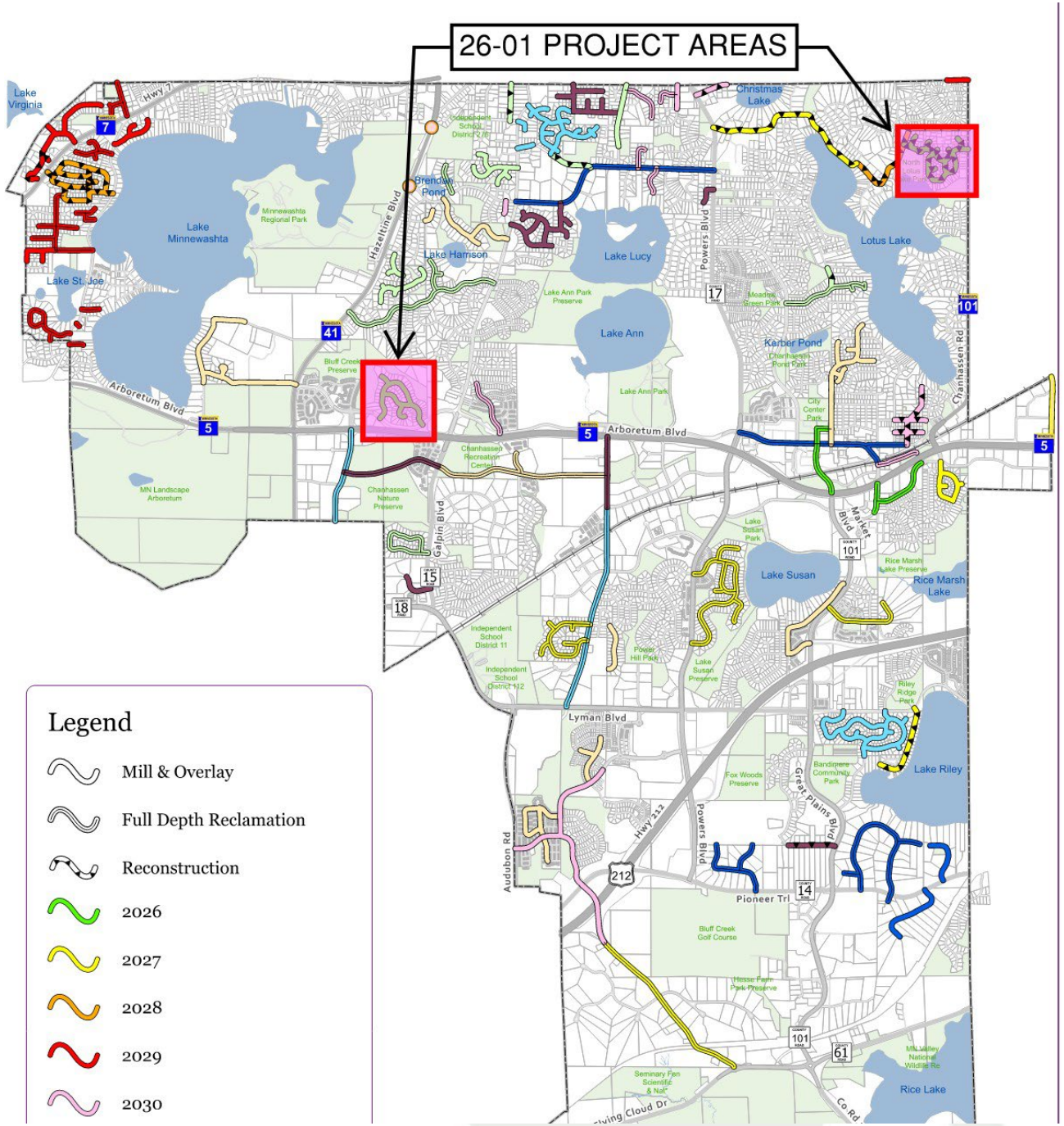
November 24, 2025

Tonight's Actions

1. Discuss the improvements
   a) Vasserman area
   b) Fox Hollow area

2. Host the Public Hearing

3. Consider Accepting the Feasibility Study, Ordering the Project, and authorizing preparation of Plans and Specifications



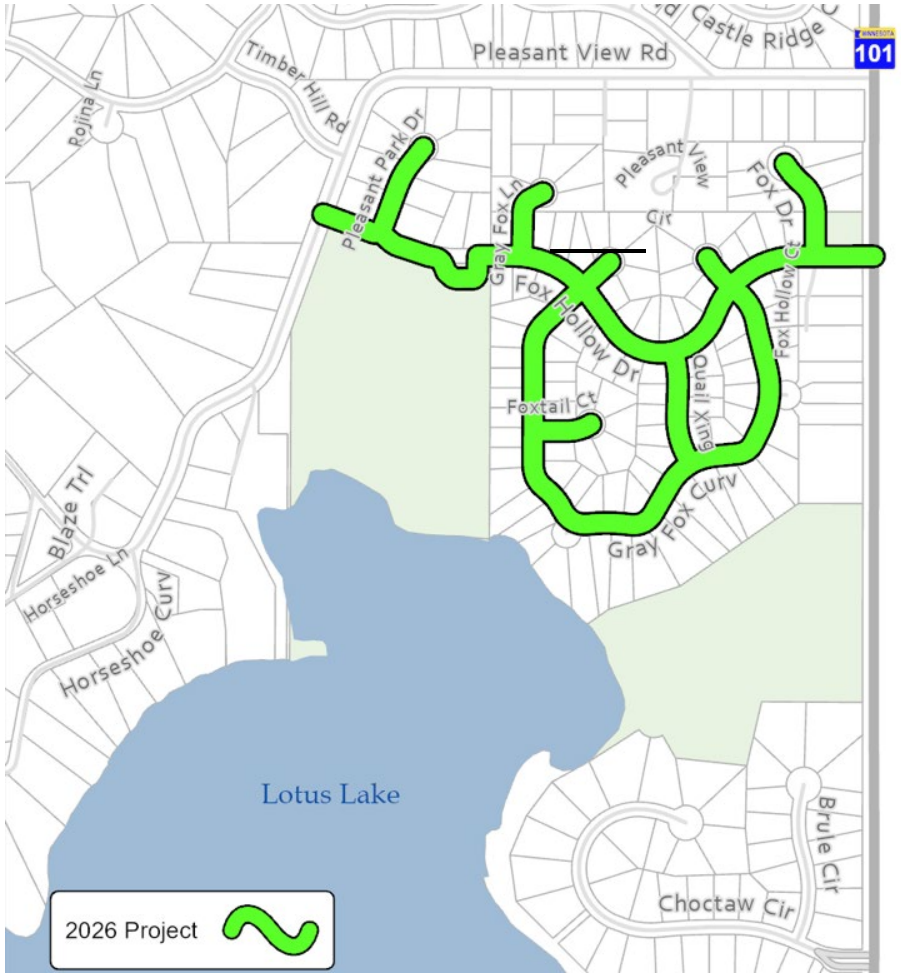
Project Area and Scope - Vasserman



- ~0.9 miles of public street rehabilitation
- Average pavement OCI = 78.5
- Mill and Overlay
- Spot repair of public utilities
- ADA improvements
- Spot repairs of concrete curb and sidewalk



Project Area and Scope – Fox Hollow



- ~1.3 miles of public street rehabilitation
- Average pavement OCI
  - Fox Drive = 80.8
  - Rest of neighborhood = 17.6
- Full reconstruction except for Fox Drive which is planned for a mill & overlay
- Replacement of watermain (15 documented breaks)
- Spot repairs for sanitary sewer
- Addition of storm sewer (North Lotus Lake WD project)
- Pond maintenance
- Potential traffic calming measures (near the park)



North Lotus Lake Park Stormwater Project

- Implemented and funded by RPBCWD
- Provides for the majority of stormwater management permitting requirements for our 2026 Street Rehabilitation Project
- Project boards and staff from RPBCWD were present at the open house
- RPBCWD Board will consider ordering the project in December
- Cooperative Agreement needed between City and RPBCWD



Public Engagement Effort

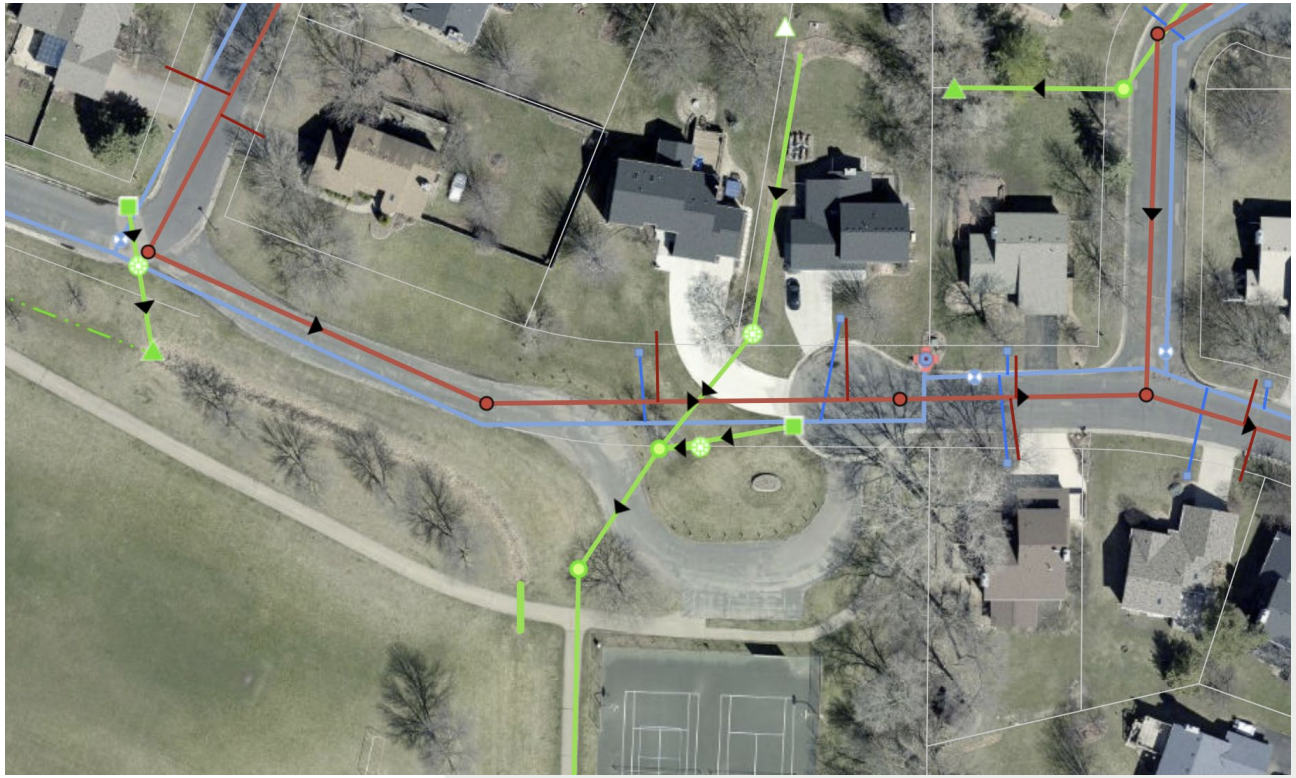
- 5-yr Capital Improvement Plan map on the City's webpage
- 1-yr advanced notification via postcard
- Specific project webpage, with multiple Project Updates
- Open House hosted on November 19, 2025, at City Hall (~75 attendees)
  - Advertised via mailed postcard, city's website calendar, other SM outreach
  - The open house included the opportunity to complete a comment card
  - The boards from the open house will be available on the project webpage
- Mailed notification letter announcing tonight's public hearing and the preliminary assessment information
- Public notification in the Sun Sailor

Public Feedback Summary

- ~27 comments received, submitted via multiple ways, 73 attendees at the Open House
  - 9 emails
  - 2 CAR's
  - 20 comment cards
  - Multiple phone calls
  - Stop ins at the service counter
- 116 Assessable properties in Fox Hollow area (~25% of properties made a comment)
- Top 5 theme's
  1. Do not support a realignment of Fox Hollow Drive near the park
  2. Lack of detail provided concerning the assessment
  3. Support for drainage improvements
  4. Unhappy with the amount of the assessment
  5. General thank you/informative and useful info

Fox Hollow Dr. @ North Lotus Lake Park

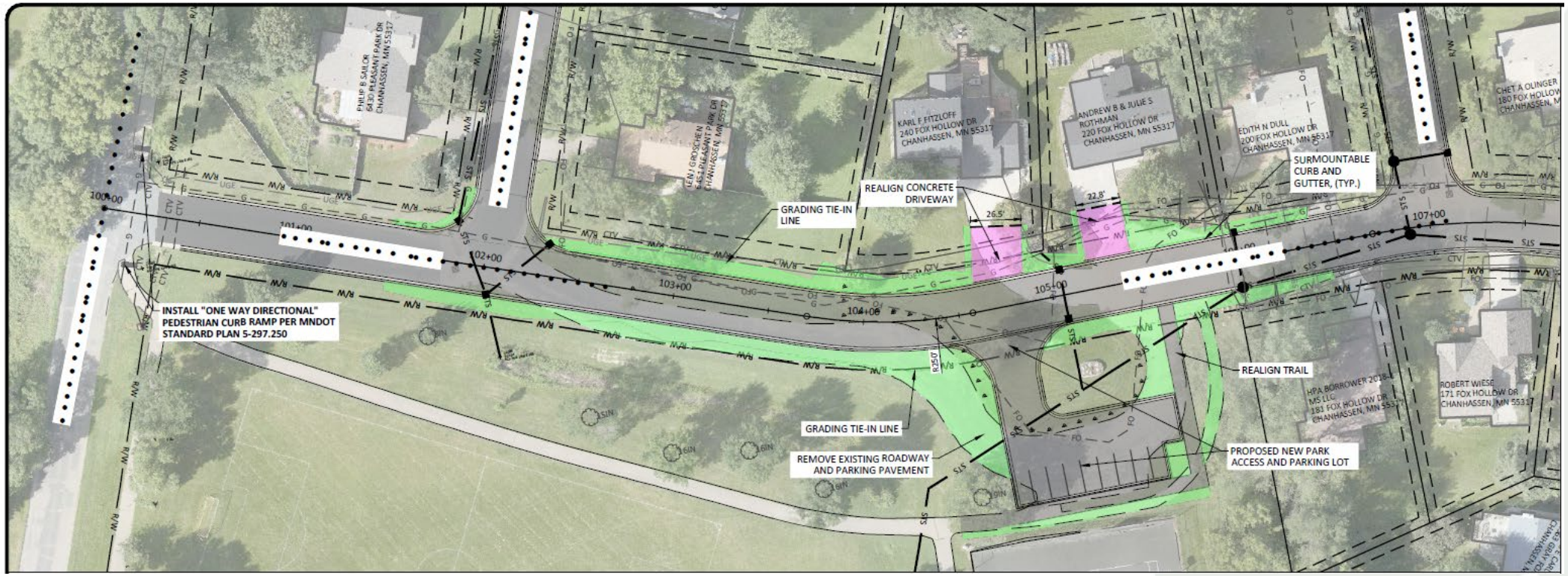
- The street connection currently exists but does not align with the public right of way
- Public sanitary sewer and watermain follow the public right of way, not the street alignment
- The northern edge of the cul-de-sac encroaches outside of the public right of way
- The street connection is used daily by residents, service delivery vehicles, school buses, city operations, and park users
- The pavement needs rehabilitation (OCI 16.5)
- The pavement section, alignment, and width do not meet standards (existing width is ~22 feet)
- Parking issues persist when soccer field is programmed





Fox Hollow Dr. @ North Lotus Lake Park

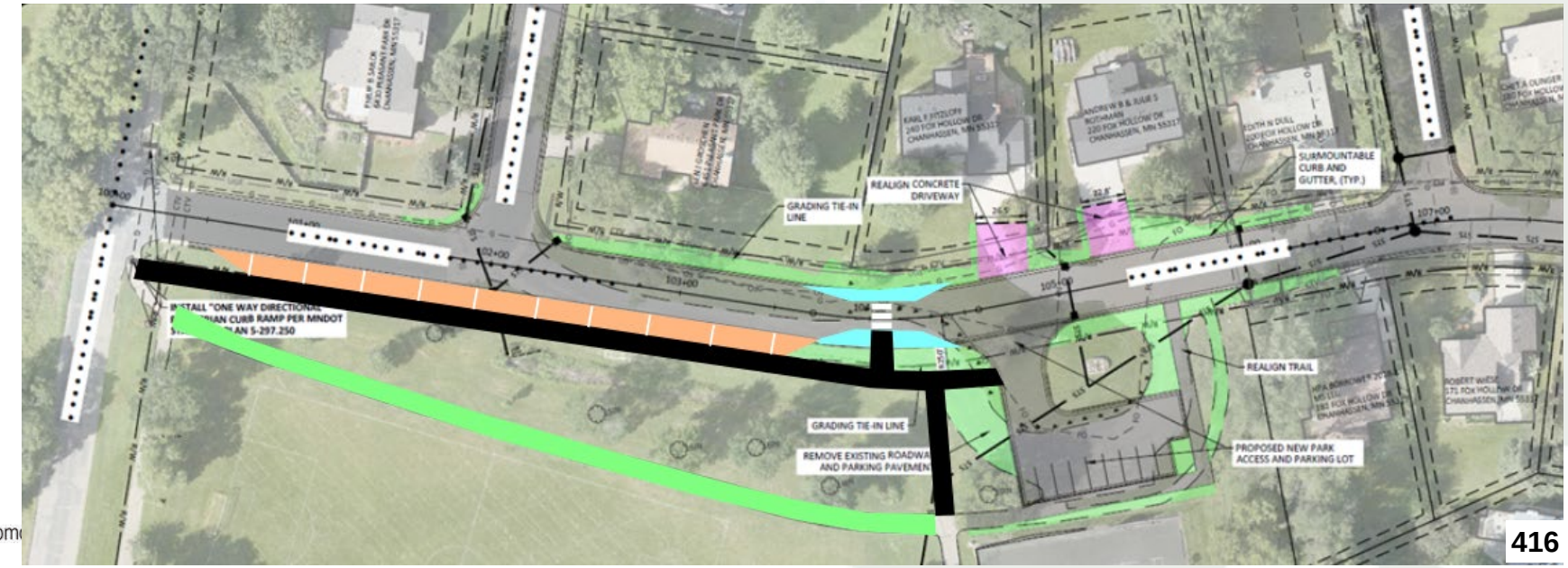
- The goal is to have a more efficient street connection for current and future park programming; improved parking; ease maintenance operations; create connectivity; asset management; and emergency response
- The below image is just a concept, showing strict adherence to the public right-of-way, but there are options



Fox Hollow Dr. @ North Lotus Lake Park

Traffic and Safety context

- The risk of speeding could be elevated at the park area; it's not reasonable to assume however that speeding risk would increase for the rest of Fox Hollow Drive or the neighborhood in general
  - Use of speed control measures could be used to offset this risk (example below)
- Opportunity also exists for making parking improvements
- Increase in Volume/Route options
  - Using Pleasant View Road is 0.3 miles less in distance
  - Pleasant View Road has a straighter alignment, wider ROW, and less driveways that are also limited to one side
  - The intersection of Pleasant View Road and TH 101 has better sightlines and has dedicated turn lanes, when compared to Fox Hollow Drive and TH 101



Estimated Budget and Cost Summary

Fund	Budget	Fox Hollow	Vasserman	Total
Street (PMP)	$ 4,835,000	$ 2,718,300	$ 746,000	$ 3,464,300
Surface Water	$ 2,130,000	$ 1,988,300	$ 13,700	$ 2,002,000
Sanitary Sewer	$ 800,000	$ 114,000	$ 42,200	$ 156,200
Watermain	$ 990,000	$ 1,466,200	$ 4,600	$ 1,470,800
Total	$ 8,755,000	$ 6,296,800	$ 806,500	$ 7,103,300

- The estimates include a 30% contingency

Preliminary Assessment Summary

- Preliminary assessment amounts are based on the proposed rehabilitation technique
- Reminder, final assessment amounts will be determined at the Assessment Hearing (spring 2026)
- The project is following the Flat Rate assessment methodology
- Proposed 2026 Flat Rates:
  - Mill and Overlay $ 2,940
  - Full Depth Reclamation $ 5,150
  - Full Reconstruction $ 9,550

Note: These amounts are an increase of 3% over 2025, and are identified in the upcoming annual Fee Schedule to be considered for adoption by the City Council at their December meeting

Project Schedule

Task	Date
Order the Improvements	11/24/2025
Approve Design - Authorize Bidding	01/12/2026
Bid Opening	02/10/2026
Public Open House #2	Late February 2026
Assessment Hearing – Award Construction Contract	03/09/2026
Start Construction	~May 2026
Substantial Completion	~October 2026
Final Completion	~June 2027

Recommendation

- The project is necessary, feasible, and cost effective from an engineering and financing perspective
- Specific design decisions do not need to be made tonight
- Staff recommends proceeding with Ordering the Project and authorizing preparation of plans and specifications

Questions?

Followed by holding the Public Hearing

Proposed Motion

"The Chanhassen City Council adopts a resolution accepting the feasibility study, ordering the improvements, and authorizing preparation of plans and specifications for the 2026 Street Rehabilitation Project."

Fox Hollow Dr. @ North Lotus Lake Park

- The history of the street connection

Previous Assessments

	Mill & Overlay	Full Depth Reclamation	Full Reconstruction
2025		$5,000	$9,270
2024	$2,664	$4,545	$6,275
2023		$3,012 - $3,723	
2022		$2,667 - $3,372	
2021	$1,678 - $1,688	$ 2,010 - $ 3,959	

Density is a large contributing factor

City Council Item

November 24, 2025

Item	Resolution 25-XX - Consider a Request for Approval of a Metes and Bounds Subdivision with a Variance from City Code Section 18-4 to Subdivide Excess Right-of-Way on the Northwest Corner of Lyman Blvd and Great Plains Blvd	
File No.	25-17	**Item No:** I.2
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Eric Maass	

SUGGESTED ACTION

"The Chanhassen City Council adopts a resolution approving a Metes and Bounds subdivision with variance to city code section 18-4 to create a new parcel from excess right-of-way subject to the conditions of approval and adopts the Findings of Fact and Decision."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The proposal includes a request for a metes and bounds subdivision of excess right-of-way.

BACKGROUND

The width of the existing public right-of-way for Lyman Boulevard (CSAH 18) west of Great Plains Boulevard is more than what is needed per Carver County's Highway standards and the long-term vision for the County Highway. This right-of-way was acquired as part of the TH 212 construction. On October 27, 2025, the Chanhassen City Council approved a purchase agreement with Carver County for the acquisition of this land. Now, the city must go through the metes & bounds subdivision process to separate the acquired land from the remaining right-of-way.

DISCUSSION

The following findings are necessary for the City Council to approve a subdivision:

1. The proposed subdivision is consistent with the zoning ordinance;
2. The proposed subdivision is consistent with all applicable city, county and regional plans, including but not limited to the city's comprehensive plan;
3. The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and stormwater drainage, are suitable for the proposed development;
4. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage disposal, streets, erosion control and all other improvements required by this chapter;
5. The proposed subdivision will not cause environmental damage;
6. The proposed subdivision will not conflict with easements of record;
7. The proposed subdivision is not premature. A subdivision is premature if any of the following exist:
    a. Lack of adequate stormwater drainage.
    b. Lack of dedicated and improved public streets.
    c. Lack of adequate sanitary sewer systems or no ISTS (individual sewer treatment system).
    d. Lack of adequate off-site public improvements or support systems.

Staff finds that the proposed metes & bounds subdivision meets the requirements of the subdivision ordinance if a variance is granted from section 18-4 of City Code. This section does not allow conveyances of land to be filed or recorded if the land is described in the conveyance by metes and bounds unless it falls under the list of written exceptions. This property does not meet any of the exceptions laid out in City Code and therefore requires a variance.

The City Council may grant a variance from the regulations contained in Chapter 18 as part of the plat approval process following a finding that all of the following conditions exist:

1. The hardship is not a mere inconvenience;
2. The hardship is caused by the particular physical surroundings, shape or topographical conditions of the land;
3. The condition or conditions upon which the request is based are unique and not generally applicable to other property;
4. The granting of a variance will not be substantially detrimental to the public welfare and is in accord with the purpose and intent of this chapter, the zoning ordinance and comprehensive plan.

Staff finds that the proposed subdivision meets the required findings necessary for the City Council to approve a variance from the subdivision ordinance.

BUDGET

RECOMMENDATION

Staff recommends that City Council approve the metes and bounds subdivision with variance to create a new parcel from excess right-of-way subject to the conditions of approval and adopt the Findings of Fact and Decision.

ATTACHMENTS

Resolution

Findings of Fact and Decision
Exhibit
Affidavit of mailing 25-17
Affidavit of Publication 25-17

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: November 24, 2025 **RESOLUTION NO: 2025-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION APPROVING A METES AND BOUNDS SUBDIVISION AND GRANTING A VARIANCE TO CITY CODE SECTION 18-4 AT THE NORTHWEST CORNER OF LYMAN BLVD AND GREAT PLAINS BLVD, CHANHASSEN, MINNESOTA

WHEREAS, the City of Chanhassen has requested subdivision approval, described as Exhibit A, with a related variance to city code section 18-4 to permit the subdivision to be recorded with a metes-and-bounds property description on property in Chanhassen described in Exhibit B:

WHEREAS, the property has been deemed excess public right of way by Carver County; and

WHEREAS, the property is guided by the 2040 Comprehensive Plan as Mixed Use; and

WHEREAS, the property shall be rezoned in accordance with the City of Chanhassen Comprehensive Plan; and

WHEREAS, the proposed metes and bounds subdivision complies with all requirements of the Chanhassen City Code; and

WHEREAS, the proposed metes and bounds subdivision adequately provides for water supply, storm drainage, sewage disposal, streets, erosion control and all other improvements required by the city; and

WHEREAS, the proposed metes and bounds subdivision is consistent with the Chanhassen Comprehensive Plan and Zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Chanhassen City Council hereby approves a metes and bounds subdivision consisting of two tracts, Exhibit A and B, and a variance to city code section 18-4 subject to the following conditions of approval and adoption of the Findings of Fact and Decision.

Passed and adopted by the Chanhassen City Council this 24th day of November 2025.

ATTEST:

_____ _____

Laurie Hokkanen, City Manager Elise Ryan, Mayor

YES **NO** **ABSENT**

Exhibit A:

That part of the following described property lying north of the south 60.00 feet thereof:

Tract A. The Southwest Quarter of the Northwest Quarter of Section 24, Township 116 North, Range 23 West, Carver County, Minnesota;

Which lies southerly and westerly of Line 2 described below:

Line 2. Beginning at Right of Way Boundary Corner B1729 as shown on Minnesota Department of Transportation Right of Way Plat No. 10-17 as the same as is on file and of record in the office of the County Recorder in and for said County; thence easterly on a azimuth of 90 degrees 29 minutes 44 seconds along the boundary of said plat for 550.03 feet of Right of Way Boundary Corner B30; thence on an azimuth of 179 degrees 35 minutes 22 seconds for 85.22 feet to the south line of said Southwest Quarter of the Northwest Quarter and there terminating.

Containing ±13,874 sq. ft. or ±0.319 acres.

Exhibit B:

That part of Tract A described below:

Tract A. The Southwest Quarter of the Northwest Quarter of Section 24, Township 116 North, Range 23 West, Carver County, Minnesota;

Which lies southwesterly of Line 1 described below and southerly and westerly of Line 2 described below:

Line 1. Beginning at a point on a line run parallel with and distant 33 feet east of the west line of said Section 24, distant 100 feet northerly of its intersection with the northerly boundary of the public road running on the south line of Tract A hereinbefore described; thence run southeasterly to a point on said northerly boundary, distant 100 feet easterly of said intersection and there terminating;

Line 2. Beginning at Right of Way Boundary Corner B1729 as shown on Minnesota Department of Transportation Right of Way Plat No. 10-17 as the same as is on file and of record in the office of the County Recorder in and for said County; thence easterly on a azimuth of 90 degrees 29 minutes 44 seconds along the boundary of said plat for 550.03 feet of Right of Way Boundary Corner B30; thence on an azimuth of 179 degrees 35 minutes 22 seconds for 85.22 feet to the south line of said Southwest Quarter of the Northwest Quarter and there terminating.

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

FINDINGS OF FACT
AND DECISION

IN RE:

Application of the City of Chanhassen for Subdivision approval of excess right-of-way with a related Variance from City Code section 18-4 to permit the subdivision to be recorded with a metes-and-bounds property description.

On November 24, 2025, the Chanhassen City Council met at its regularly scheduled meeting to consider the application of the City of Chanhassen for approval of a metes and bounds subdivision with a variance to create a new parcel from excess right-of-way. The City Council conducted a public hearing on the proposed subdivision and variance preceded by published and mailed notice. The City Council heard testimony from all interested persons wishing to speak and now makes the following:

FINDINGS OF FACT

1. The property has been deemed excess public right of way by Carver County.
2. The property does not currently have an established zoning district.
3. The property is guided in the 2040 Comprehensive Land Use Plan for Mixed Use.
4. The legal description of the property is found in Exhibit B.
5. City Code section 18-4 establishes when a property can be conveyed through metes and bounds.
6. City Code section 18-22 establishes criteria for the city council to grant a variance from the regulations contained in the subdivision ordinance.
7. **SUBDIVISION FINDINGS**
    a. The proposed subdivision is consistent with the zoning ordinances;

    Finding: No conflicts were found between the zoning ordinance and the proposed subdivision except for the variance outlined below which is recommended for approval.

    b. The proposed subdivision is consistent with all applicable city, county and regional plans including but not limited to the City's Comprehensive Plan;

    Finding: The proposed subdivision is consistent with the property's guidance under the City's 2040 Comprehensive Plan and aligns with following polices and goals:

    1) Land Use:

a. *Create a mixture of development capable of providing a high quality of life and a reliable tax base;*
b. *Encourage development within the MUSA.*

No conflicts were found between the proposed subdivision and applicable city, county, and regional plans.

c. The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and stormwater drainage are suitable for the proposed development;

Finding: The aforementioned physical characteristics of the site are conducive to mixed-use development.

d. The proposed subdivision makes adequate provision for water supply, storm drainage, sewage disposal, streets, erosion control, and all other improvements required by the subdivision ordinance, Chapter 18, and Water, Sewers and Sewage Disposal, Chapter 19;

Finding: Public water and sewer services, as well as access to a public street, are present, and any future development will provide erosion control, stormwater, and other improvements that meet the requirements of the City Code.

e. The proposed subdivision will not cause significant environmental damage;

Finding: The proposed subdivision is not expected to cause significant environmental damage.

f. The proposed subdivision will not conflict with easements of record; and

Finding: The proposed subdivision will not conflict with existing easements.

g. The proposed subdivision is not premature since adequate infrastructure is available. A subdivision is premature if any of the following exists:

1). Lack of adequate stormwater drainage.

Finding: The proposed subdivision does not require additional stormwater infrastructure. The site is adjacent to existing city, county, and private stormwater systems which can aid future development.

2). Lack of adequate roads.

Finding: The property, if developed, will be combined with adjacent existing privately owned property which has roadway access.

3). Lack of adequate sanitary sewer systems.

Finding: The property is adjacent to an existing city sanitary sewer system, which could serve the lot for future development.

4). Lack of adequate off-site public improvements or support systems.

Finding: The proposed subdivision has access to adequate off-site public improvements and support system.

8. **VARIANCE FINDINGS WITH A SUBDIVISION**

The proposed metes and bounds subdivision meets the requirements of the subdivision ordinance if a variance is granted from section 18-4 of City Code. This section does not allow conveyances of land to be filed or recorded if the land is described in the conveyance by metes and bounds unless it falls under the list of written exceptions. This property does not meet any of the exceptions laid out in City Code and therefore requires a variance.

a. The hardship is not a mere inconvenience;

Finding: The hardship experienced by the applicant is due to the county's acquisition of excess right-of-way that has since been deemed unnecessary.

b. The hardship is caused by the particular physical surroundings, shape or topographical conditions of the land;

Finding: The hardship is caused by the property's location on a county highway that necessitated reconstruction and the subsequent acquisition of excess right-of-way.

c. The condition or conditions upon which the request is based are unique and not generally applicable to other property;

Finding: The condition upon which the request is based is unique to the property as it consists of excess right-of-way being acquired by the city, which is not generally applicable to other property.

d. The granting of a variance will not be substantially detrimental to the public welfare and is in accord with the purpose and intent of this chapter, the zoning ordinance and comprehensive plan.

Finding: The granting of this variance will not be substantially detrimental to public welfare. The property shall remain unchanged if ownership is maintained by the city, or it will be combined with an adjacent parcel and made to conform with the zoning ordinance and the comprehensive plan.

DECISION

The City Council approves the resolution approving the metes and bounds subdivision with a variance to create a new parcel from excess right-of-way subject to the conditions of the planning report.

ADOPTED by the Chanhassen City Council this 24th day of November 2025.

CHANHASSEN CITY COUNCIL

BY:_____

Its: Mayor

Exhibit A:

That part of the following described property lying north of the south 60.00 feet thereof:

Tract A. The Southwest Quarter of the Northwest Quarter of Section 24, Township 116 North, Range 23 West, Carver County, Minnesota;

Which lies southerly and westerly of Line 2 described below:

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Containing ±13,874 sq. ft. or ±0.319 acres.

Exhibit B:

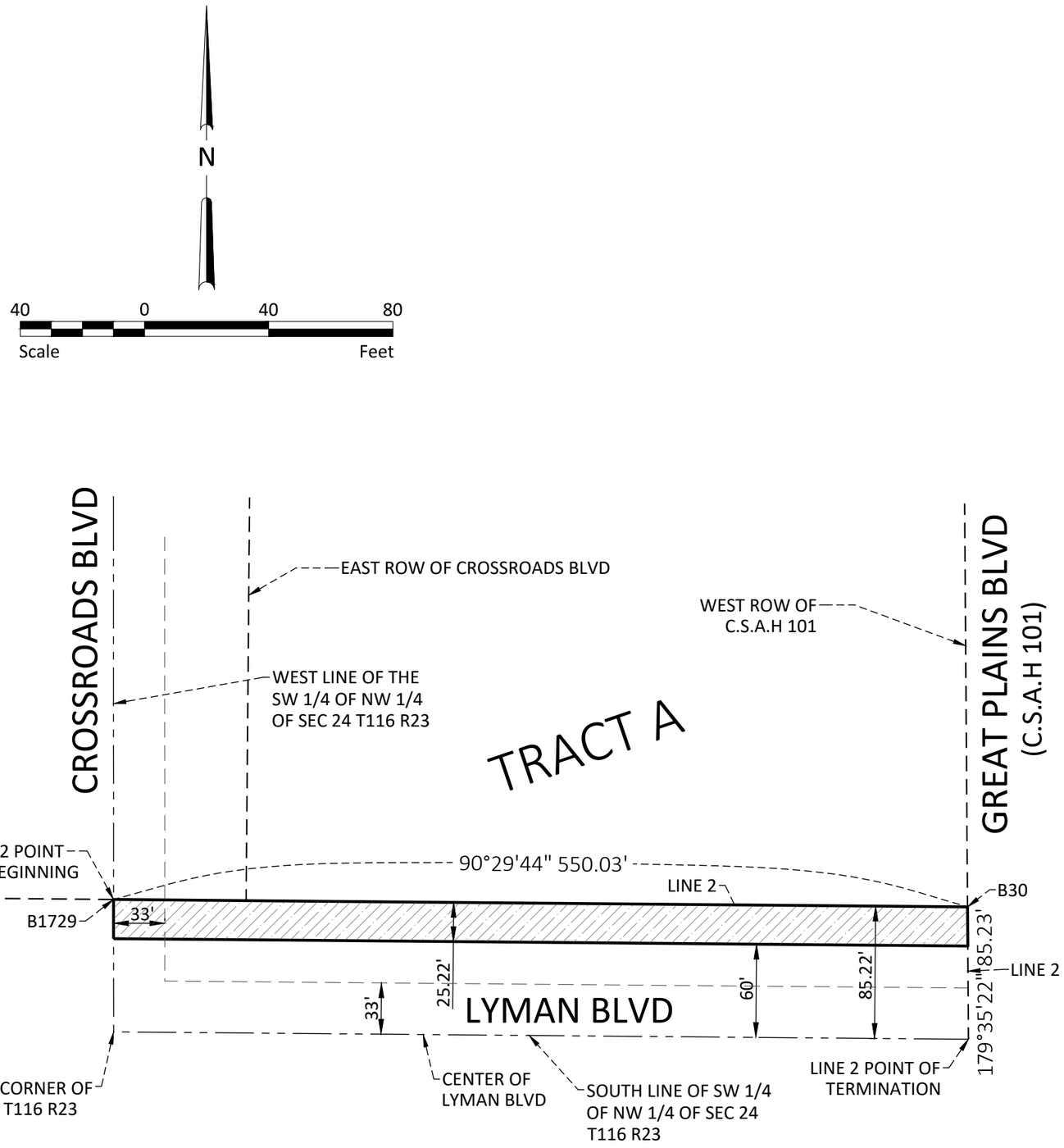
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That part of the following described property lying north of the south 60.00 feet thereof:

Tract A. The Southwest Quarter of the Northwest Quarter of Section 24, Township 116 North, Range 23 West, Carver County, Minnesota;

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Containing ±13,874 sq. ft. or ±0.319 acres.

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 Land Surveyor under the laws of the State of Minnesota.

Daniel F. Corey, PLS, PE Minnesota Lic. 52585

3-28-2025

Date

No.	Revision	Date	By
1	REDLINES	3-26-25	AJS

HOUSTON engineering, inc.

Drawn by	Date
RRD	2-25-25
Checked by	Scale
DFC	AS SHOWN

EASEMENT EXHIBIT
CITY OF CHANHASSEN
CHANHASSEN, MN

EASEMENT EXHIBIT

PROJECT NO. 9161-0002

SHEET 1

HEI NO. 9161-002

H:\JBN\9100\9161\9161_0002\CAD\R009161-0002_EXHIBIT.dwg-11x17 Landscape Bottom-3/26/2025 11:07 AM-(aschulte)

CITY OF CHANHASSEN

AFFIDAVIT OF MAILING NOTICE

STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

I, Jenny Potter, being first duly sworn, on oath deposes that she is and was on **November 13, 2025**, the duly qualified and acting City Clerk of the City of Chanhassen, Minnesota; that on said date she caused to be mailed a copy of the attached notice **Consider a metes and bounds subdivision with a variance to subdivide excess right-of-way located in northwest corner of Lyman Blvd & Great Plains Blvd. Applicant: City of Chanhassen** to the persons named on attached Exhibit "A", by enclosing a copy of said notice in an envelope addressed to such owner, and depositing the envelopes addressed to all such owners in the United States mail with postage fully prepaid thereon; that the names and addresses of such owners were those appearing as such by the records of the County Treasurer, Carver County, Minnesota, and by other appropriate records.

Jenny Potter, City Clerk

Subscribed and sworn to before me
this 14 day of November, 2025.

Amy K Weidman
Notary Public

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2027

NOTICE OF PUBLIC HEARING
CHANHASSEN PLANNING COMMISSION MEETING

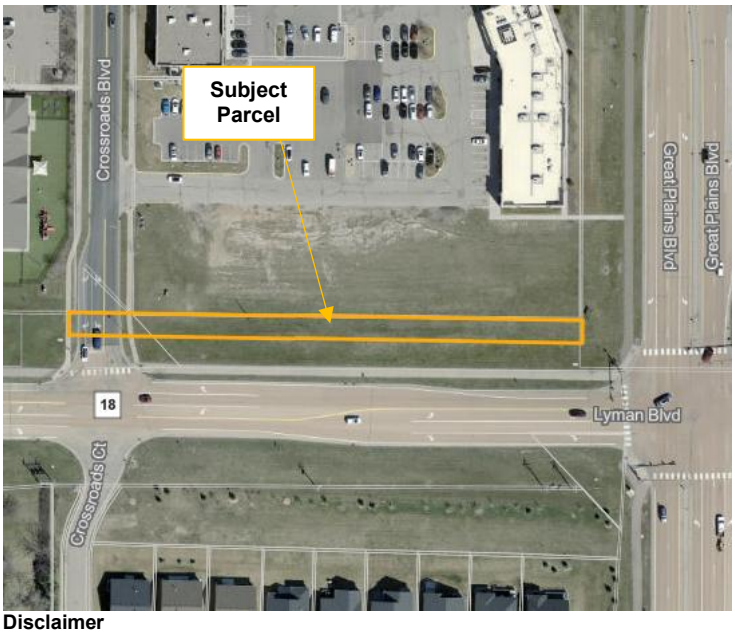
Date & Time:	Monday, November 24, 2025 at 7:00 p.m. This hearing may not start until later in the evening, depending on the order of the agenda.
Location:	City Hall Council Chambers, 7700 Market Blvd.
Proposal:	Consider a metes and bounds subdivision with a variance to subdivide excess right-of-way located in northwest corner of Lyman Blvd & Great Plains Blvd.
Applicant:	City of Chanhassen
Property Location:	**A location map is on the reverse side of this notice.**
What Happens at the Meeting:	The purpose of this public hearing is to inform you about the applicant's request and to obtain input from the neighborhood about this project. During the meeting, the Chair will lead the public hearing through the following steps: 1. Staff will give an overview of the proposed project. 2. The applicant will present plans for the project. 3. Planning Commission discusses the proposal. 4. Public hearing is opened taking comments from the public, up to 5 minutes per person. 5. Public hearing is closed and the Planning Commission continues discussion on the project prior to voting on the project.
Questions & Comments:	To view project information before the meeting, please visit the city's proposed development webpage: **www.chanhassenmn.gov/proposeddevelopments**

Sign up to receive email updates about this or other projects. Go to https://www.chanhassenmn.gov/i-want-to/subscribe

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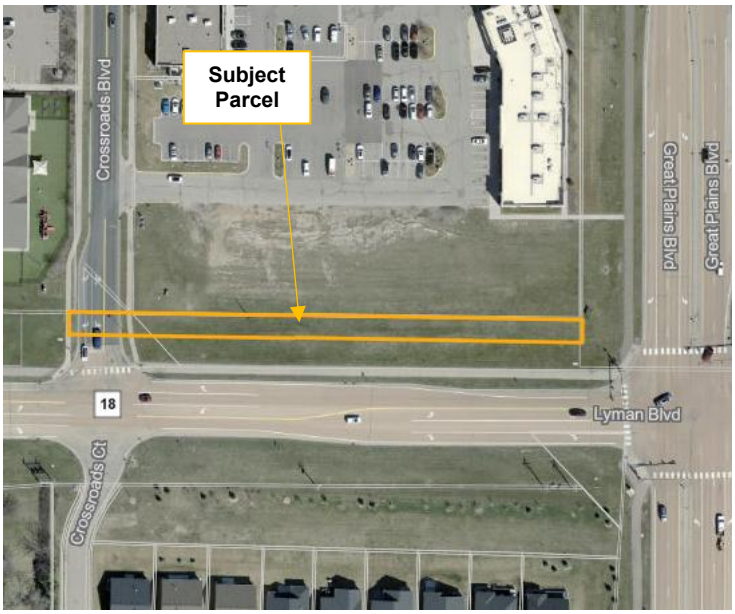
Sign up to receive email updates about this or other projects. Go to https://www.chanhassenmn.gov/i-want-to/subscribe



Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

«Tax_name»
«Tax_add_l1»
«Tax_add_l2»



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«Next Record»«Tax_name»
«Tax_add_l1»
«Tax_add_l2»

Tax name	Tax add l1	Tax add l2
ABUBAKAR LATIF	790 S CROSSROADS CT	CHANHASSEN MN 55317
AMY BOEHM	710 CROSSROADS CT S	CHANHASSEN MN 55317
ARBOR GLEN CHANHASSEN ASSOCIATION	3360 BAVARIA RD	CHASKA MN 55318
BAIYING WU	8981 SW VILLAGE LOOP	CHANHASSEN MN 55317
BALAKRISHNA CHINTAGINJALA	8982 SW VILLAGE LOOP	CHANHASSEN MN 55317
BHARATH KUMAR GOLLAPALLI	8932 SW VILLAGE LOOP	CHANHASSEN MN 55317
BILAL KHAN	8971 SW VILLAGE LOOP	CHANHASSEN MN 55317
BOHLMAN-ECKERMANN TRUST	765 CROSSROADS CT	CHANHASSEN MN 55317
BRADLEY D HANSEN	8977 SW VILLAGE LOOP	CHANHASSEN MN 55317
BRADLEY H BLOSS TR	745 CROSSROADS CT S	CHANHASSEN MN 55317
BRUCE CRAIG THLACKER REV LIV TR	715 CROSSROADS CT S	CHANHASSEN MN 55317
CALEB C THIESS	8936 SW VILLAGE LOOP	CHANHASSEN MN 55317
CB AUTO CHANHASSEN MN LLC	17725 KATY FWY STE 200	HOUSTON TX 77094
CHANHASSEN CITY	PO BOX 147	CHANHASSEN MN 55317
CONVENIENCE STORE INVESTMENTS	PO BOX 2107	LACROSSE WI 54602
DANIEL FINDELL	8975 SW VILLAGE LOOP	CHANHASSEN MN 55317
DAVID V RASKIN	8979 SW VILLAGE LOOP	CHANHASSEN MN 55317
DEBRA CHRISTINE OLSON	8965 SW VILLAGE LOOP	CHANHASSEN MN 55317
DONNA GRISWOLD	760 CROSSROADS CT S	CHANHASSEN MN 55317
DYLAN J RICHARDSON	8949 SW VILLAGE LOOP	CHANHASSEN MN 55317
ERIN KRISCHEL	8953 SW VILLAGE LOOP	CHANHASSEN MN 55317
FAYE OLIVER	775 CROSSROADS CT	CHANHASSEN MN 55317
FRANK T & MARY LOU WHALEY	851 LYMAN BLVD	CHANHASSEN MN 55317
GARY AMBACH	8165 BLOOMDALE DR	FRISCO TX 75036
GARY F HABERMAN	750 CROSSROADS CT	CHANHASSEN MN 55317
JEAN E RYAN	755 CROSSROADS CT	CHANHASSEN MN 55317
JIMMY M LEMUS	8938 SW VILLAGE LOOP	CHANHASSEN MN 55317
JODI PAULINE BUMP	720 CROSSROADS CT S	CHANHASSEN MN 55317
JULIA HARTERT	8940 SW VILLAGE LOOP	CHANHASSEN MN 55317
KATHRYN A BORRELL	795 CROSSROADS CT	CHANHASSEN MN 55317
KATHRYN SKROVE	8980 SOUTHWEST VILLAGE LOOP	CHANHASSEN MN 55317
KRAUS-ANDERSON INC	501 S 8TH ST	MINNEAPOLIS MN 55404

LAN HUYNH	8972 SW VILLAGE LOOP	CHANHASSEN MN 55317
LANITA L FRERICHS	8969 SW VILLAGE LOOP	CHANHASSEN MN 55317
LAURENE E FARRELL	801 LYMAN BLVD	CHANHASSEN MN 55317
LINDSEY LEONARD	725 CROSSROADS CT S	CHANHASSEN MN 55317
MACHELLE H EDWARDS	8963 SW VILLAGE LOOP	CHANHASSEN MN 55317
MARGARET SCHMOKER	8942 SW VILLAGE LOOP	CHANHASSEN MN 55317
MELINDA JOHNSON	785 CROSSROADS CT S	CHANHASSEN MN 55317
MEP2 LLC	17732 BALLANTRAE CIR	EDEN PRAIRIE MN 55347
MICHAEL AKERS	8955 SW VILLAGE LOOP	CHANHASSEN MN 55317
MICHAEL DAVID HUBER	8976 SW VILLAGE LOOP	CHANHASSEN MN 55317
NANCY BACA-STEPAN	740 CROSSROADS CT	CHANHASSEN MN 55317
NORTHLAND SALONS CHAN OWNER LLC	4324 W LAKE HARRIET PKWY 2	MINNEAPOLIS MN 55410
PAUL AND KATE WARD SCHNETTLER	599 SUMMERFIELD DR	CHANHASSEN MN 55317
ROBERT J SCHELLING REVOCABLE TRUST	1483 N MAIN AVE	SIOUX CENTER IA 51250
SAHIL GHAI	1912 BENT GRASS WAY	BOLINGBROOK IL 60490
SHANNON G & MICHELLE A KERN	607 SUMMERFIELD DR	CHANHASSEN MN 55317
SOUTHWEST METRO TRANSIT COMM	13500 TECHNOLOGY DR	EDEN PRAIRIE MN 55344
SOUTHWEST VILLAGE TOWNHOME ASSOCIATION	971 SIBLEY MEMORIAL HWY	SAINT PAUL MN 55118
SPRINGFIELD HOMEOWNERS ASSN	7100 NORTHLAND CIR N STE 300	MINNEAPOLIS MN 55428
SRIHARI RAJU NADIMPALLI	1300 MANFREDA ST	PROSPER TX 75078
SRIKANTH JAPA	19222 GOLDENROD TRL	HAMEL MN 55340
STATE OF MINNESOTA - DOT	1500 COUNTY ROAD B2 W	ROSEVILLE MN 55113
STEVEN W PUK	735 CROSSROADS CT	CHANHASSEN MN 55317
TARA NIEVES KEENAN	8961 SW VILLAGE LOOP	CHANHASSEN MN 55317
THOMAS F ZIEGLER	603 SUMMERFIELD DR	CHANHASSEN MN 55317
TIMOTHY ROGERS	780 CROSSROADS CT S	CHANHASSEN MN 55317
TISHA WESTPHAL	730 CROSSROADS CT S	CHANHASSEN MN 55317
TODD JOSEPH CASANOVA	8957 SW VILLAGE LOOP	CHANHASSEN MN 55317
TRUST OF D G DELFORGE AND C A MILLER	891 LYMAN BLVD	CHANHASSEN MN 55317
UMMER SHERVANI ACHARATHU	21315 128TH PL SE	KENT WA 98031
VINCENT CHORLEY	8967 SW VILLAGE LOOP	CHANHASSEN MN 55317
VM REAL ESTATE LLC	5724 MERIDIAN WAY NE	PRIOR LAKE MN 55372

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

I do solemly swear that the notice, as per the proof, was published in the edition of the

SS Mtka_Excelsior_Eden Prairie

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 11/13/2025 and the last insertion being on 11/13/2025.

MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 11/13/2025

_____
Notary Public

Darlene Marie MacPherson
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1501354

CITY OF CHANHASSEN
CARVER & HENNEPIN COUNTIES
NOTICE OF PUBLIC HEARING
PLANNING CASE NO. 2025-17

NOTICE IS HEREBY GIVEN that the Chanhassen City Council will hold a public hearing on Monday, November 24, 2025, at 7:00 p.m. in the Council Chambers in Chanhassen City Hall, 7700 Market Blvd. The purpose of this hearing is to consider a metes and bounds subdivision of excess right-of-way located at the northwest corner of Lyman Blvd and Great Plains Blvd.

Project documents for this request are available for public review on the city's website at www.chanhassenmn.gov/proposeddevelopments or at City Hall during regular business hours. All interested persons are invited to attend this public hearing and express their opinions regarding this proposal. Meeting date is subject to change.

Rachel Jeske
Planner
Email: rjeske@chanhassenmn.gov
Phone: 952-227-1137

Published in the Sun Sailor
November 13, 2025
1501354

City Council Item

November 24, 2025

Item	Comcast Rate Increase	
File No.		**Item No:** M.1
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Letter from Comcast

Important information regarding our Xfinity services and pricing

Effective December 16, 2025

XFINITY TV	Current	New
Limited Basic (Includes Broadcast TV Fee)	$46.45	$51.90
Choice TV Select - with TV Box (Flex upgrade)	$60.00	$62.00
Choice TV (Includes Broadcast TV Fee)	$56.95	$62.90
Popular TV (Includes Broadcast TV Fee and Regional Sports Fee)	$88.85	$94.90
Ultimate TV (Includes Broadcast TV Fee and Regional Sports Fee)	$118.55	$124.95
Genre Packs		
Sports & News (Includes Regional Sports Fee)	$31.90	$32.00
HBO	$16.99	$18.49
HBO Max	$16.99	$18.49
Paramount+ with SHOWTIME	$12.00	$13.00
Ultimate TV Upgrade (Includes Regional Sports Fee)	$29.70	$30.05

Xfinity TV Service Fees (Included in package price where noted)	Current	New
Broadcast TV Fee	$26.95	$32.40
Regional Sports Fee - Popular TV and Sports & News	$1.90	$2.00
Regional Sports Fee - Ultimate TV and Ultimate TV Upgrade	$13.10	$13.55

Xfinity Equipment	Current	New
TV Box	$12.00	$14.00

Miscellaneous	Current	New
Late Fee	$10.00	$13.00

Carver, Chaska, Jackson, Louisville and Shakopee

87721000 (6230,6300,6310,6320,6330,6930,6940,6950)

City Council Item

November 24, 2025

Item	Third Quarter Financial Report 2025	
File No.		**Item No:** M.2
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION

N/A

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

3rd Quarter Financial Report 2025

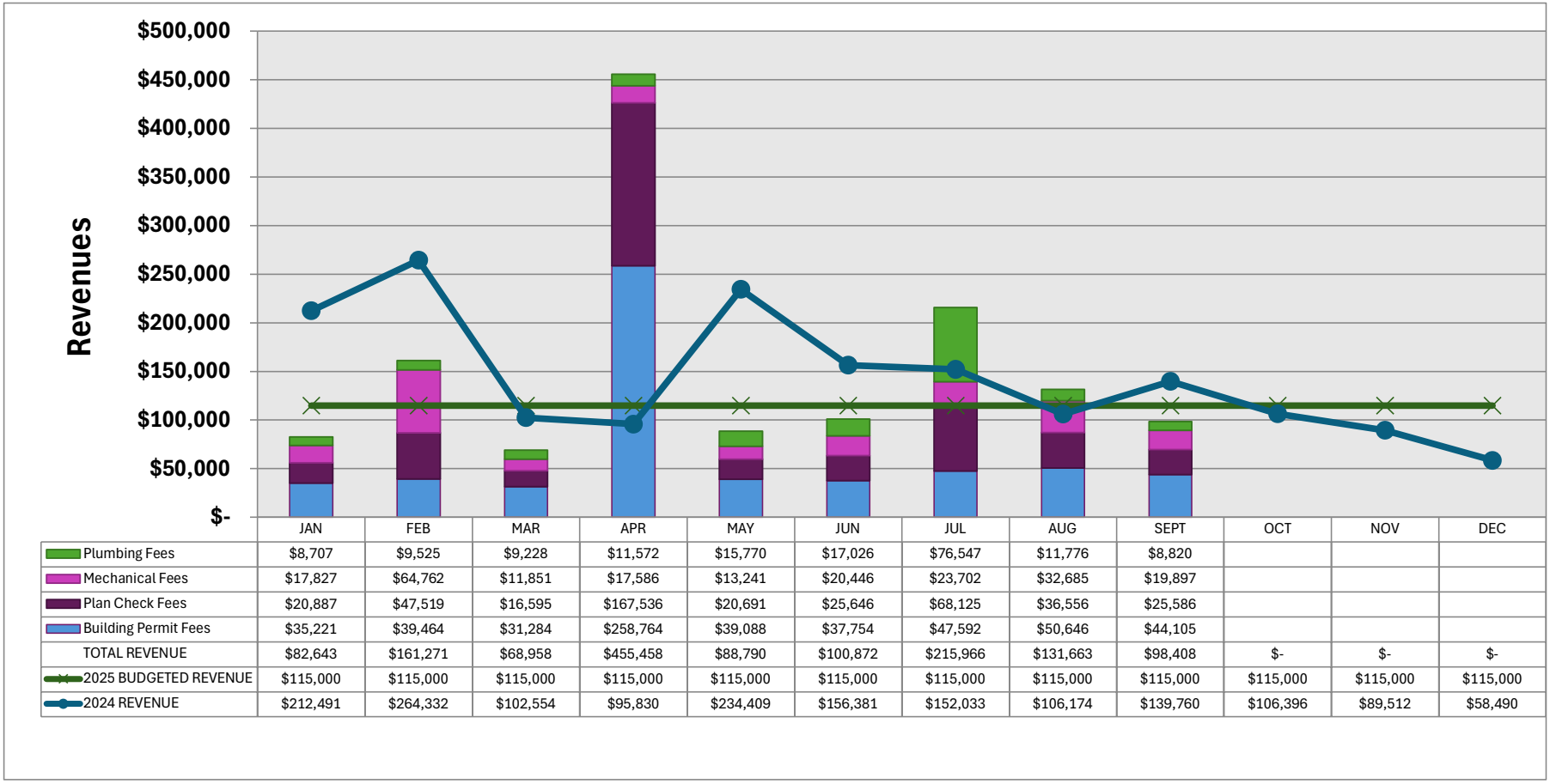
CITY OF CHANHASSEN
QUARTERLY FINANCIAL REPORT

For the Quarter Ending September 30, 2025

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - GENERAL FUND (UNAUDITED)
FOR THE QUARTER ENDED SEPTEMBER 30, 2025

Fund	Actual Thru Qtr 3 2025	Budget Thru Qtr 3 2025	Annual Budget	Budget Remaining	Percent Received or Expended	Comment
Revenues						
Property Taxes	$ 6,362,172	$ 6,045,000	$ 12,090,000	$ 5,727,828	52.6%	Tax Settlements: June/July & December
Franchise Fees	$ 62,108	$ 72,500	$ 145,000	$ 82,892	42.8%	
Licenses & Permits	$ 2,328,436	$ 1,219,750	$ 1,591,000	$ (737,436)	146.4%	High due to trenching permits
Intergovernmental	$ 88,320	$ 80,000	$ 557,370	$ 469,050	15.8%	
Charges for Services	$ 490,651	$ 480,750	$ 641,000	$ 150,349	76.5%	
Fines and Forfeits	$ 49,939	$ 48,000	$ 72,000	$ 22,061	69.4%	
Investment Income	$ 600,699	$ 243,750	$ 325,000	$ (275,699)	184.8%	
Other Income	$ 300,755	$ 280,875	$ 374,500	$ 73,745	80.3%	
Total Revenues	$ 10,283,080	$ 8,470,625	$ 15,795,870	$ 5,512,790	65.1%	
Expenditures						
General Government						
Council	$ 90,730	$ 94,818	$ 126,424	$ 35,694	71.8%	
Administration	$ 456,459	$ 460,974	$ 691,461	$ 235,002	66.0%	
Economic Development	$ 132,293	$ 130,591	$ 195,887	$ 63,594	67.5%	
Communications	$ 274,766	$ 247,209	$ 370,813	$ 96,047	74.1%	
Finance	$ 302,213	$ 300,740	$ 400,986	$ 98,773	75.4%	
Contracted Central Services	$ 148,668	$ 146,667	$ 417,000	$ 268,332	35.7%	Legal & Property/Liability Insurance
IT	$ 493,724	$ 534,917	$ 802,376	$ 308,652	61.5%	
City Hall Facility	$ 400,829	$ 379,877	$ 473,815	$ 72,986	84.6%	
Elections	$ 6,847	$ 10,950	$ 14,600	$ 7,753	46.9%	
Library Facility	$ 95,430	$ 113,205	$ 169,808	$ 74,378	56.2%	
Total General Government	$ 2,401,959	$ 2,419,948	$ 3,663,170	$ 1,261,211	65.6%	
Public Safety						
Police	$ 1,305,344	$ 1,305,925	$ 2,611,849	$ 1,306,505	50.0%	Pay Carver County in June & November
Fire Prevention & Administration	$ 1,048,170	$ 1,050,855	$ 1,576,282	$ 528,112	66.5%	
Fire Duty Crews & Paid-On-Call	$ 259,627	$ 234,503	$ 581,755	$ 322,128	44.6%	
Building Inspections	$ 714,152	$ 666,462	$ 999,693	$ 285,541	71.4%	
Total Public Safety	$ 3,327,293	$ 3,257,745	$ 5,769,579	$ 2,442,286	57.7%	
Public Works						
Engineering	$ 817,034	$ 457,253	$ 645,534	$ (171,500)	126.6%	Higher expense offset by permit revenue
GIS	$ 64,482	$ 71,923	$ 101,538	$ 37,056	63.5%	
PW Adminstration & Facility	$ 84,610	$ 107,122	$ 151,231	$ 66,621	55.9%	
Street Maintenance	$ 683,453	$ 760,987	$ 1,141,480	$ 458,027	59.9%	
Street Lighting & Signals	$ 306,675	$ 361,343	$ 542,015	$ 235,340	56.6%	
Fleet	$ 297,208	$ 340,108	$ 480,152	$ 182,944	61.9%	
Total Public Works	$ 2,253,462	$ 2,098,736	$ 3,061,950	$ 808,488	73.6%	
Community Development	$ 475,588	$ 498,262	$ 703,429	$ 227,841	67.6%	
Parks & Recreation						
Park & Rec Administration	$ 139,535	$ 149,732.46	$ 211,387	$ 71,852	66.0%	
Recreation Center	$ 327,590	$ 339,991.50	$ 479,988	$ 152,398	68.2%	
Lake Ann Park Operations	$ 41,988	$ 52,156.67	$ 62,588	$ 20,600	67.1%	
Park Maintenance	$ 1,066,048	$ 958,950.67	$ 1,438,426	$ 372,378	74.1%	
Senior Center	$ 115,233	$ 110,313.00	$ 155,736	$ 40,503	74.0%	
Recreation Programs & Events	$ 444,711	$ 410,562.04	$ 579,617	$ 134,906	76.7%	
Total Parks & Recreation	$ 2,135,105	$ 2,021,706	$ 2,927,742	$ 792,637	72.9%	
Total Expenditures	$ 10,593,407	$ 10,296,396	$ 16,125,870	$ 5,532,463	65.7%	
Revenues Over/(Under) Expenditures	$ (310,327)	$ (1,825,771)	$ (330,000)	$ (19,673)		
Operating Transfers In	$ -	$ -	$ 330,000	$ 330,000		
Net Change in Fund Balance	$ (310,327)	$ (1,825,771)	$ -	$ 310,327		

CITY OF CHANHASSEN
BUILDING INSPECTIONS DEPARTMENT REVENUE
THRU 3RD QUARTER 2025 COMPARED TO BUDGET AND 2024



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
Plumbing Fees	$8,707	$9,525	$9,228	$11,572	$15,770	$17,026	$76,547	$11,776	$8,820			
Mechanical Fees	$17,827	$64,762	$11,851	$17,586	$13,241	$20,446	$23,702	$32,685	$19,897			
Plan Check Fees	$20,887	$47,519	$16,595	$167,536	$20,691	$25,646	$68,125	$36,556	$25,586			
Building Permit Fees	$35,221	$39,464	$31,284	$258,764	$39,088	$37,754	$47,592	$50,646	$44,105			
TOTAL REVENUE	$82,643	$161,271	$68,958	$455,458	$88,790	$100,872	$215,966	$131,663	$98,408	$-	$-	$-
2025 BUDGETED REVENUE	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000	$115,000
2024 REVENUE	$212,491	$264,332	$102,554	$95,830	$234,409	$156,381	$152,033	$106,174	$139,760	$106,396	$89,512	$58,490

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - WATER FUND (UNAUDITED)
FOR THE QUARTER ENDED SEPTEMBER 30, 2025

Fund	Actual Thru Qtr 3 2025	Budget Thru Qtr 3 2025	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
Charges for Services	$ 3,508,791	$ 3,573,360	$ 4,963,000	$ 1,454,209	70.7%
Intergovernmental	$ 1,760	$ -	$ -	$ (1,760)	-
Investment Income	$ 95,094	$ 120,000	$ 160,000	$ 64,906	59.4%
Refunds & Reimbursements	$ 1,950	$ 3,750	$ 5,000	$ 3,050	39.0%
Connection Charges	$ 493,920	$ 1,200,313	$ 1,600,417	$ 1,106,497	30.9% *
Total Revenues	$ 4,101,515	$ 4,897,423	$ 6,728,417	$ 2,626,902	61.0%
Expenditures					
General Operations					
Wages & Benefits	$ 874,742	$ 863,437	$ 1,218,970	$ 344,228	71.8%
Supplies	$ 175,054	$ 242,675	$ 342,600	$ 167,546	51.1%
Professional Services	$ 118,426	$ 140,231	$ 197,973	$ 79,547	59.8%
Utilities	$ 247,121	$ 306,779	$ 433,100	$ 185,979	57.1%
Insurance	$ -	$ -	$ 20,600	$ 20,600	0.0%
Repairs & Maintenance	$ 224,798	$ 262,650	$ 370,800	$ 146,002	60.6%
Other Expenses	$ 258,143	$ 261,143	$ 368,673	$ 110,530	70.0%
Total General Operations	$ 1,898,284	$ 2,076,915	$ 2,952,715	$ 1,054,431	64.3%
Debt Service					
Principal	$ 1,515,000	$ 1,515,000	$ 1,515,000	$ -	100.0%
Interest & Related Expense	$ 532,604	$ 532,988	$ 532,988	$ 384	99.9%
Total Debt Service	$ 2,047,604	$ 2,047,988	$ 2,047,988	$ 384	100.0%
Capital Projects					
Water Portion of Street Projects	$ 1,660,196	$ 1,660,196	$ 2,540,000	$ 879,804	65.4%
Equipment	$ 19,723	$ 19,723	$ 37,700	$ 17,977	52.3%
Leased Vehicles Expense	$ 9,320	$ 9,320	$ 52,704	$ 43,384	17.7%
Purchased Vehicles	$ 61,183	$ 61,183	$ -	$ (61,183)	- **
Infrastructure	$ 139,827	$ 139,827	$ 140,000	$ 173	99.9%
Water Portion of PW Bldg Imp	$ 36,712	$ 36,712	$ 99,000	$ 62,288	37.1%
Total Capital Projects	$ 1,926,961	$ 1,926,961	$ 2,869,404	$ 942,443	67.2%
Total Expenditures	$ 5,872,849	$ 6,051,864	$ 7,870,107	$ 1,997,258	74.6%
Revenues Over/(Under) Expenditures	$ (1,771,334)	$ (1,154,441)	$ (1,141,690)	$ 629,644	

* Budget based on Avienda projections

** Purchased vehicle was from 2024 CIP item that was delayed

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - SEWER FUND (UNAUDITED)
FOR THE QUARTER ENDED SEPTEMBER 30, 2025

Fund	Actual Thru Qtr 3 2025	Budget Thru Qtr 3 2025	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
Charges for Services	$ 3,465,484	$ 3,543,125	$ 4,692,000	$ 1,226,516	73.9%
Refunds & Reimbursements	$ -	$ -	$ -	$ -	-
Investment Income	$ 165,131	$ 120,000	$ 160,000	$ (5,131)	103.2%
Connection Charges	$ 139,150	$ 210,535	$ 421,070	$ 281,920	33.0% *
Total Revenues	$ 3,769,765	$ 3,873,660	$ 5,273,070	$ 1,503,305	71.5%
Expenditures					
General Operations					
Wages & Benefits	$ 619,661	$ 673,342	$ 950,601	$ 330,940	65.2%
Supplies	$ 31,582	$ 50,292	$ 71,000	$ 39,418	44.5%
Professional Services	$ 102,004	$ 87,389	$ 123,373	$ 21,369	82.7%
Utilities	$ 38,467	$ 50,292	$ 71,000	$ 32,533	54.2%
Insurance	$ -	$ -	$ 20,600	$ 20,600	0.0%
Repairs & Maintenance	$ 104,152	$ 93,854	$ 132,500	$ 28,348	78.6%
MCES Wastewater Charge	$ 2,295,366	$ 2,355,366	$ 3,140,488	$ 845,122	73.1%
Other Expenses	$ 115,974	$ 115,333	$ 162,823	$ 46,849	71.2%
Total General Operations	$ 3,307,206	$ 3,425,867	$ 4,672,384	$ 1,365,178	70.8%
Debt Service					
Principal	$ 170,000	$ 170,000	$ 170,000	$ -	100.0%
Interest & Related Expense	$ 27,309	$ 27,200	$ 27,200	$ (109)	100.4%
Total Debt Service	$ 197,309	$ 197,200	$ 197,200	$ (109)	100.1%
Capital Projects					
Sewer Portion of Street Projects	$ 394,713	$ 394,713	$ 1,232,000	$ 837,287	32.0%
Leased Vehicles Expense	$ 9,319	$ 9,319	$ 52,704	$ 43,385	17.7%
Purchased Vehicles	$ 61,183	$ -	$ -	$ (61,183)	- **
Equipment	$ 89,246	$ 89,246	$ 29,200	$ (60,046)	305.6%
Infrastructure	$ 347,667	$ 347,667	$ 500,000	$ 152,333	69.5%
Water Portion of PW Bldg Imp	$ 36,974	$ 36,974	$ 15,000	$ (21,974)	246.5%
Total Capital Projects	$ 939,102	$ 877,919	$ 1,828,904	$ 889,802	51.3%
Total Expenditures	$ 4,443,617	$ 4,500,986	$ 6,698,488	$ 2,254,871	66.3%
Revenues Over/(Under) Expenditures	$ (673,852)	$ (627,326)	$ (1,425,418)	$ (751,566)	

* Budget based on Avienda projections

** Purchased vehicle was from 2024 CIP item that was delayed

CITY OF CHANHASSEN
STATEMENT OF REVENUES AND EXPENDITURES
ACTUAL AND BUDGET - SURFACE WATER MANAGEMENT FUND (UNAUDITED)
FOR THE QUARTER ENDED SEPTEMBER 30, 2025

Fund	Actual Thru Qtr 3 2025	Budget Thru Qtr 3 2025	Annual Budget	Budget Remaining	Percent Received or Expended
Revenues					
SWM Charges	$ 1,777,971	$ 1,777,500	$ 2,370,000	$ 592,029	75.0%
Intergovernmental	$ -	$ -	$ 2,123,000	$ 2,123,000	0.0%
Refunds & Reimbursements	$ -	$ -	$ -	$ -	-
Connection Charges	$ 25,479	$ 95,250	$ 127,000	$ 101,521	20.1% *
Total Revenues	$ 1,803,450	$ 1,872,750	$ 4,620,000	$ 2,816,550	39.0%
Expenditures					
General Operations					
Wages & Benefits	$ 699,210	$ 765,262	$ 1,080,370	$ 381,160	64.7%
Supplies	$ 17,144	$ 17,921	$ 25,300	$ 8,156	67.8%
Professional Services	$ 93,735	$ 126,230	$ 178,208	$ 84,473	52.6%
Insurance	$ -	$ -	$ 8,000	$ 8,000	0.0%
Repairs & Maintenance	$ 7,053	$ 35,417	$ 50,000	$ 42,947	14.1%
Other Expenses	$ 76,606	$ 73,318	$ 103,508	$ 26,902	74.0%
Total General Operations	$ 893,748	$ 1,018,148	$ 1,445,385	$ 551,637	61.8%
Debt Service					
Principal	$ 125,000	$ 125,000	$ 125,000	$ -	100.0%
Interest & Related Expense	$ 20,184	$ 19,735	$ 19,735	$ (449)	102.3%
Total Debt Service	$ 145,184	$ 144,735	$ 144,735	$ (449)	100.3%
Capital Projects					
Storm Water Portion of Street Projects	$ 502,979	$ 496,789	$ 4,472,000	$ 3,969,021	11.2%
Infrastructure Improvements	$ 442,927	$ 442,927	$ 2,120,000	$ 1,677,073	20.9%
Equipment	$ 20,503	$ 20,503	$ 30,100	$ 9,597	68.1%
Annual Stormwater Pond Improvements	$ -	$ -	$ 525,000	$ 525,000	0.0%
Upper Riley Creek Stabilization		$ -	$ 150,000	$ 150,000	0.0%
Storm Water Portion of PW Bldg Imp	$ 36,974	$ 36,974	$ 15,000	$ (21,974)	246.5%
Total Capital Projects	$ 1,003,383	$ 997,193	$ 7,312,100	$ 6,308,717	13.7%
Total Expenditures	$ 2,042,315	$ 2,160,076	$ 8,902,220	$ 6,859,905	22.9%
Revenues Over/(Under) Expenditures	$ (238,865)	$ (287,326)	$ (4,282,220)	$ (4,043,355)	

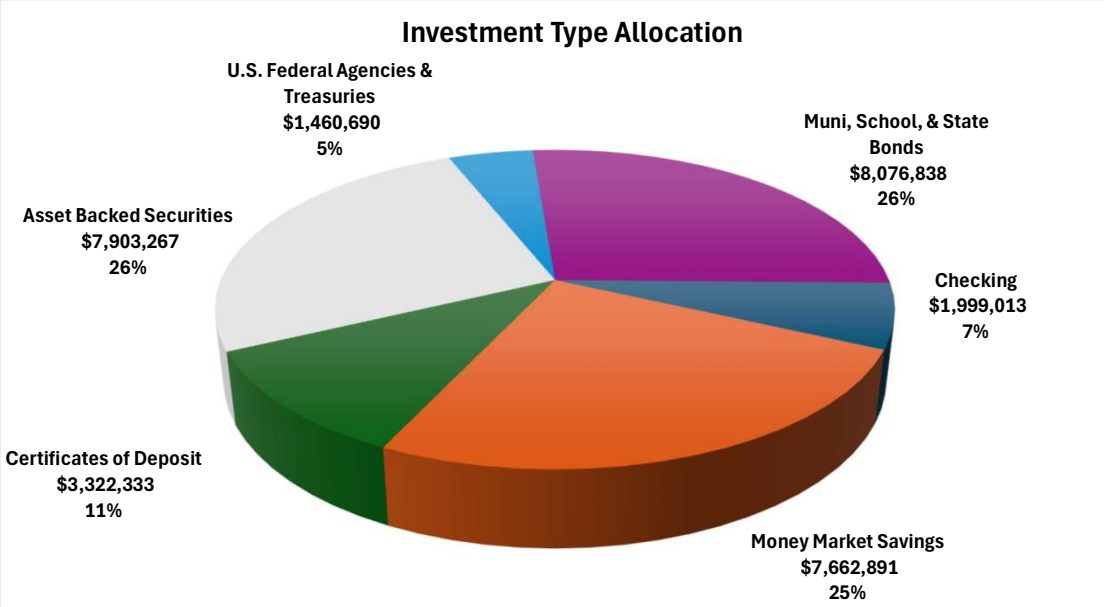
* Budget based on Avienda projections

CITY OF CHANHASSEN
UNAUDITED CASH BALANCES BY FUND
JANUARY 1, 2025 AND SEPTEMBER 30, 2025

Fund		Balance 1/1/2025	Balance 9/30/2025	YTD Change	
General Fund					
101	General Fund	$ 14,165,495	$ 13,777,047	$ (388,448)	*
Special Revenue Funds					
201	Charitable Gambling Fund	$ 52,384	$ 60,305	$ 7,921	
202	Cemetery Fund	$ 72,318	$ 81,115	$ 8,797	
210	Cable TV Fund	$ 175,773	$ 153,076	$ (22,697)	
212	Grants Fund	$ 1,023,043	$ 1,088,375	$ 65,332	
213	Local Affordable Housing Aid Fund	$ 126,855	$ 288,655	$ 161,800	
Debt Service Funds					
300	Permanent Debt Revolving Fund	$ 744,721	$ 779,395	$ 34,674	
368	2009A GO Refunding Debt Fund	$ 874,228	$ 914,932	$ 40,704	
370	2016A GO Ref Bonds Debt Fund	$ 824,708	$ 487,450	$ (337,258)	*
371	2024A GO CIP Bonds Debt Fund	$ 485,314	$ (65,199)	$ (550,513)	*
372	2024A GO CIP Bonds Debt Fund	$ -	$ 757,625	$ 757,625	
Capital Project Funds					
400	Capital Equipment/Vehicle Fund	$ 1,753,438	$ 1,292,238	$ (461,200)	*
401	Park Renovation Fund	$ 118,877	$ 139,890	$ 21,013	*
402	Capital Facilities Fund	$ 256,020	$ 227,877	$ (28,143)	*
410	Park Development Fund	$ 790,974	$ 942,138	$ 151,164	
414	Civic Campus Fund	$ 17,407,339	$ 2,302,918	$ (15,104,421)	
416	Chan Bluffs Comm Center Fund	$ -	$ 3,486,983	$ 3,486,983	
420	Transp Infrast Mgmt (TIM) Fund	$ 896,196	$ 879,811	$ (16,385)	*
480	TIF 11-Frontier Develpmnt Fund	$ 190,512	$ 64,169	$ (126,343)	*
481	TIF 12-Lake Place Sr Apt Fund	$ 69,260	$ 9,422	$ (59,838)	*
482	TIF 13-Roers Redevelopment Fund	$ -	$ (750)	$ (750)	
601	Pavement Mgmt Prgm (PMP) Fund	$ 4,205,147	$ 1,961,816	$ (2,243,331)	*
605	TH101 Imp/Pioneer-Fly Cld14-08	$ 143,478	$ 88,861	$ (54,617)	
Enterprise Funds					
700	Water Fund	$ 3,380,174	$ 975,416	$ (2,404,758)	
701	Sewer Fund	$ 4,122,717	$ 3,216,341	$ (906,376)	
720	Surface Water Management Fund	$ 3,481	$ (762,556)	$ (766,037)	
	TOTAL ALL FUNDS	**$ 51,882,452**	**$ 33,147,350**	**$ (18,735,102)**	

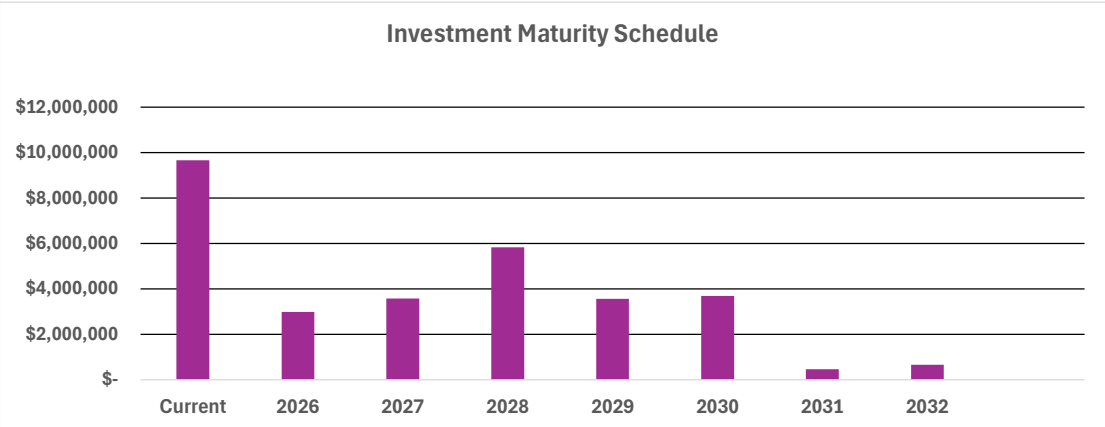
*Denotes funds that receive property taxes or tax increments. Tax settlements are received in June/July and December.

CITY OF CHANHASSEN
CASH AND INVESTMENTS
KEY METRICS AS OF SEPTEMBER 30, 2025



Investment Policy - Investment Type Limits:	Investment Type	Policy Limit	Current Amount
	Certificates of Deposit	70%	11%
	U.S. Agency Securities	70%	5%
	State Bonds	50%	27%

Investment Policy - 10% Concentration Limit:	Largest Issue		Amount	% of Portfolio
	FNMA Security	$	1,233,513.00	4.05%



Investment Policy - Maturity Limits:	Maturity	Policy Limit	Current Amount
	Up to 5 Years	0%	75%
	Over 5 Years	20%	4%
	Over 10 Years	$0	0%

Budget to Actual Comparison - Investment Earnings:

	2025 Annual Budget	Actual 9/30/2025	Average Current Yield
All Funds	$680,360	$908,942	3.60%
% of Annual Budget		133.6%	